

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



**Cinder Wood**  
near Telford, Shropshire. 1.94 acres of secluded  
mature woodland with oak and chestnut for  
**£24,000 (freehold)**

An Ancient Semi-Natural Woodland, packed with mature broadleaves, benefiting from excellent access, a stone's throw from Telford and just off the M54.

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Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Cinder Wood, Telford, Shropshire



### Description

Cinder Wood is a superb chestnut woodland set within a wider forest located in tranquil Shropshire countryside. This mature broadleaf wood is ideally located some three miles south of the M54 and a short distance from Shrewsbury.

The land forms part of an Ancient Semi-Natural Woodland and has seen very little disturbance for many years. Comprised of mature oak and chestnut there are also areas of good sized birch and rowan, perfect for firewood. The oak trees are a decent size, tall and straight, a lot of the chestnut were once coppiced and now form mature stools. To the southeast there is a clump of mature holly providing significant seclusion from the outside and cover for the deer population.

The ground is flat but has a few depressions, possibly man-made where "minerals" were once sought. The floor is seasonally abundant with bluebells, ferns and foxglove and has a small number of young trees.

Access to the wood is suitable for a car at all times of the year by a recently stoned track that meanders through the trees. The wood is private and is accessible via the track through locked gates, with a layby for turning, parking or stacking timber.

Cinder Wood is a peaceful and secluded setting with bags of character. Looking out from the boundary you can see green fields, distant Staffordshire hills and chimney tops of houses in the foreground.

### If It Were Mine

The trees would welcome thinning, opening up some of the birch and bringing light onto the woodland floor to encourage regeneration. There is a Forestry Commission thinning licence in place allowing around 1 in 4 or 5 trees to be harvested. I would seek to make a few clearings, put up some deer fencing and see what trees emerge from the soil.

I would use the timber produced as firewood for the hearth and the odd camp fire for a night under the

stars.

### 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.**

### Locators

OS Landranger Series Sheet No: 127

Ordnance Survey Grid References:

- Roadside gate: SJ 662 092

- Centre of wood: SJ 659 092

Nearest postcode: TF6 5BS

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### 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 continue on foot.
- 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**)
- Follow the stone track and after 50 metres there is a wooden gate on the left (point **B**).
- Climb the gate and follow the track for 150 metres to point **C** the wood starts here on the right marked with red paint on a wooden stake and a large chestnut tree.

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- I'm sorry but we do not give out keys for viewing.

### Boundaries

- The northern boundary is marked with red paint on timber stakes and on trees.
- The southern boundary is the agricultural fence.
- The western boundary is marked with blue paint on timber stakes and on trees just set back from the inside edge of the track.
- The eastern boundary is the agricultural fence.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

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

### Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the roadside bollards up to the woodland boundary (marked **XABC** on the plan).
- A right of way is reserved over **CD** for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.

