

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Cuckoos Corner **2.76 acre mixed broadleaf and conifer** **woodland, near to Halesowen, Romsley,** **Bromsgrove for** **£29,000 (freehold)**

An attractive bank of woodland including mature broadleaves and a coupe of productive larch sitting in a secluded part of rural Worcestershire within easy reach of Halesowen and Bromsgrove.

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Cuckoos Corner, Halesowen, Romsley, Worcestershire



Description

Cuckoos Corner is a south facing block of amenity woodland that has two distinct areas. The west half is adorned with mature oak, some scattered pine and a mixture of broadleaved species of varying age. The east side has a commercially planted stand of good quality mature larch trees that will provide some excellent timber.

There is a good diversity of other tree species including sweet chestnut, cherry and silver birch. The wood lies in a secluded area that is especially quiet, and interrupted with only the sound of song birds.

The woodland floor is a mixture of habitats that support sporadic areas of bluebells, woodland grasses, ferns and brambles, providing the local wildlife with plenty of food and cover.

The wood is quite densely populated with trees and would welcome a light thin resulting in some good quality firewood for the hearth. It has a number of discrete open areas ideal for camping, or just to rest and enjoy the environment.

Cuckoos Corner is accessed along woodland tracks that are in excellent condition and provide the owner with full vehicular access. A locked gate at the roadside, with no public access or footpaths, means the woodland is also wonderfully quiet and secure. This is much appreciated by the local wildlife including the regular visits of roe and muntjac deer.

Situated in this quiet rural location Cuckoos Corner is within easy reach of Romsley and only a few minutes' drive from junction 4 of the M5.

An overage clause on this property provides for 25% of the increase in the value of the land upon the granting of planning permission to be paid to a previous owner up until April 2020. After this the overage clause lapses.

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

Directions & Access

From Halesowen, take the B4551 heading south to Romsley.

Turn right onto Farley Lane, approximately 300 metres after passing through Romsley.

After a further 500 metres stay on Farley Lane through the left bend and in 200 metres the woodland entrance is signposted on the right.

The woodland entrance is set back from the road. The locked steel gate has a woods4sale sign on it.

Park safely without blocking access. I'm sorry but we do not give out keys for viewing.

Climb over the gate (point **A** on the plan) and walk following the hard surfaced track straight down the hill for circa 865 meters. At the bottom of the hill beyond the hedge is grazed grassland pasture (point **C** on the plan). Follow the hard surfaced track to the right for a further 400 metres to the corner of Cuckoos Corner (point **D** on the plan). At point **D**, turn right onto the grassy track, Cuckoos Corner will then be on your left.

Locators

OS Landranger Series Sheet No: 139.

Ordnance Survey Grid References:

- Roadside gate: SO 957 783.

- Centre of wood: SO 951 783.

Nearest postcode: B62 0LN.

Boundaries

The north boundary is indicated by green paint on boundary trees and wooden posts.

The east boundary is indicated by orange paint on boundary trees and wooden posts.

The south boundary is indicated by yellow paint on boundary trees and wooden posts.

Sporting Rights

The woodland comes with full sporting rights.

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Mineral Rights

The mineral rights are reserved to the previous owner.

Rights of Way

There are no public rights of way in the wood.

There is a right of way granted for the woodland owner all the way from the council highway to the boundary of the wood (marked **ABCD** on the plan).

There is a right of way granted for the woodland owner over the soft track marked **BE** on the plan.

A shared maintenance clause covers these rights of way.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

