

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Chestnut Grove
near Ironbridge, Telford, Shropshire, mature chestnut
Ancient Woodland with car access. 3.05 acres for
£45,000 (freehold)

Situated in a superb location, this peaceful Ancient Woodland has abundant wildlife with excellent amenity potential.
Benefiting from vehicular access, located close to the Wrekin and Little Wenlock.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Chestnut Grove, Ironbridge, Shropshire



Description

Chestnut Grove is a charming Ancient Woodland in the county of Shropshire situated within a larger forest, a stone's throw from Telford and a short ride from the M54.

Accessed by a hard track from a quiet lane, the woodland also benefits from an internal track and a parking layby. This is especially useful for management of the woodland, facilitating convenient 2WD vehicular access. The topography is generally flat but dips away as a shallow valley forms.

The upper canopy of this delightful wood is dominated primarily by mature chestnut with a few oak scattered throughout. There is also birch and an amazing old yew, the understorey is sparse but for a few groves of holly providing some seclusion to an otherwise open wood.

A most notable feature of this Ancient Wood is the flora and fauna. Assorted wildflowers, such as bluebell adorn the woodland floor along with ferns and mosses. Deer are frequently spotted, as are many woodland bird species including a resident kestrel.

This is a decent size wood that provides plenty of opportunity for a weekend woodsman to do a little tree cutting and planting. For nature lovers, this discreet spot is a great position to hide and snap some of the wildlife in the area.

If It Were Mine

Chestnut Grove is delightful just as it is but I'd put up deer fence around an area that gets a little sun and see what tree saplings emerge, this would protect the floor, enriching the wildflower and butterfly communities. This is a fantastic wood for those looking for an amenity woodland with fabulous



opportunities to camp under the stars too.

Please remember some management operations require approval and/or a licence.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Nearest Postcode

TF6 5BS (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///blunders.toothpick.agenda](https://www.what3words.com/blunders.toothpick.agenda)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 127

- Roadside gate: SJ 662 092
- Centre of wood: SJ 659 094

Directions & Access

- From the PowerStation at Ironbridge A4169 heading north east on Buildwas Road.
- At the roundabout, take 1st exit on to A5223.
- After 0.2 miles at roundabout, take 1st exit After 0.4 miles turn left towards Dog in the Lane.
- After 0.3 miles turn right on to Dog in the Lane.
- After 0.7 miles turn right towards New Works Lane.
- After 0.5 miles turn left on to New Works Lane.
- After 0.5 miles there is a yellow barrier to a carpark on the left (point **X** on the plan), park here and

Chestnut Grove, Ironbridge, Shropshire



continue on foot (sorry, we do not give out keys for viewing).

- Follow the track to the side of the carpark for 360 metres bearing right at the junction and to the silver barrier to the wider woodland (point **A**).
- After 50 metres there is a wooden gate on the left, this is the start of the wood. Please climb the gate.

Boundaries

- The northeast boundary is the outside edge of the track.
- The southeast boundary is the inside edge of the track marked with green paint on timber stakes that may be off-set by a short distance.
- The south boundary is indicated by blue paint on timber stakes and on trees.
- The west boundary is indicated by red paint on timber stakes and on trees.
- The northwest boundary is indicated by blue paint on timber stakes and on trees.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

Rights Of Way

- A right of way is granted for this wood from the roadside bollards up to the woodland boundary (marked **XABD**).
- A right of way is reserved over the route **BC** for the benefit of the land beyond. This is also a public right of way.
- A maintenance clause covers all the shared rights of way with liability according to use.



Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks.
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
 - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

Chestnut Grove, Ironbridge, Shropshire



- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

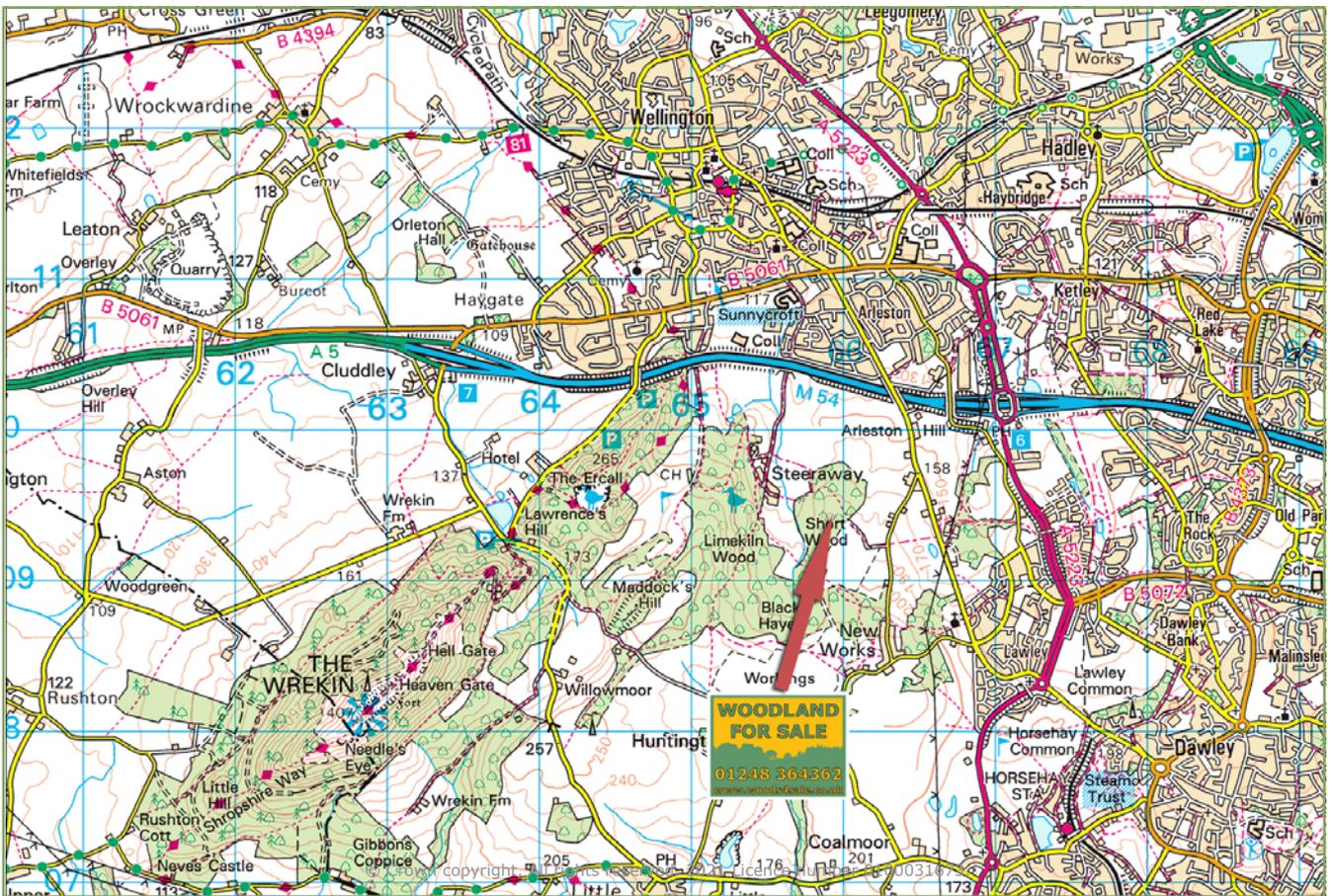
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

