

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.



Glede Wood

nr. Telford, Shropshire. 5.31 acres of established hardwoods in a peaceful location for £75,000 (freehold)

A delightful parcel of well-established native hardwoods offering good accessibility which is ideal for family camping.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Glede Wood, Telford, Shropshire



Description

Glede Wood is located at the far end of a forest and looks out over green pasture and the attractive village of Lilleshall. The wood is a compact area of mixed hardwoods sited on well-drained ground with a level aspect. Planted in the 90s, the trees are established and growing strongly on level fertile ground.

The wood has a good range of species including oak, wych elm, horse chestnut and sycamore and the majority of more recent trees are ash, noted for their superb burning qualities. The fringes are dominated by mature trees, remnants of the older establishment.

Glede Wood is rectangular, with the east side having an open aspect and far-reaching views across farmland. The woodland floor is level and clean, thus providing excellent opportunities for quiet woodland recreation.

Three sides of the wood are marked with ditches, and within the wood are a few shallow ponds providing a great draw to local wildlife including ducks which are frequently seen in the area and even dragonflies. Walking quietly through the wood you will hear woodpeckers and at dusk, the resident owls. Flora include wood sorrel, sedge and even some patches of bluebells add to the seasonal woodland blooms here.

Previous owners have used Glede Wood as a regular place to camp with the family and some of the camping additions remain in place such as a caravan. For someone looking to do the same, this woodland is perfectly set up or someone to take over and enjoy the tranquillity of the woodland.

If It Were Mine

I would thin out some of the poorer trees (this would make perfect firewood), and also create some open

glades to encourage the wildflowers. I would look to dig out some of the ponds, hopefully encourage some wildlife to the area, perhaps clear the sides a bit to open it up and maybe make a feature of them.

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

TF10 9HT (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///rollover.aunts.remove](#)

Ordnance Survey Grid References

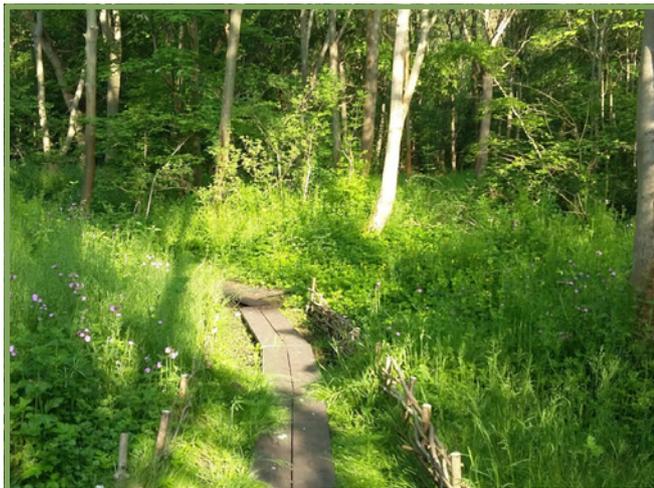
OS Landranger Series Sheet No: 127

- Roadside gate: SJ 699 164
- Centre of wood: SJ 700 167

Directions & Access

- Directions from Newport. Drive along the A518 heading southwest towards Telford.
- Drive until you reach a roundabout with the Redhouse Inn on the right-hand side.
- Drive straight on at this roundabout for approximately another mile.
- Take the second turning on the right, onto the road

Glede Wood, Telford, Shropshire



called Kynnersley drive, directions towards Hincks and The Humbers.

- Drive down this road for a little over a mile and you will eventually pass the Wychwood Kennels and Cattery on the left-hand side.
- The track will turn into a stoned track, continue on for another 200 metres, passing a metal gate and a timber gate.
- When you reach the third timber gate (point **A** on the plan below), please park in a safe place, not blocking the track nor the gate.
- Climb the gate (sorry we do not provide keys for viewing) and follow the track and take the first right and walk until you find the plain wire fence with orange painted tops. This is the start of the woodland (point **B**).

Boundaries

- The north boundary is indicated by a ditch.
- The south boundary is indicated by a ditch.
- The east boundary is indicated by a ditch.
- The west boundary is indicated by a plain wire fence with orange painted tops.

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 as reserved by statute.

Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **AB** and **ACD** on the plan).
- A shared maintenance clause covers all the rights of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

For the benefit of the Retained Land and for each and every part of the same the Transferee covenants for himself and his successors in title not to use or to suffer or permit to be used the Property or any part of the same for any of the following:

1. Clay pigeon shooting or target practice of any kind;
2. Rough shoot or pest control at such times or in such manner as would become a danger nuisance or annoyance to any person;
3. Racing or speed trials with cycles or any motorised vehicle;
4. Commercial campsites;
5. Business purposes other than that of forestry;
6. Any use that causes or is likely to cause damage to the Access Tracks other than fair wear and tear;
7. Any use that would be or become a nuisance or annoyance to any neighbouring owners or occupiers of land including the Transferor
8. The installation or display of any sign board that is or become visible from the public highway

The Property thereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in part.

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

Glede Wood, Telford, Shropshire



(please ensure you have funds in place before doing this):

- 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.

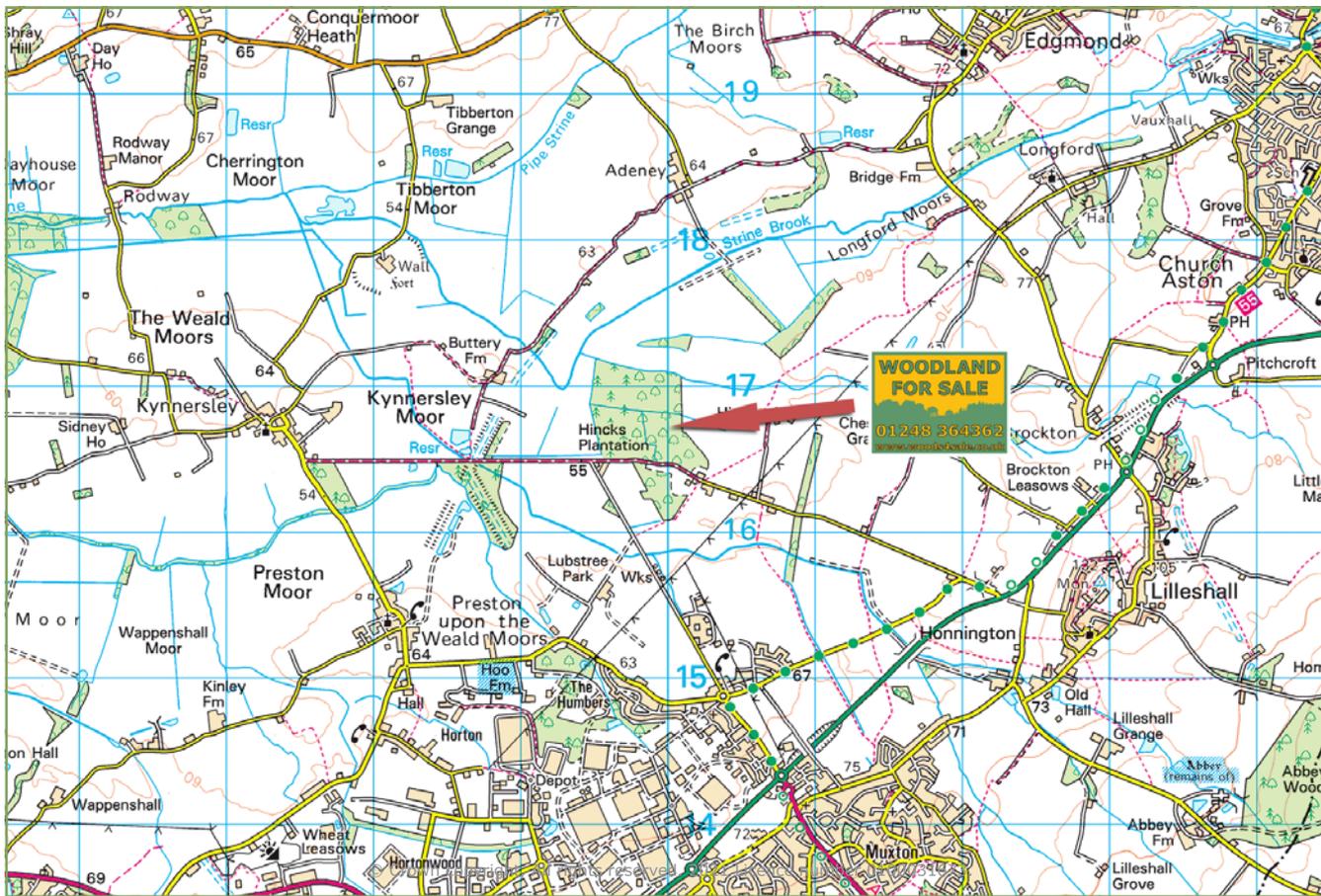
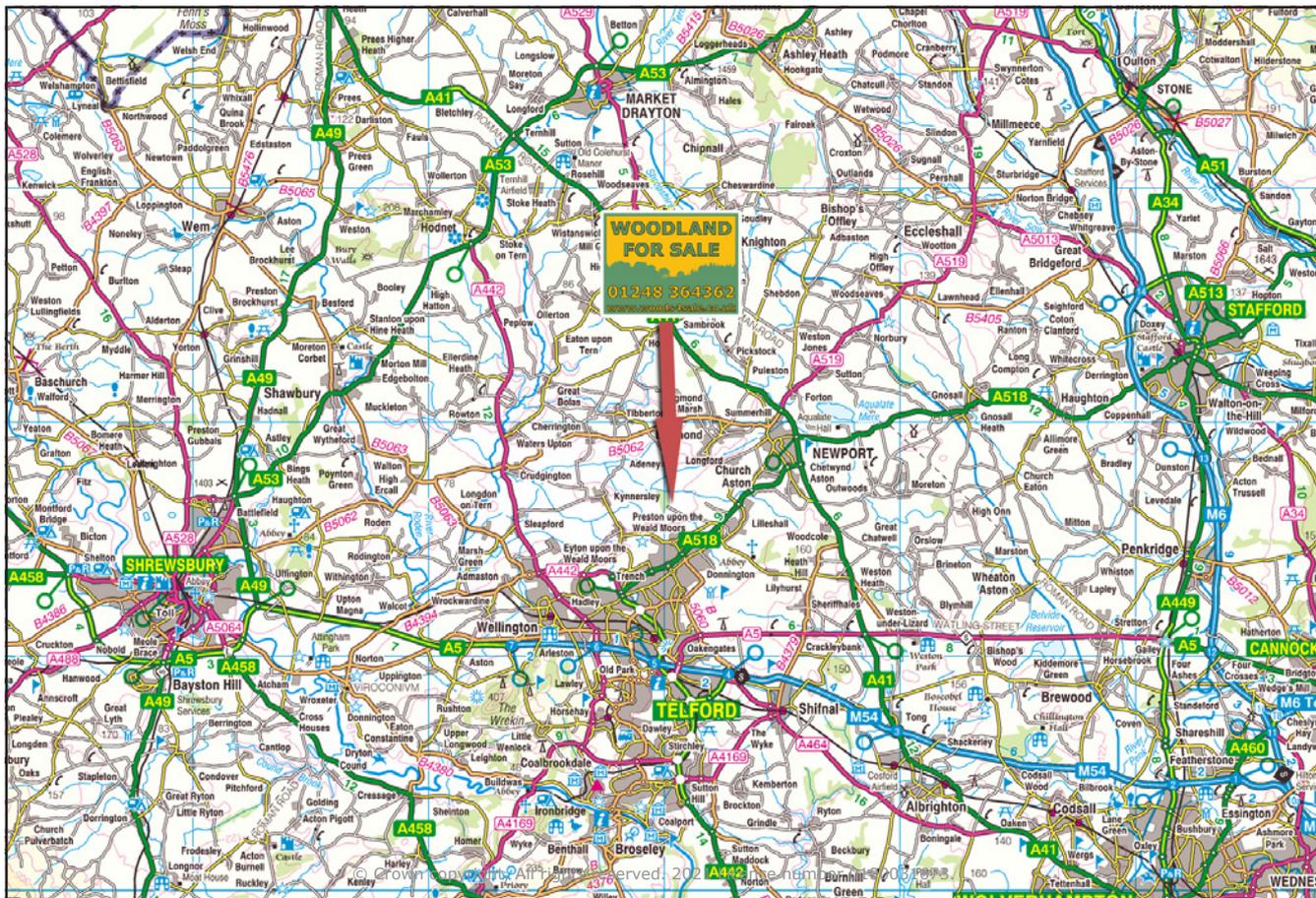
Note

Plans, areas and particulars are for reference only. 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.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email 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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		