

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Hollow Wood

Rudyard, Leek, Staffordshire. 0.85 acres of broadleaved woodland for £9,500 (freehold)

A peaceful, diverse woodland with lots of character with a mixture of broadleaved trees in a quiet setting, yet within easy reach of a number of nearby towns.

**SOLD**

## Hollow Wood, Leek, Staffordshire



### Description

Hollow Wood occupies a southwest facing slope that looks over the valley at Rudyard. A stone's throw from Leek, this delightful woodland features birch, oak and rowan with a floor adorned with a carpet of bluebells in the spring and early summer months. The average age of the trees is estimated at 25 years, with many older and mature trees around the periphery.

This wood forms part of a wider forested landscape and is reached via a stoned track that passes through Hollow Wood and beyond. Within the wood there are two short lengths of soft track that were historically used to access from other areas and now provide useful internal access within Hollow Wood.

The birch and oak close the canopy and create a wonderful uncluttered habitat making it easy to walk through. With honeysuckle, bluebell, bilberry, primrose, fine grass and ferns, Hollow Wood is an ecological gem. Where the canopy breaks, there is a stunning aspect with views of rolling hills around Rudyard Lake.

This woodland offers a great combination of amenity and recreation potential. There is also an option to undertake some silviculture work to enhance the diversity within the wood and collect some firewood.

*Hollow Wood has an existing Forestry Commission thinning licence but is within a Conservation Area, as such it is a requirement to consult with the Planning Authorities before felling trees.*

### If It Were Mine

I would continue to make a few small breaks in the canopy, allowing the oaks to take advantage. The small clearings will open the floor to possible generation of tree seed dormant in the ground and produce a little firewood for the hearth.

### 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: 118  
Ordnance Survey Grid References:  
- Roadside gate: SJ 952 598  
- Centre of wood: SJ 950 592  
Nearest postcode: ST13 8PP

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

- Leave Leek heading northwest along the A523 to Macclesfield.
- After about a mile you will pass the junction for Rudyard Road on the left.
- Keep on this road for a further mile and pass a junction on the right on a left-hand bend staying on the A523.
- Entrance to the wood is around a further 220 metres on the left. The metal gate has a Red Rock Forestry Management sign on it (point **A** on the plan).
- Park safely without blocking access and climb the gate (sorry, we do not give out keys for viewing).
- Follow the track for 550 metres to point **B**, this is the start of the wood and continues on both sides of the track.

## Hollow Wood, Leek, Staffordshire



### Boundaries

- The north boundary is indicated with red paint on wooden posts and an old stone wall.
- The southeast boundary is in part orange wooden posts and unpainted posts set back from the inside edge of the track.
- The east boundary is the agricultural fence and in part an old stone wall.
- The west boundary is the agricultural fence and in part an old stone wall.
- The south corner is indicated with a fence.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

The mineral rights are included in the sale except where reserved by statute.

### Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **AB** on the plan).
- A right of way is reserved over points **BC** for the benefit of the woodland beyond.
- A shared maintenance clause covers all rights of way.

### Fencing Liabilities

There are no known existing 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) (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

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possible with all information we have available.

