

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.



Fordbury Wood **Egford, Frome, Somerset. 3.2 acres of** **mixed hardwoods with stream frontage** **for £29,000 (freehold)**

Maturing broadleaves with high amenity just ten minutes from Frome town centre.

Fordbury Wood, Egford, Frome, Somerset



Description

Fordbury Wood lies on the south edge of a larger wooded area in a shallow valley about 2 miles west of Frome. The wider landscape is an intimate mosaic of woods, hedgerows and fields. The wood borders a clean running stream known as Fordbury Water, and is also adjacent to the East Mendip Way.

The majority of this oak wood was harvested about 30 years ago by the current owner. One or two large oak remain between which there is now a variety of maturing hardwoods including ash, sycamore and elm. Beneath this is a healthy shrub layer of holly, hawthorn and hazel. The ground flora is equally rich including wild garlic, anemone and widespread bluebells (sadly past their prime by the time we visited).

The wood has an access point off the adjoining public road. The vendor has used this for many years including for the extraction of timber. The entrance is currently protected by large stones to prevent vehicular trespass but these can be removed if desired. The bridleway on the southeast side also enhances access to that part of the property, and a soft track also leads down to the lower west corner to link with the attractive streamside.

This pretty and accessible property promises much for the amateur woodsman with opportunity aplenty to improve both the silvicultural and environmental value of the stand, whilst enjoying a high degree of amenity.

IF THIS WERE MINE...

I'd improve the pedestrian streamside access to the north corner of the wood and also carry out a little light thinning to the benefit of both the retained

stems and my log store.

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

Directions & Access

Leave Frome heading west on the A362. Towards the edge of the town fork left at a roundabout onto a minor road signed for Whatley and Mells. Continue on this road for just over a mile and then turn right (just after stone houses to left and right), onto a minor unsigned road.

Continue for exactly one mile and the entrance to the wood is on your right by a Woods4sale sign. Please park in the layby almost opposite the entrance.

Locators

OS Landranger map: Sheet 183.

National Grid Ref:

- Woodland entrance (**A**): ST 745 485.

Nearest postcode: BA11 3NY.

Boundaries

The south boundary (**AD**) is the public road.

The northwest boundary (**CD**) is the midline of the stream.

The short northeast boundary (**BC**) is a shallow gully running down to the stream marked with a blue-topped post at **B**.

The southeast boundary (**AB**) is the northwest edge of the bridleway.

Sporting Rights

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

Fordbury Wood, Egford, Frome, Somerset



Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

The current owner has accessed the wood at point (A) for over 30 years with and without vehicles for all purposes including timber harvesting.

The public bridleway on the southeast edge of the wood is just external to the property.

Fencing Liabilities

There are no known fencing obligations.

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.

