

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.



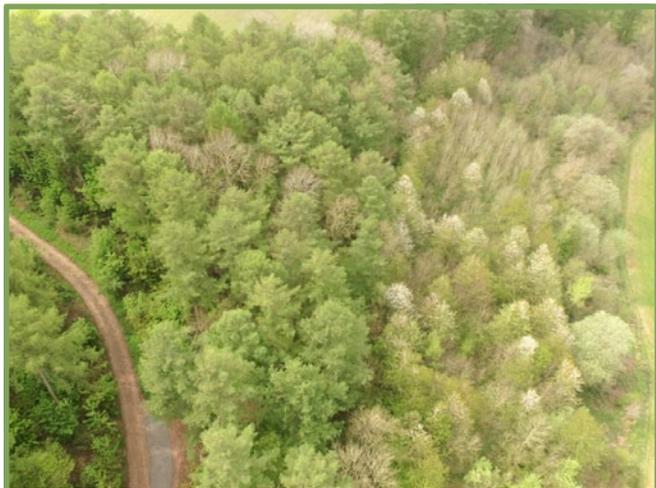
Gulley Wood

mature larch and ash on an Ancient Woodland site not far from Bromyard in Herefordshire, 2.93 acres for £38,000 (freehold)

A stunning mature conifer and broadleaf woodland with excellent access on the edge of the Herefordshire countryside, just north of the A44 from Leominster to Worcester.

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Gully Wood, Leominster, Herefordshire



Description

Gulley Wood is situated on the eastern fringes of the county of Herefordshire, a few miles from the market town of Bromyard and within reach of the delightful Bromyard Downs. Getting here could not be easier, it is a short distance from the B4203, and there is an excellent stone access track from the public highway that affords year-round, two wheeled drive vehicle access.

Within the woodland, the chief tree species, by size if not by number, is European larch, but there is a profusion of other species such as Douglas fir, ash, wild cherry, hazel, hawthorn, holly, silver birch and the occasional oak tree. The larch on the higher ground are believed to have been planted in the 1990s, and the ash and cherry in the north are believed to be less than 10 years old but the fir is much older, likely having been planted in the 1970s or 80s. Most of the other species are found on the fringes and are a variety of ages and sizes, some of the hazel trees are growing from quite large coppice stools and these are suspected to be quite old too!

As your gaze drops from the impressively tall canopy to the myriad of shrubs and plants growing on the woodland floor, you will notice that the ground is dotted with plants that indicate this is indeed an Ancient Woodland. Bluebells, snowdrops, wood anemones, hart's tongue, lords-and-ladies, as well as the more common bramble, ferns, a variety of mosses and the odd fungi can all be found here.

The wood has a northerly aspect and is sheltered from the prevailing wind. The soils are nice and deep, freely draining, slightly acidic loamy.

All in all, this is a wonderful woodland with a mix species of different age classes and is a great place to get away from the busy world, sleep out under the stars, and enjoy the tranquillity of a truly ancient

woodland.

If It Were Mine

If I was feeling adventurous, I would look to fell one or two of the larch to use for various DIY projects at home, or to create a timber bench to sit and enjoy the tranquillity.

I would look to clear some of the redundant tree guards from the ash and cherry towards the northern boundary of the woodland.

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.

Locators

OS Landranger Series Sheet No: 149
Ordnance Survey Grid References:
- Roadside gate: SO 668 570
- Centre of wood: SO 663 569
Nearest postcode: HR7 4PL

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

- Heading northeast out of Bromyard along the B4203, direction Stourport, drive up the hill for approximately 2 miles.

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- Once you have driven through the hamlet of Norton the road will level and then descend.
- Shortly thereafter you will drive alongside a high sandstone wall and where the wall ends, there is a sharp turning on your left, direction Edvin Loach.
- Turn left and drive along this un-named road for a further 0.5 miles, and when the road bends sharply to the right at the bottom of the hill, the entrance to the woodland is on the left set back from the road (point **A** on the plan below), indicated by a Woods4Sale sign.
- Please park in front of the gate, (sorry we do not provide keys for viewings).
- Walk along the track for approximately 500 metres, at this point the track will start to ascend
- Continue up the hill until you come to a post on the left marked with blue and white paint, this is the start of the woodland (point **B**).