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

Contact

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

How to Buy this Woodland

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

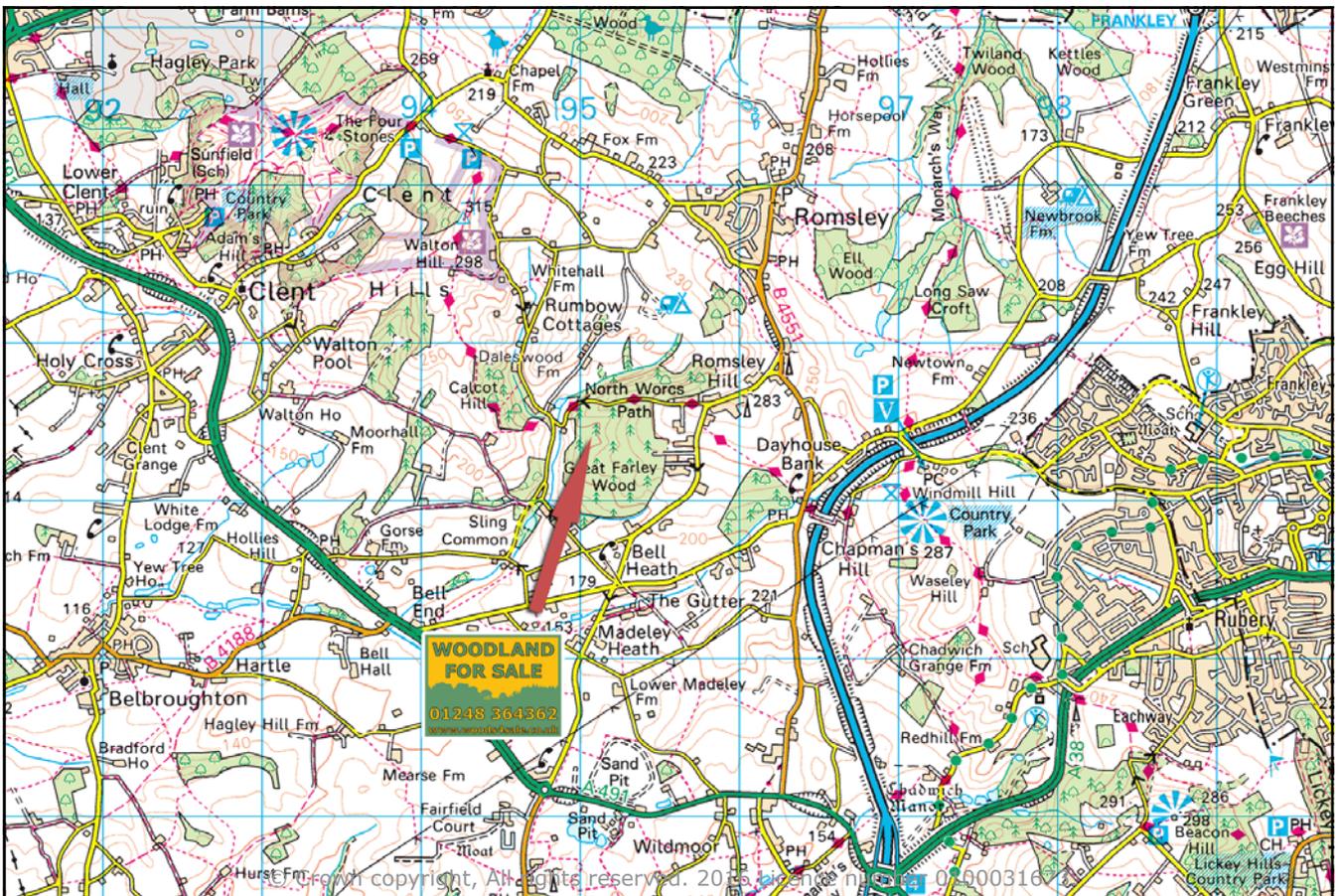
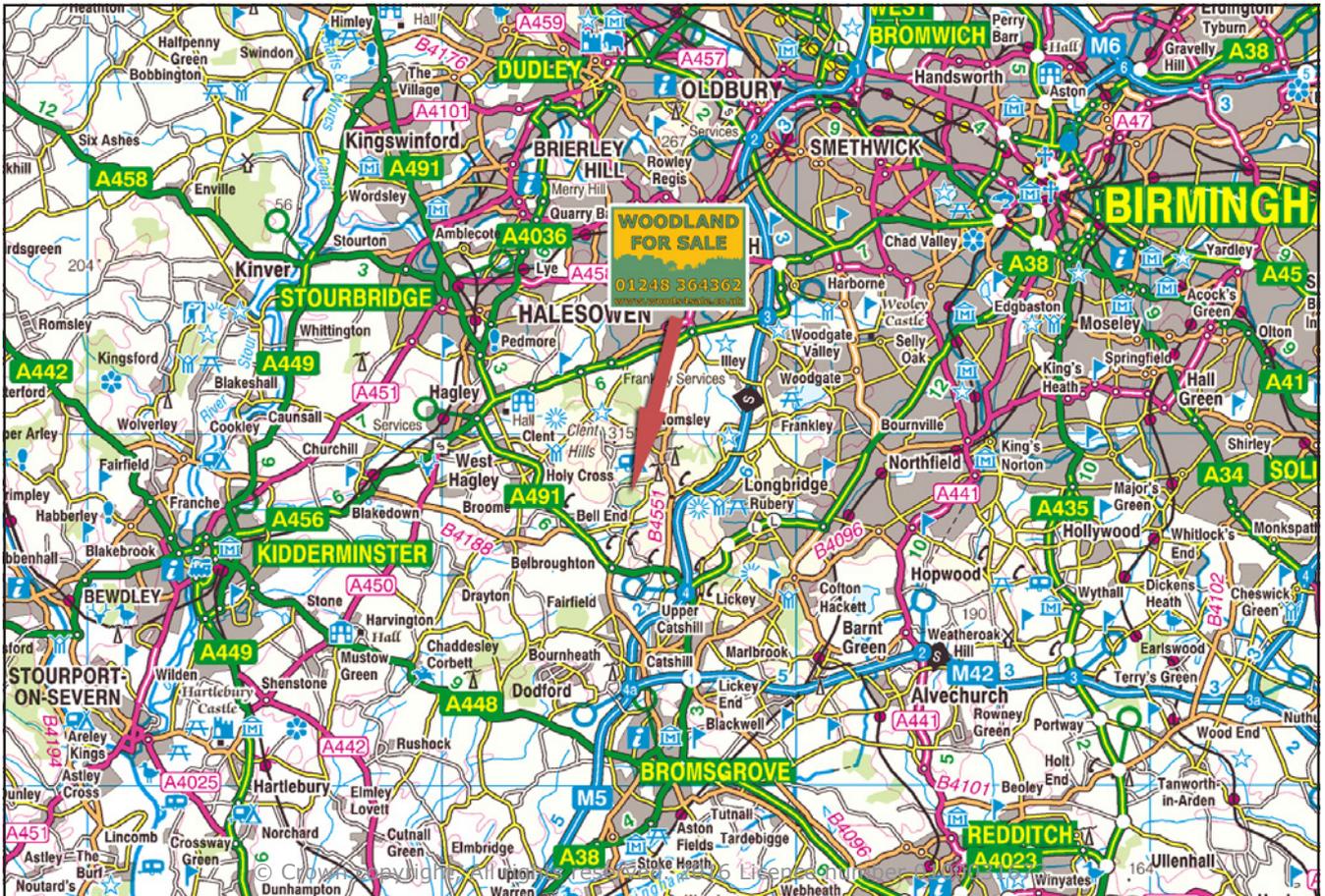
you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

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

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