

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.



Firs Wood

Twemlows, nr. Whitchurch, Shropshire, 2.55 acres of
mature pine woodland with vehicular access for
£22,000 (freehold)

Mature Scots pine plantation with mixed broadleaves around the fringes. With excellent access and only a few miles from the bustling market town of Whitchurch in Shropshire.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Firs Wood, Whitchurch, Shropshire



Description

This 50 year old Scots pine plantation, located near to Prees Heath is 5 minutes' drive from Whitchurch in north Shropshire. With excellent access from the A41, the wood occupies the grounds of a former army camp adjacent to the council road.

The pine growing here have good form and plenty of growth to come. Pine trees have excellent timber properties in terms of strength and durability and attract a handsome price at the mill. These evergreen trees create a warmth in the winter months and cool shade in the summer months.

The forest floor is uncluttered, the broken canopy allows light to penetrate encouraging the seeding of plants and young trees. You will find birch seedlings, bilberry, heather, ferns and other woodland flora all very attractive to insects and birds alike.

The wood was very lightly thinned some years ago enabling the remaining trees to reach their potential. Around the fringes of the wood are some mature broadleaved trees, notably oak and sycamore with pole stage birch scattered in places.

On the west edge there are two structures that formed part of the old army camp. One appears to be a reinforced shelter with a concrete roof measuring approximately 4m by 4m and the other a large ground level water tank.

Access is excellent, through a locked gate the track is concrete leading into the heart of the wood. The soil is light free draining that supports good tree growth and a heathland habitat.

If It Were Mine

I would identify the largest of trees and fell the ones that, if removed, would enhance the further development of the younger surrounding trees. I may consider renovating the shelter into something more useable.

Please remember some felling 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.

Locators

OS Landranger Series Sheet No: 126

Ordnance Survey Grid References:

- Roadside gate: SJ 565 363

- Centre of wood: SJ 565 364

Nearest postcode: SY13 2HB

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 Whitchurch leave town on the A41 heading south.
- 1½ miles out of Whitchurch you will come to a roundabout in the village of Prees Heath, continue straight over the roundabout following the A41 for about a mile to the village of Prees Higher Heath.
- The entrance to the wood is off the main road, through a steel gate on your left which has a Woods4sale sign attached (point **A** on the plan).
- Park safely without blocking access. I'm sorry we do not give out keys for viewing.
- Climb the gate into the woodland and follow the track on foot.
- Firs Wood is along the track, bearing to the left and straight on past the buildings.

Boundaries

- The east boundary is indicated by white paint on boundary trees and wooden posts.
- The north boundary is indicated by a blue paint on wooden posts and boundary trees along the tree line just set back from the path.
- The south boundary is the outside edge of the forest road indicated by green paint on wooden

Firs Wood, Whitchurch, Shropshire



posts.

- The west boundary is indicated by the agricultural fence set back from the roadside verge.

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

- A right of way is granted from the roadside gate up to the woodland boundary (marked **ABD** and **BC** on the plan).
- A shared maintenance clause covers these rights of way.
- There are no public rights of way inside this wood.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland subject to a Tree Preservation Order (TPO). This does not prevent normal woodland management operations, including felling. It simply means that the agreement of the local Tree Officer must be obtained prior to certain management activities.

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.

