Gorse Wood

1.79 acres of mid rotation pine woodland with vehicular access for £14,500 (freehold)

Maturing Scots pine plantation with mixed broadleaves on the fringe. Set in a peaceful location with excellent access and only a few miles from the bustling market town of Whitchurch in Shropshire.
Gorse Wood is a pine plantation of 30 years of age, located near to Prees Heath and is 5 minutes’ drive from Whitchurch in north Shropshire. With excellent access from the A41, Gorse Wood is positioned along a hard surfaced track and sits within a broader wooded area. It is densely stocked with Scots pine and Corsican pine. These trees have excellent timber properties in terms of strength and durability. The timber produces a lovely opulent smell when cut and traditionally the sap is believed to be beneficial for respiratory complaints and is valued it for its antiseptic qualities.

The woodland has been thinned, removing rows of trees, allowing the remaining trees to develop further, gaining in height and girth. This has allowed additional sunlight to illuminate the forest floor, encouraging the seeding of plants and young trees. You will find birch, bilberry and heather seedlings emerging and in a short time the floor will be green with ferns and other woodland flora. This will enhance the ecology of this heathland habitat and in turn make the woodland more secluded, as well as attracting insects and birds.

If It Were Mine
The thinning operation has produced some residues which are a very handy source of firewood once collected and dried. I would also plant some trees in any open areas in the wood and alongside the track. Planting shade tolerant Douglas fir along the rows where trees were removed would retain a commercial tree growing element, whilst adding diversity and longevity.

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 566 363.
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.
• Walk along the track for about 120 metres until you come to wooden posts with blue painted tops on the right of the track (point B on the plan), this is the start of the wood on your right.

Boundaries
• The southeast boundary is indicated by the shallow ditch alongside the metalled road.
• The northeast boundary is indicated by red paint on boundary trees and wooden posts.
• The southwest boundary is indicated by blue paint on boundary trees and wooden posts.
• The northwest boundary is the north edge of the forest road indicated by green paint on wooden posts.
Gorse Wood, Whitchurch, Shropshire

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 for Gorse Wood from the roadside gate up to the woodland boundary (marked AB on the plan).
• A right of way is reserved over the track BC for the benefit of the woodland beyond.
• A shared maintenance clause covers these rights of way.
• There are no known public rights of way inside Gorse Wood.

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.