### 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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

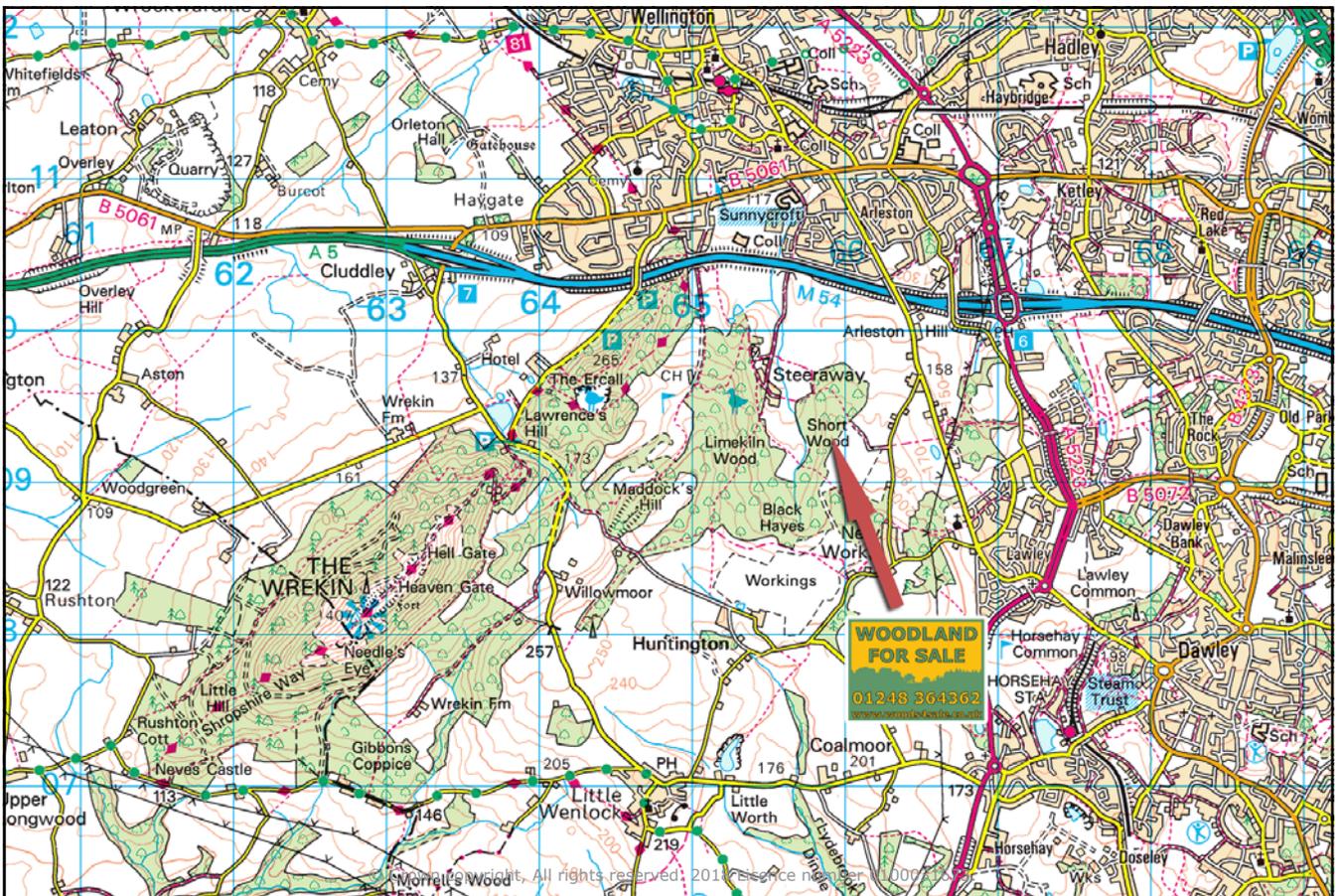
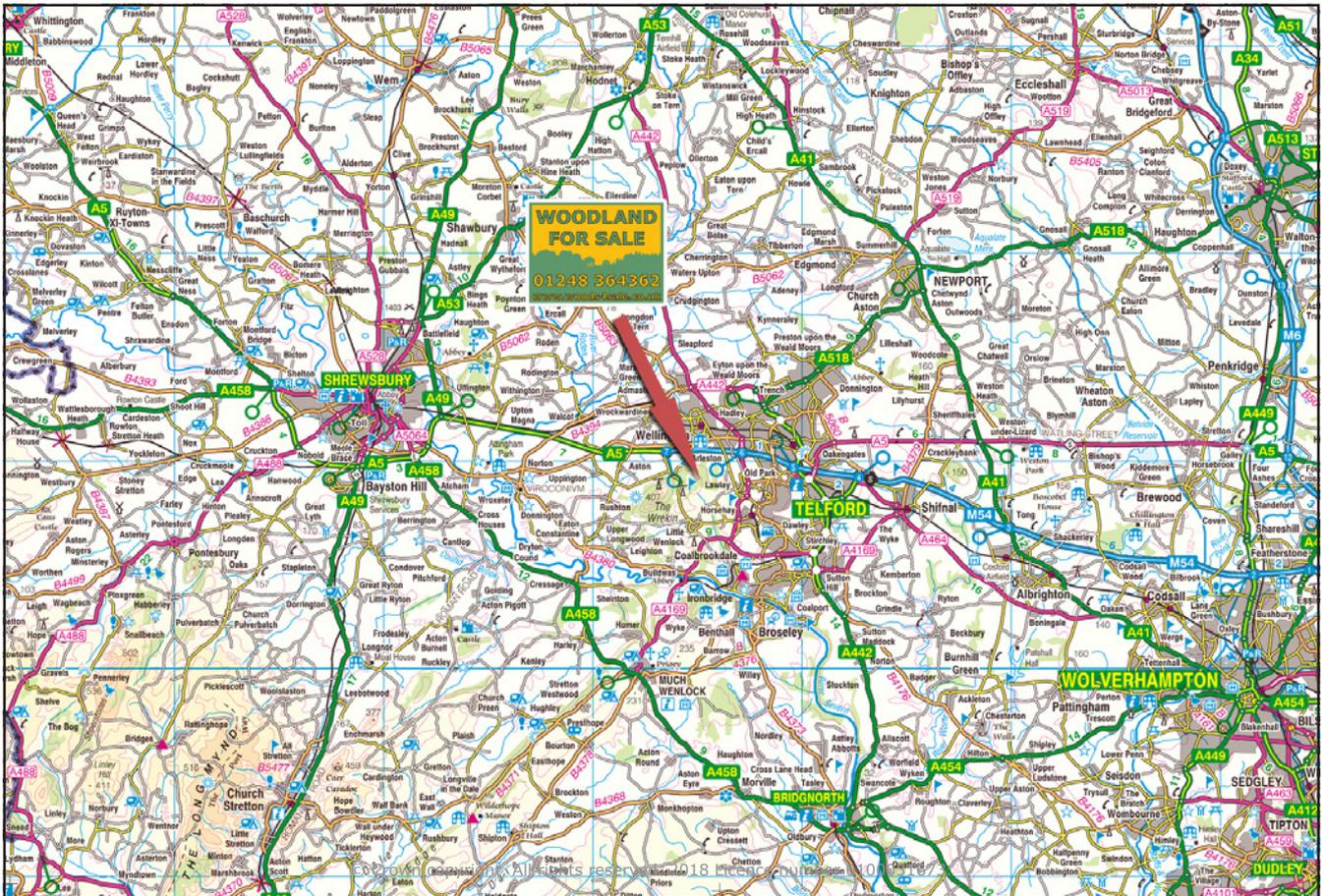
### Woods4Sale Interest