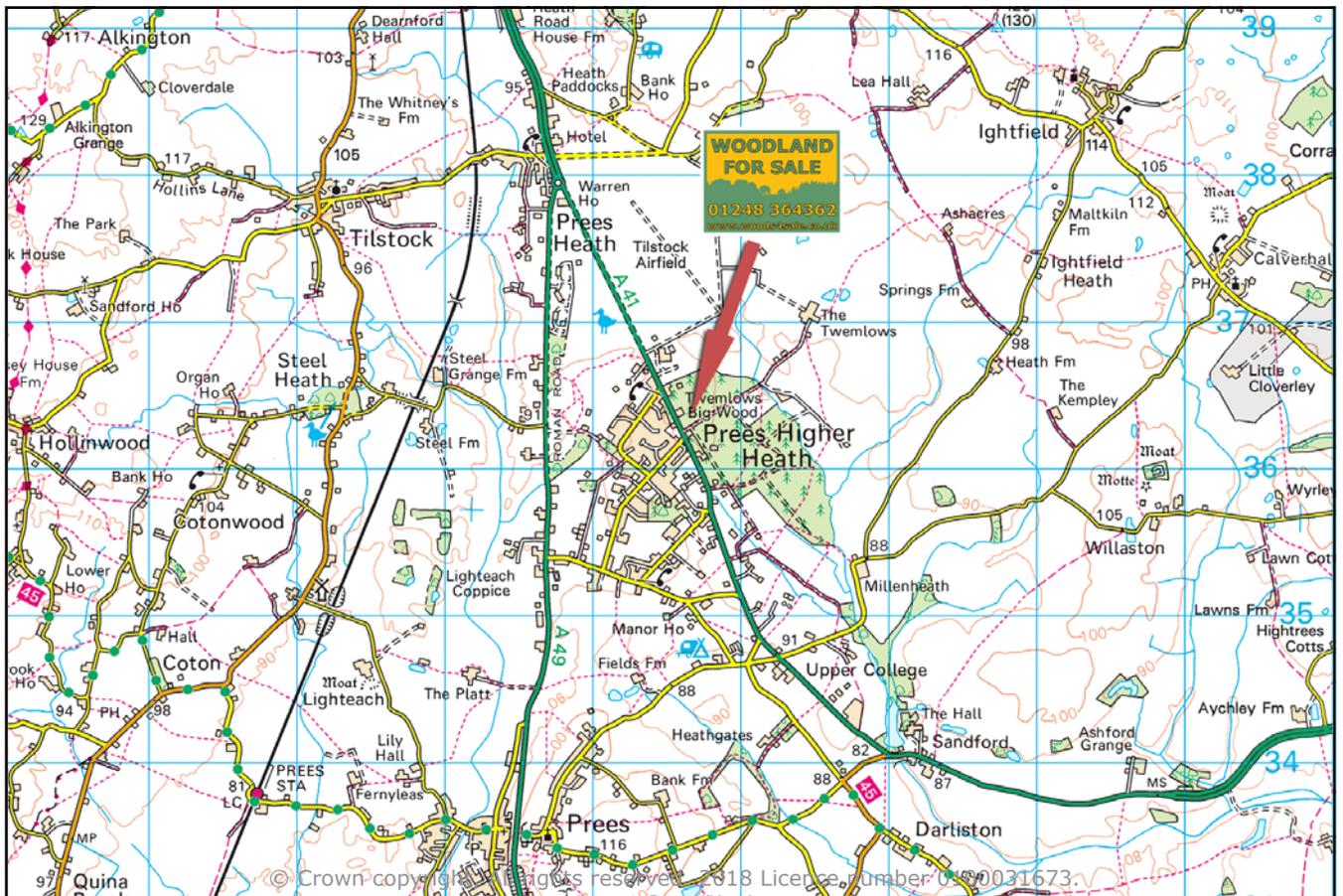
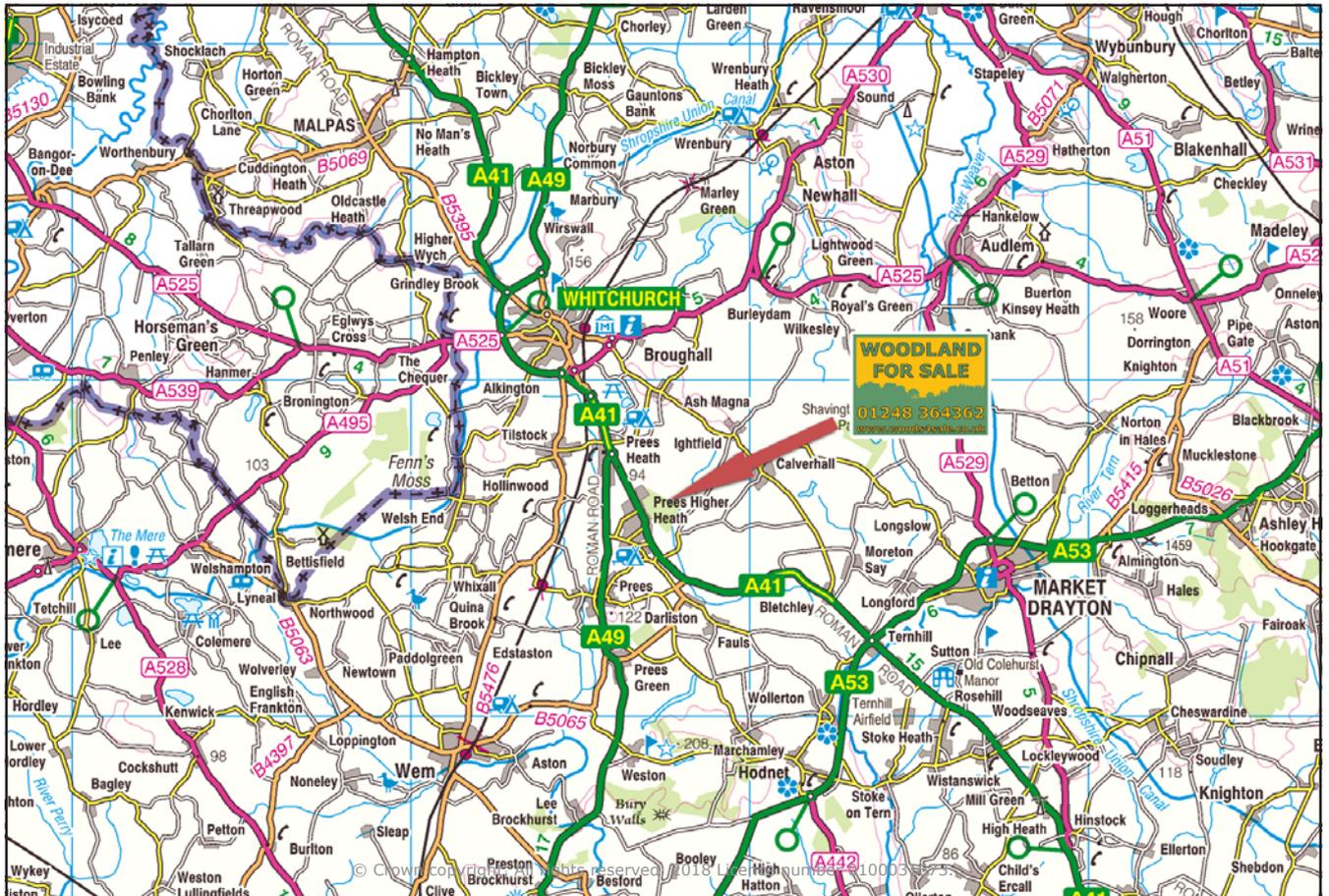
Woods4Sale Interest

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.

Firs Wood, Whitchurch, Shropshire



Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Firs Wood, Whitchurch, Shropshire