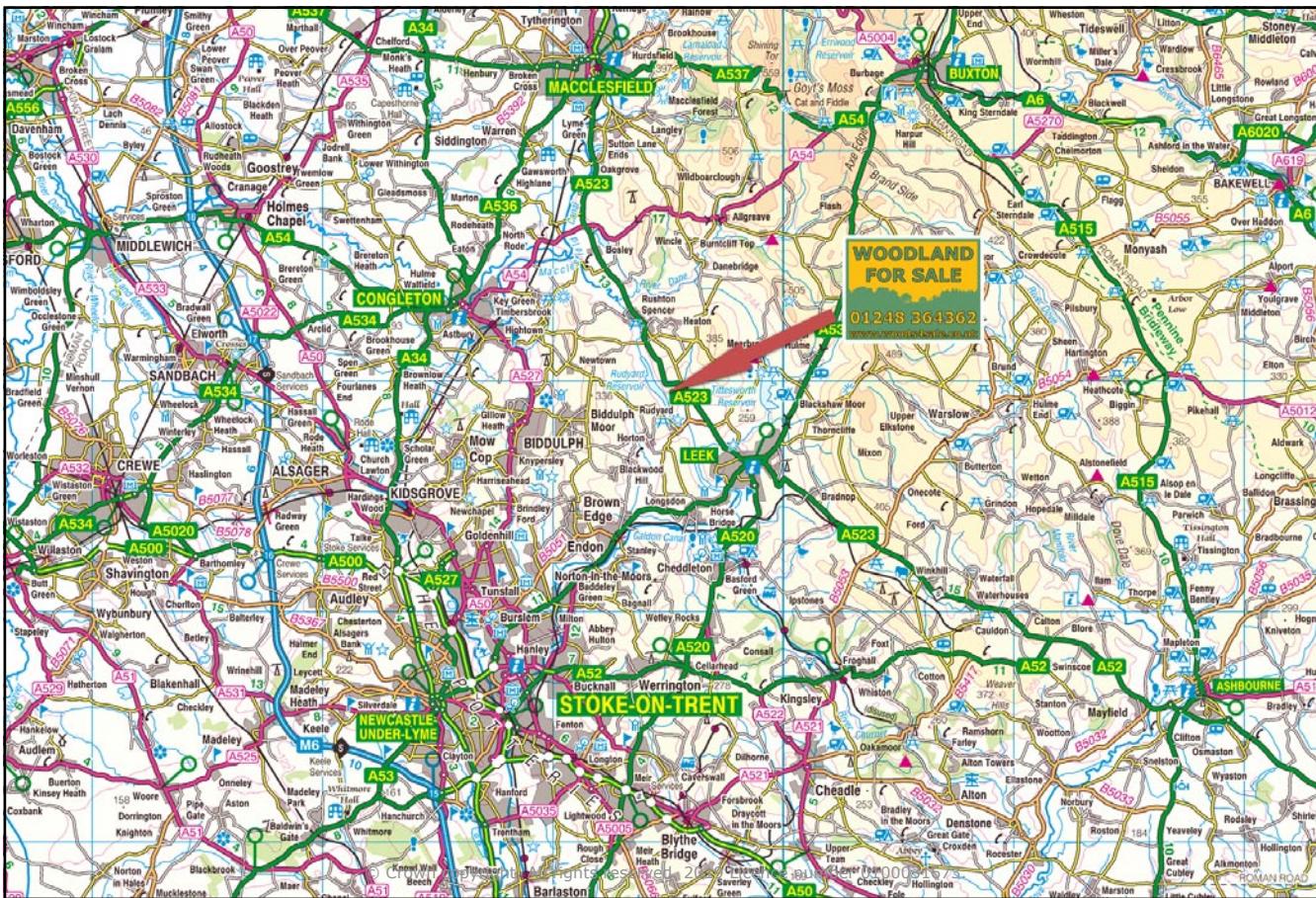
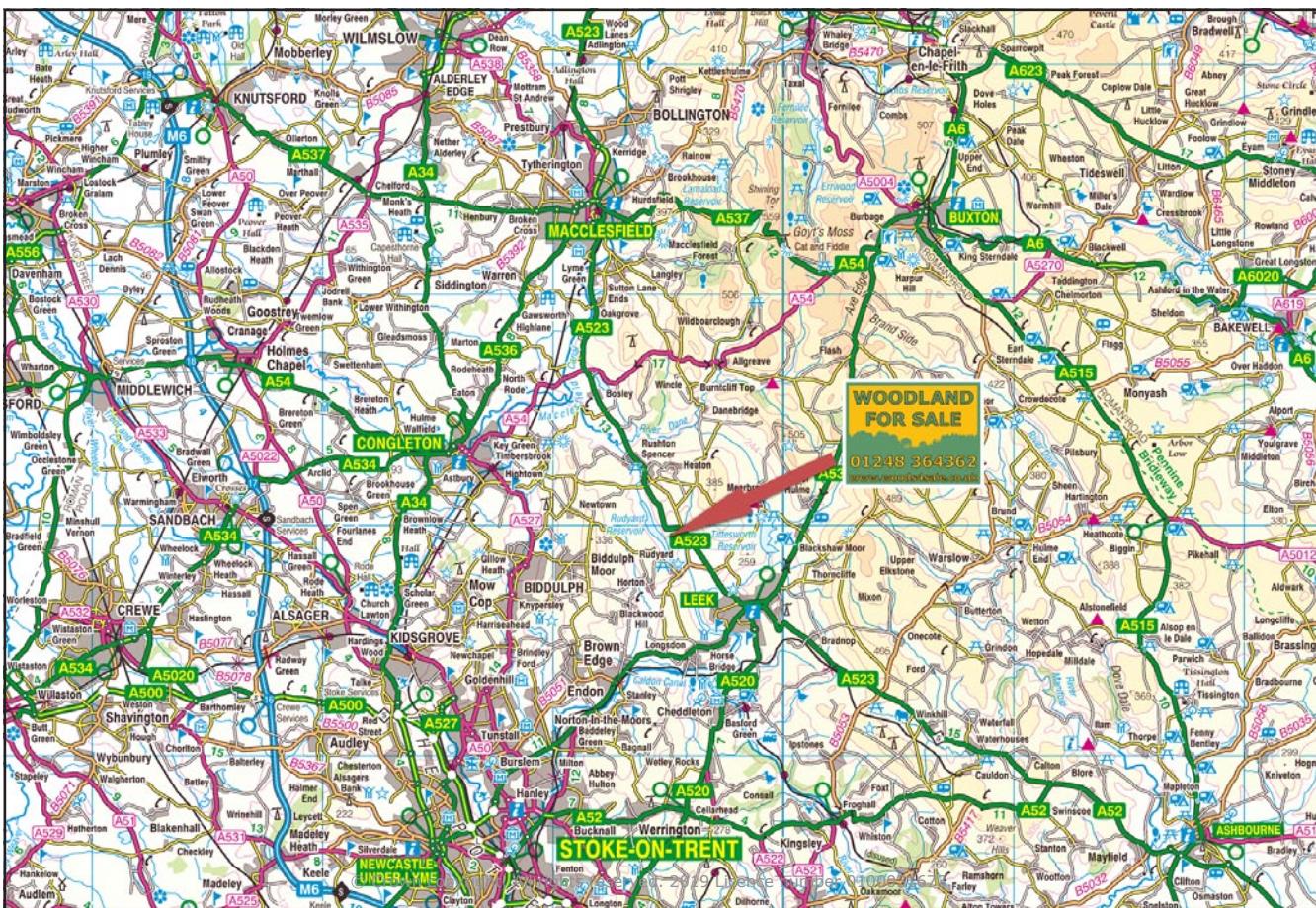
### **Woods4Sale Interest**