Boundaries

- The northwest boundary is indicated by green paint on trees and wooden posts.
- The northeast boundary is indicated with blue paint on trees and wooden posts.
- The southeast boundary is the outside edge of the track and is indicated by white paint on wooden posts that may be off-set by a short distance.
- The boundaries to the south west and south are in part the stock fence with agricultural field beyond and a post and rail fence with a grassy area beyond.
- The north boundary is the stock fence with an agricultural field beyond.

Sporting Rights

The shooting rights have been reserved to a third party but have not been exercised for at least 22 years and probably unlikely to be in the future.

Mineral Rights

The mineral rights are owned and included in the sale

except as reserved by statute.

Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **AB** on the plan below.
- There is a right of way reserved over the route **BC** for the benefit of the woodland beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is no public right of way in the woodland

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.

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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.

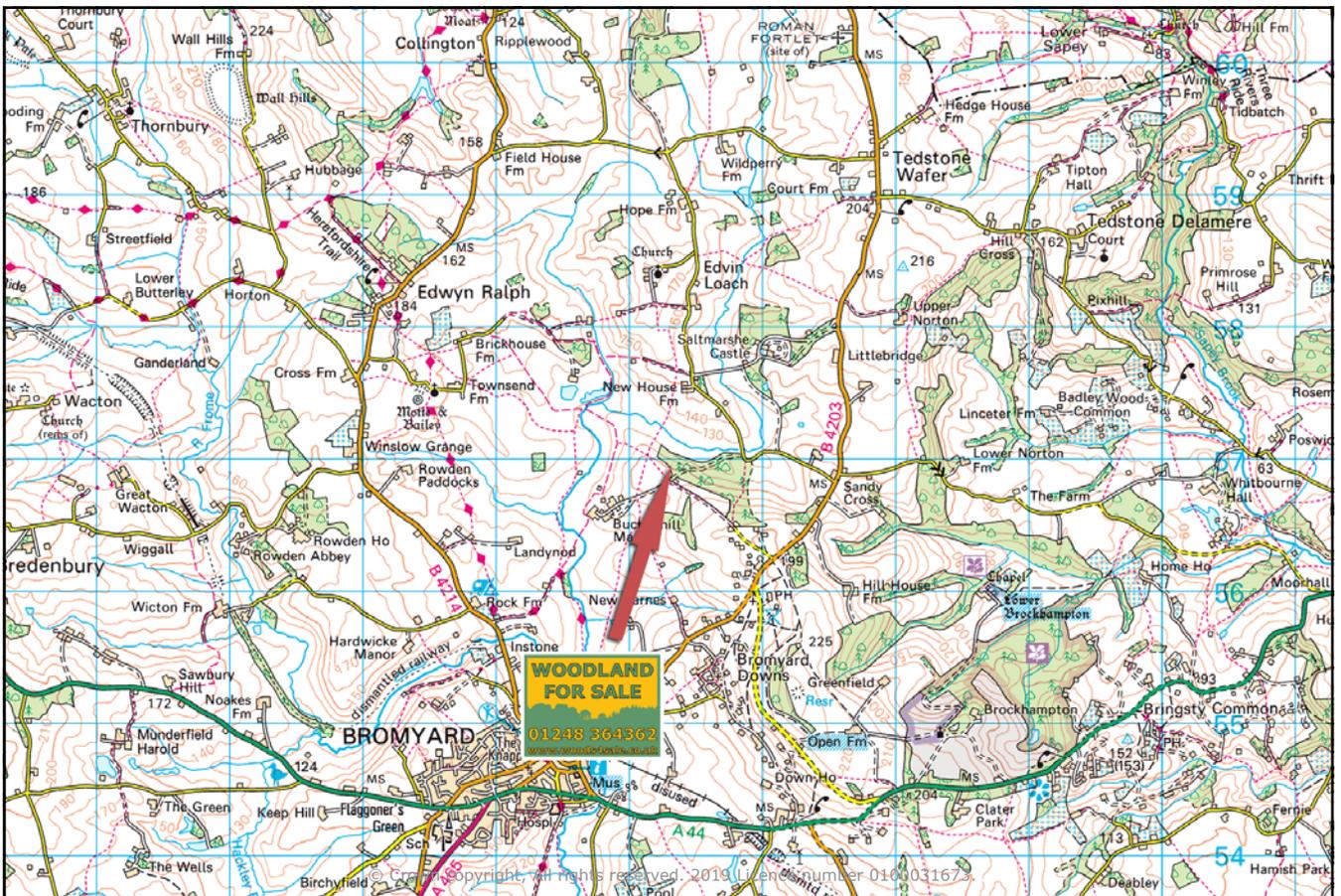
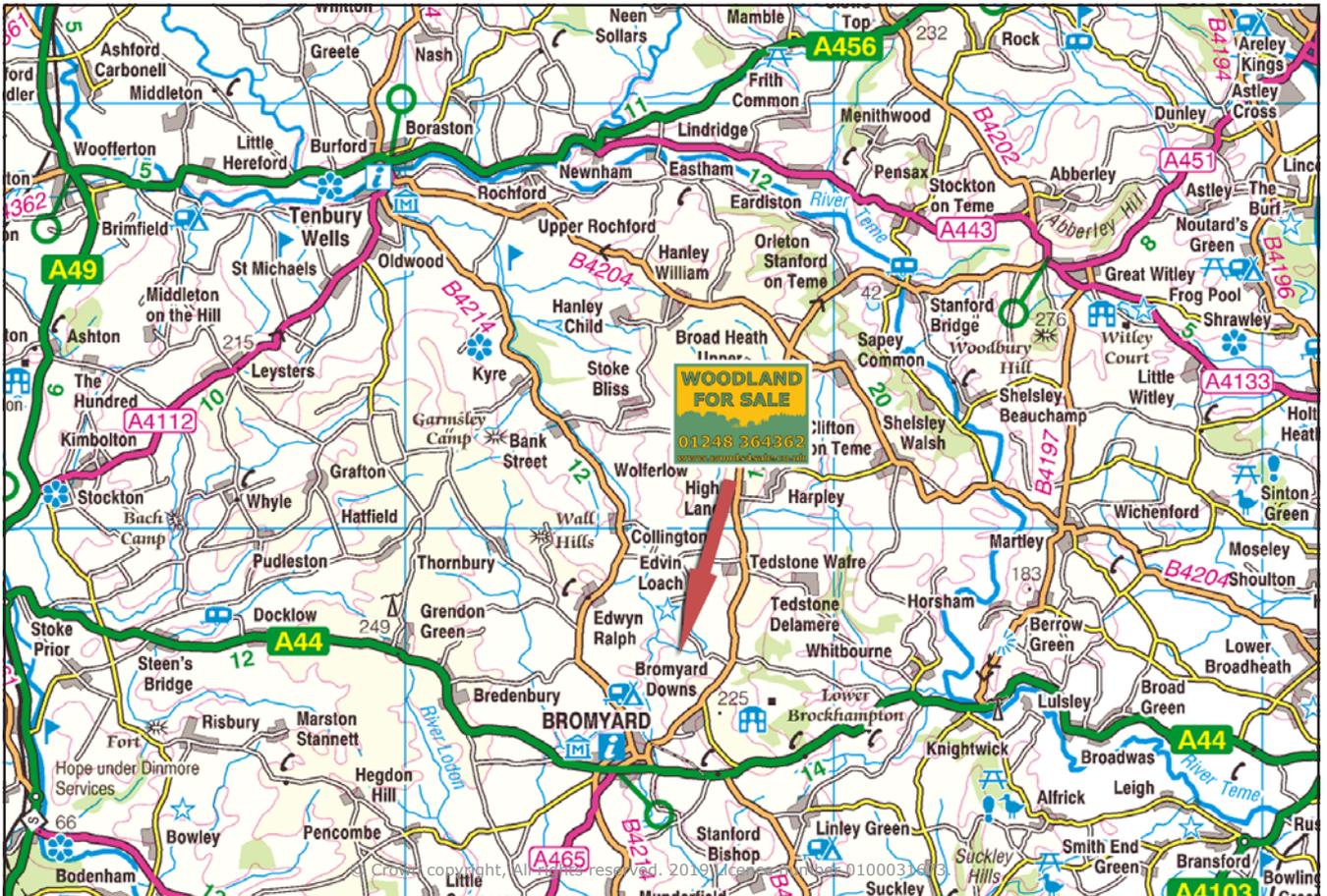
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