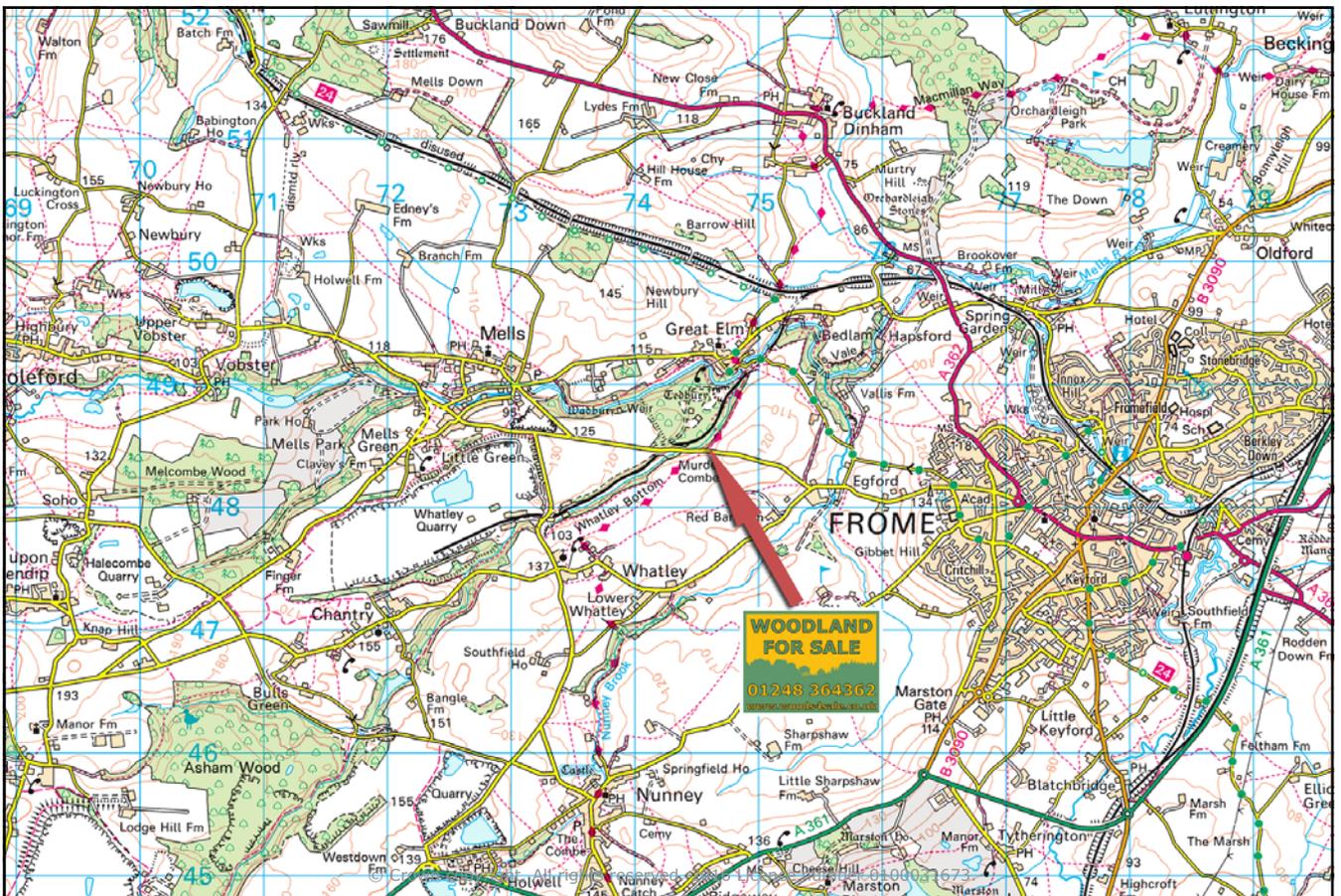
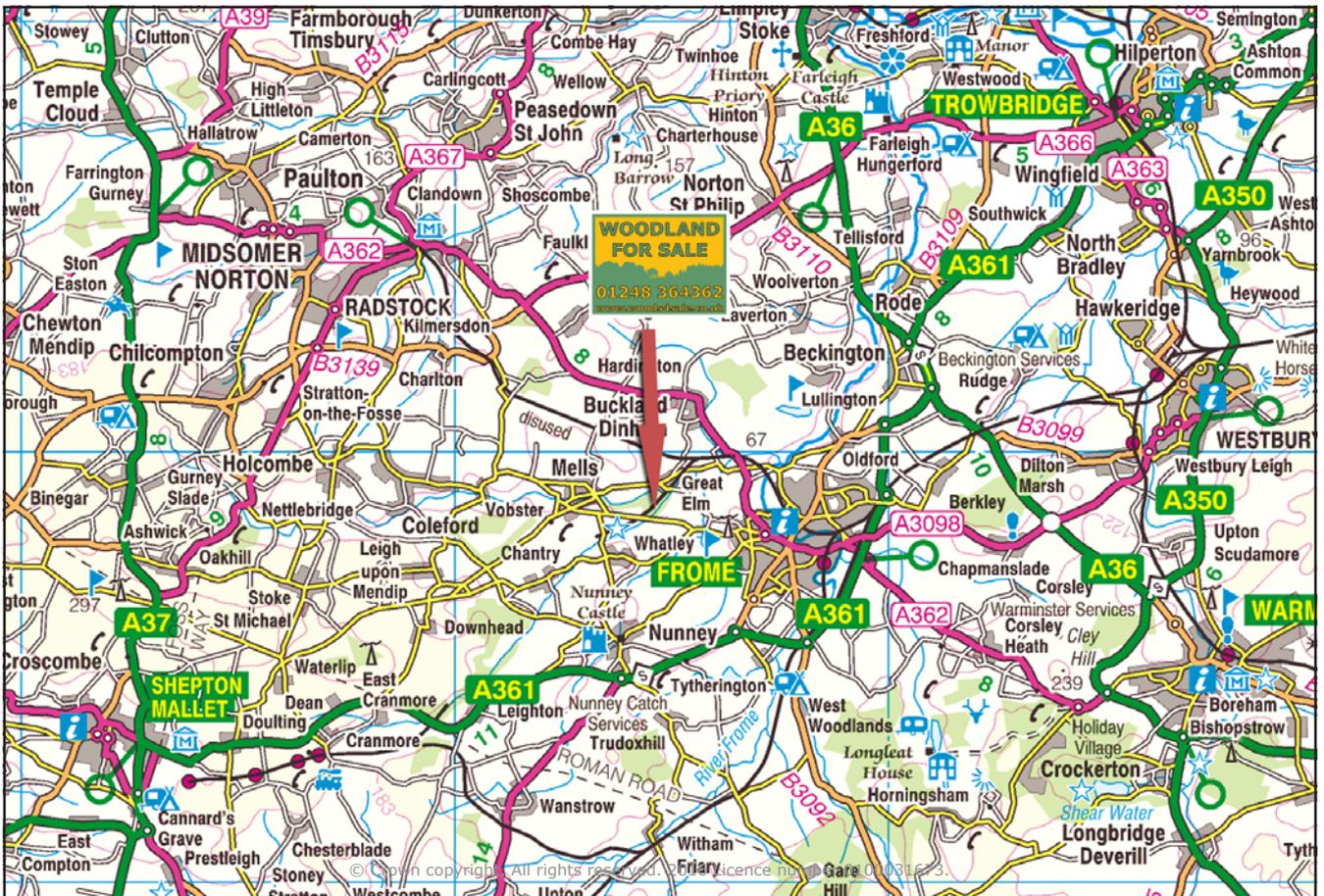
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

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