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### **Contact**

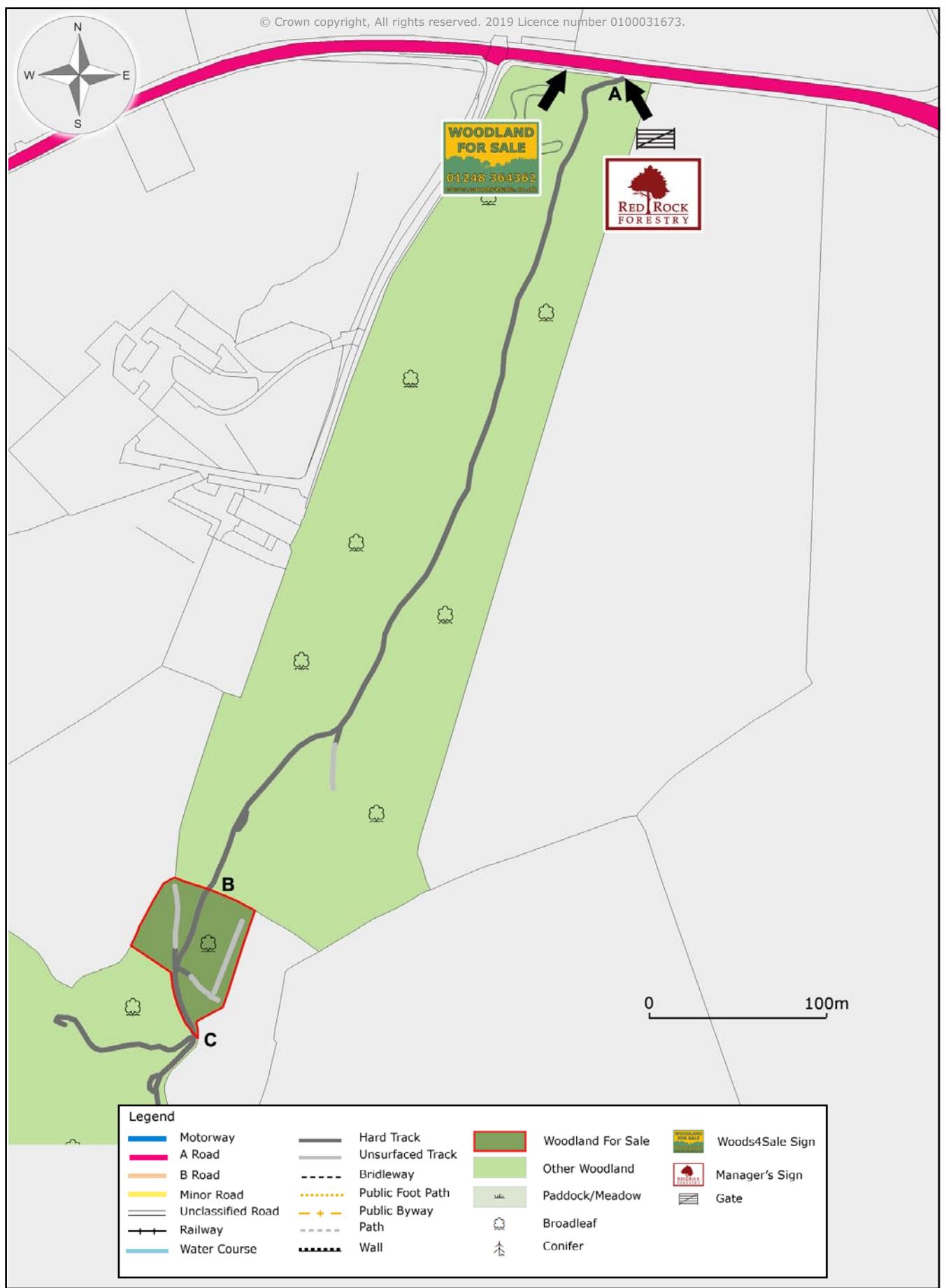
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## Hollow Wood, Leek, Staffordshire



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