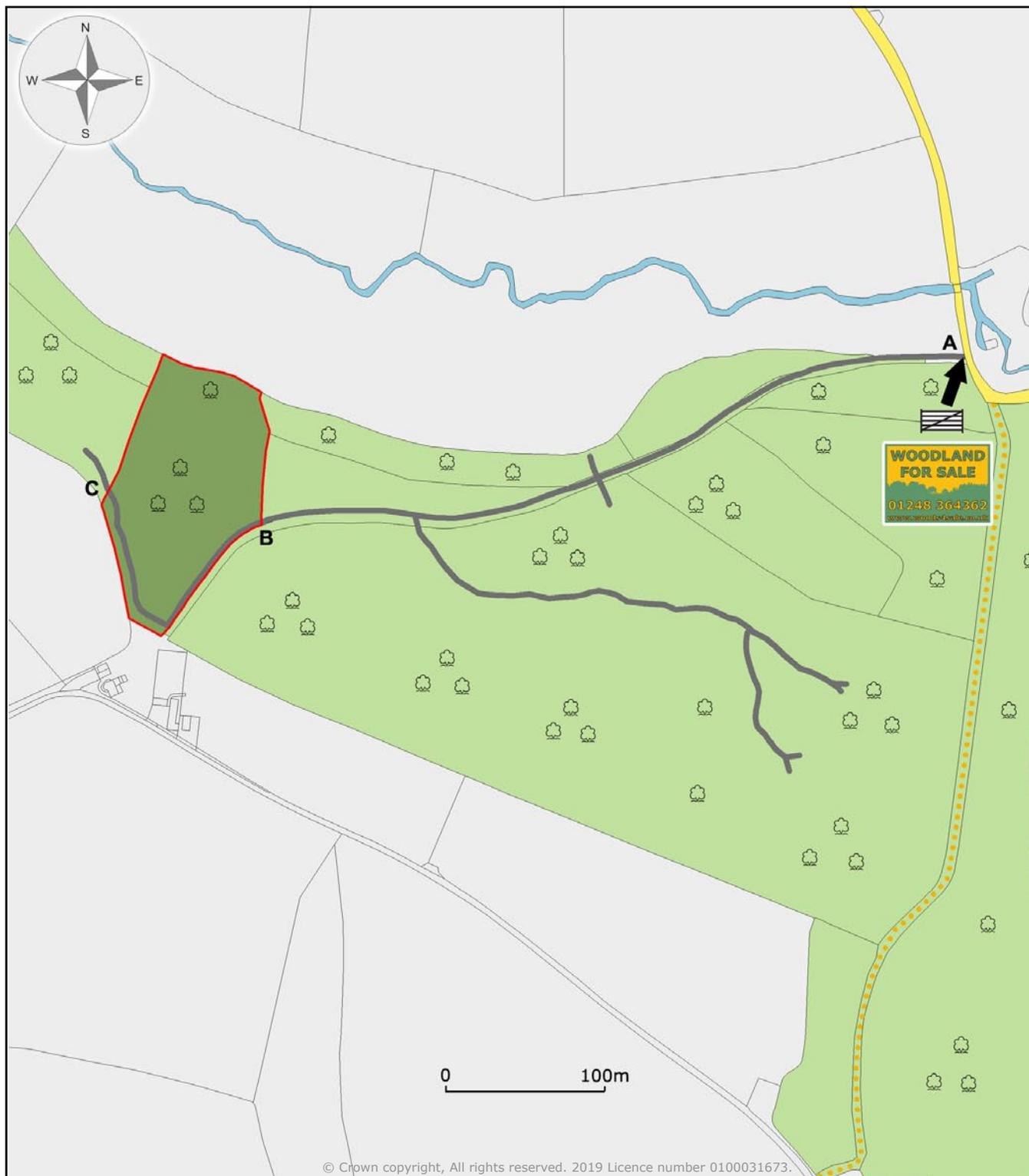
Contact

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

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Legend			
	Motorway		Hard Track
	A Road		Unsurfaced Track
	B Road		Bridleway
	Minor Road		Public Foot Path
	Unclassified Road		Public Byway
	Railway		Path
	Water Course		Wall
	Woodland For Sale		Other Woodland
	Other Woodland		Paddock/Meadow
	Other Woodland		Broadleaf
	Other Woodland		Conifer
	For Sale Sign		Gate