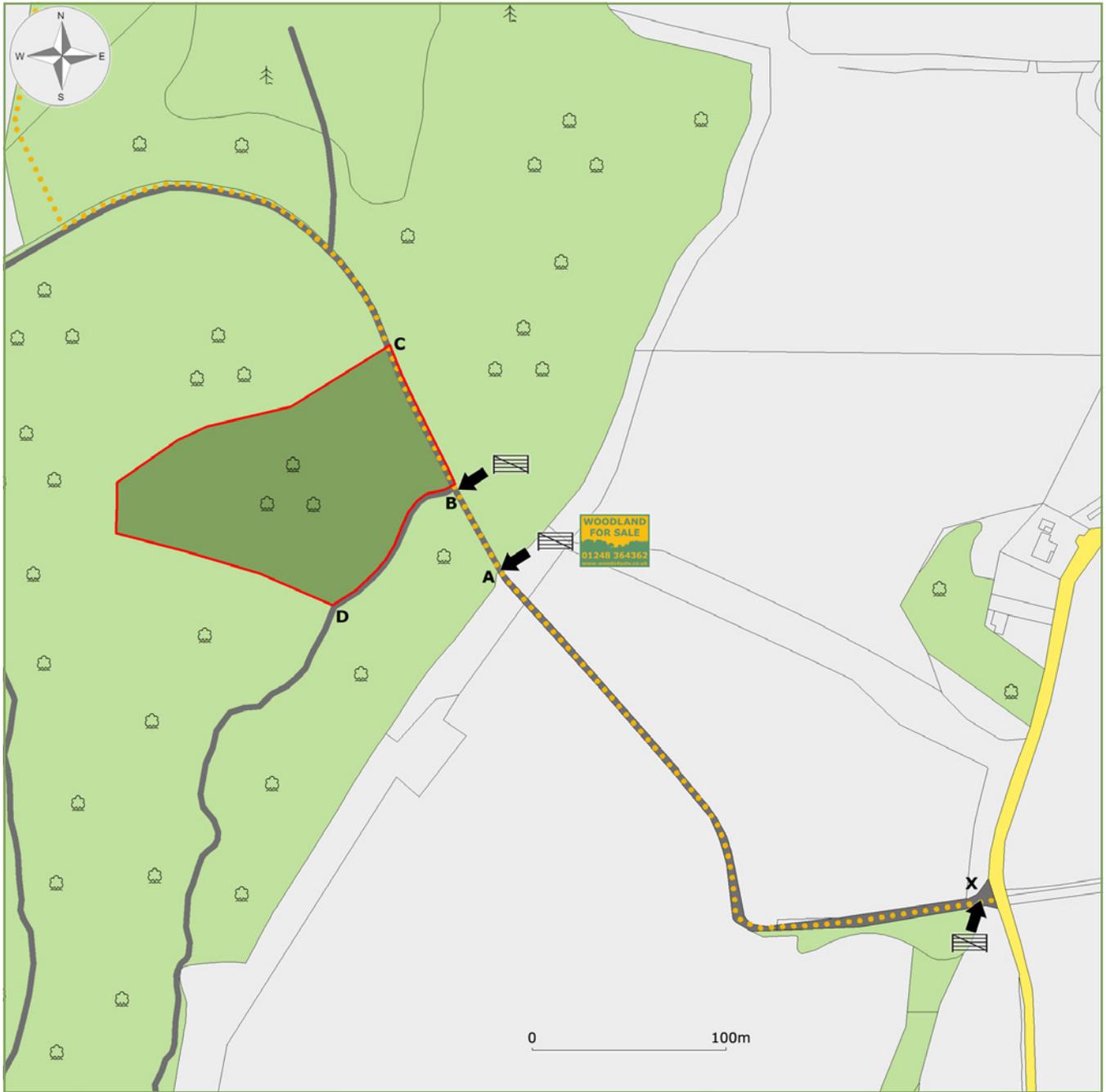
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Chestnut Grove, Ironbridge, Shropshire



Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Chestnut Grove, Ironbridge, Shropshire



© Crown copyright, All rights reserved. 2021 Licence number 0100031673.

Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		