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

### Contact

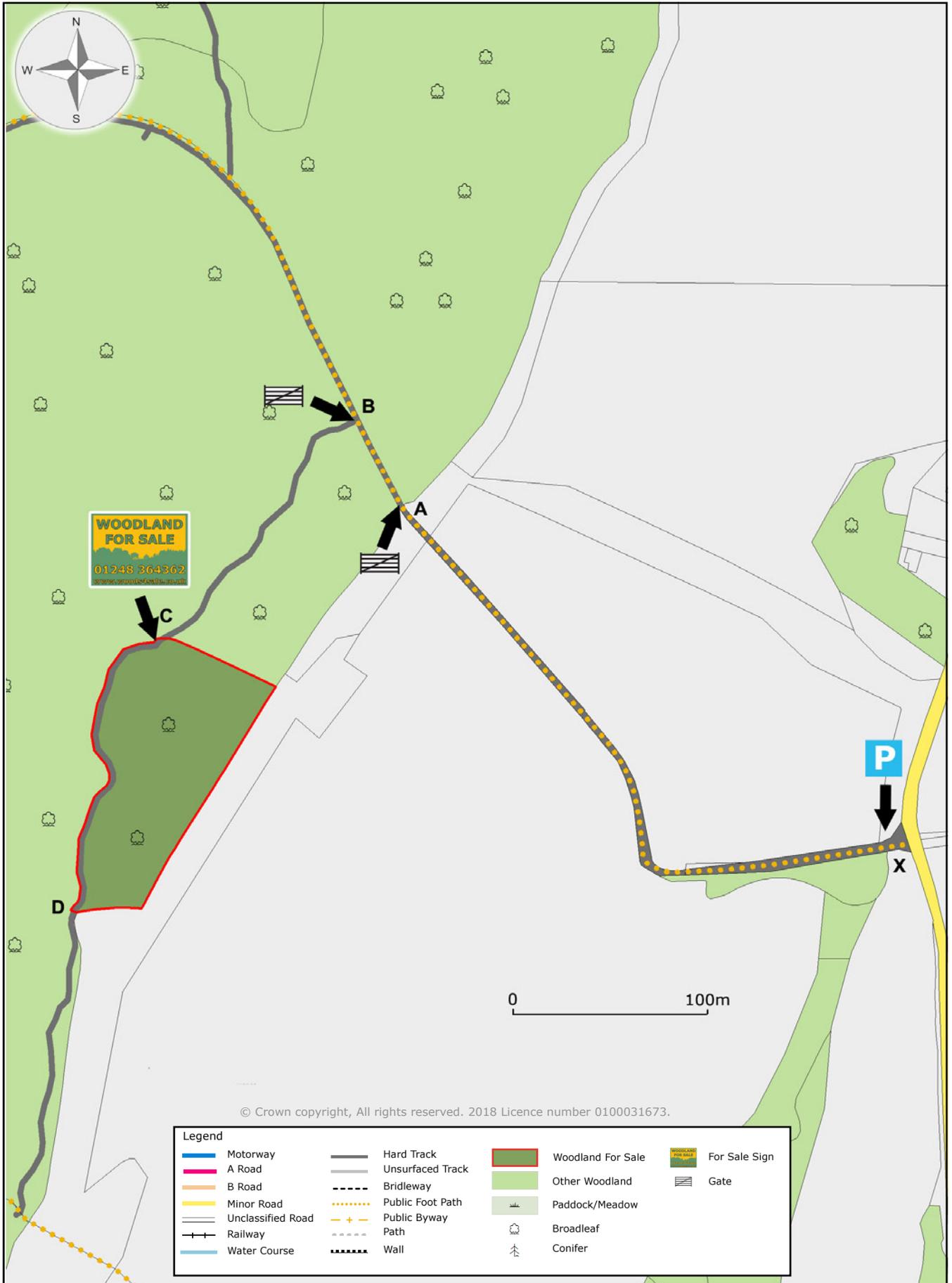
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				