

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.



Honey Wood

1.88 acres of broadleaved woodland
near to Halesowen & Bromsgrove in
Worcestershire for £25,000 (freehold)

In heavily wooded, unspoilt Worcestershire countryside, this peaceful woodland of maturing birch trees lies at the heart of a larger forested area, conveniently located between Halesowen and Bromsgrove in the West Midlands.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Honey Wood, Halesowen, Romsley, Worcestershire



Description

Honey Wood lies at the heart of an Ancient Woodland site, amongst the rolling hills of rural Worcestershire. Excellent local roads make this woodland easily accessible by car and is within 15 minutes of Bromsgrove and Halesowen.

The majority of this deciduous wood is on level ground and principally made up of young birch, oak and rowan, about 20 years old. Amongst these, you will also find holly bushes, some mature oaks and the occasional mature sweet chestnut. The woodland is rich throughout with flora, especially so in spring, when it has a wonderful display of bluebells.

Honey Wood has great potential for leisure activities, such as camping and for observing nature. It is the perfect project for the amateur woodsman looking to provide firewood for the family home.

The young trees in this wood will be easy to manage, allowing selective felling to favour the oak and the chestnut, further enhancing the woodland.

Honey Wood benefits from a hard-surfaced track that runs from the public road to the edge of the plot and is suitable for a 2WD vehicle. There is an additional unsurfaced track that runs along the western boundary of the wood to assist with effective timber extraction.

An overage clause on this property provides for 25% of the increase in the value of the land upon the granting of planning permission to be paid to a previous owner up until April 2020. After this the overage clause lapses.

If It Were Mine

I would respace the poorer trees encouraging the remainder to develop further. A woodland shelter to provide somewhere to have a cuppa and enjoy the superb surroundings would feature in my plans.

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: 139.

Ordnance Survey Grid References:

- Roadside gate: SO 957 783.
- Centre of wood: SO 951 782.

Nearest postcode: B62 0LN.

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 Halesowen, take the B4551 heading south to Romsley.
- Turn right onto Farley Lane, approximately 300 metres after passing through Romsley.
- After a further 500 metres stay on Farley Lane through the left bend and in 200 metres the woodland entrance is signposted on the right.
- The woodland entrance is set back from the road. The locked steel gate has a Woods4Sale sign on it.
- Park safely without blocking access. I'm sorry but we do not give out keys for viewing.
- Climb over the gate (point **A** on the plan) and walk following the hard surfaced track for 350 metres to the junction at point **B** on the plan. Follow the hard surfaced track for a further 200 metres to point **C** on the plan, the wood starts here on your right.

Boundaries

- The east boundary is indicated by blue paint on boundary trees and wooden posts.
- The southeast boundary is just beyond the outside

Honey Wood, Halesowen, Romsley, Worcestershire



edge of the forest track indicated by green paint on boundary trees and wooden posts.

- The southwest boundary is the inside edge of the forest track indicated by red paint on boundary trees and wooden posts.
- The northwest boundary is indicated by green paint on boundary trees and wooden posts.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

- A right of way is granted for Honey Wood from the roadside gate up to the woodland boundary (marked ABC on the plan).
- A right of way is granted for Honey Wood over the soft track marked **DE** on the plan.
- A right of way is reserved over the tracks **CD** for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.
- There are no public rights of way inside Honey 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.

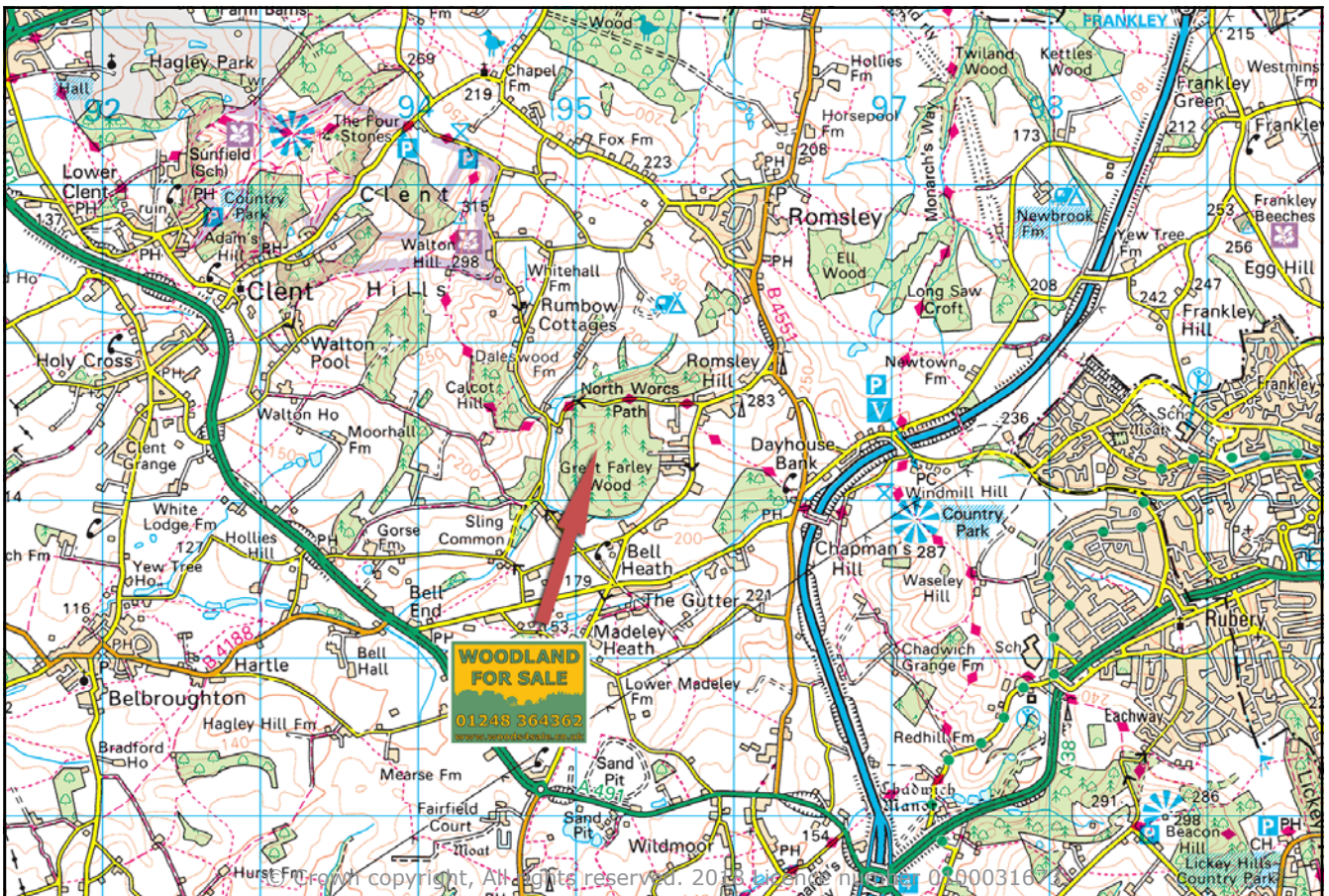
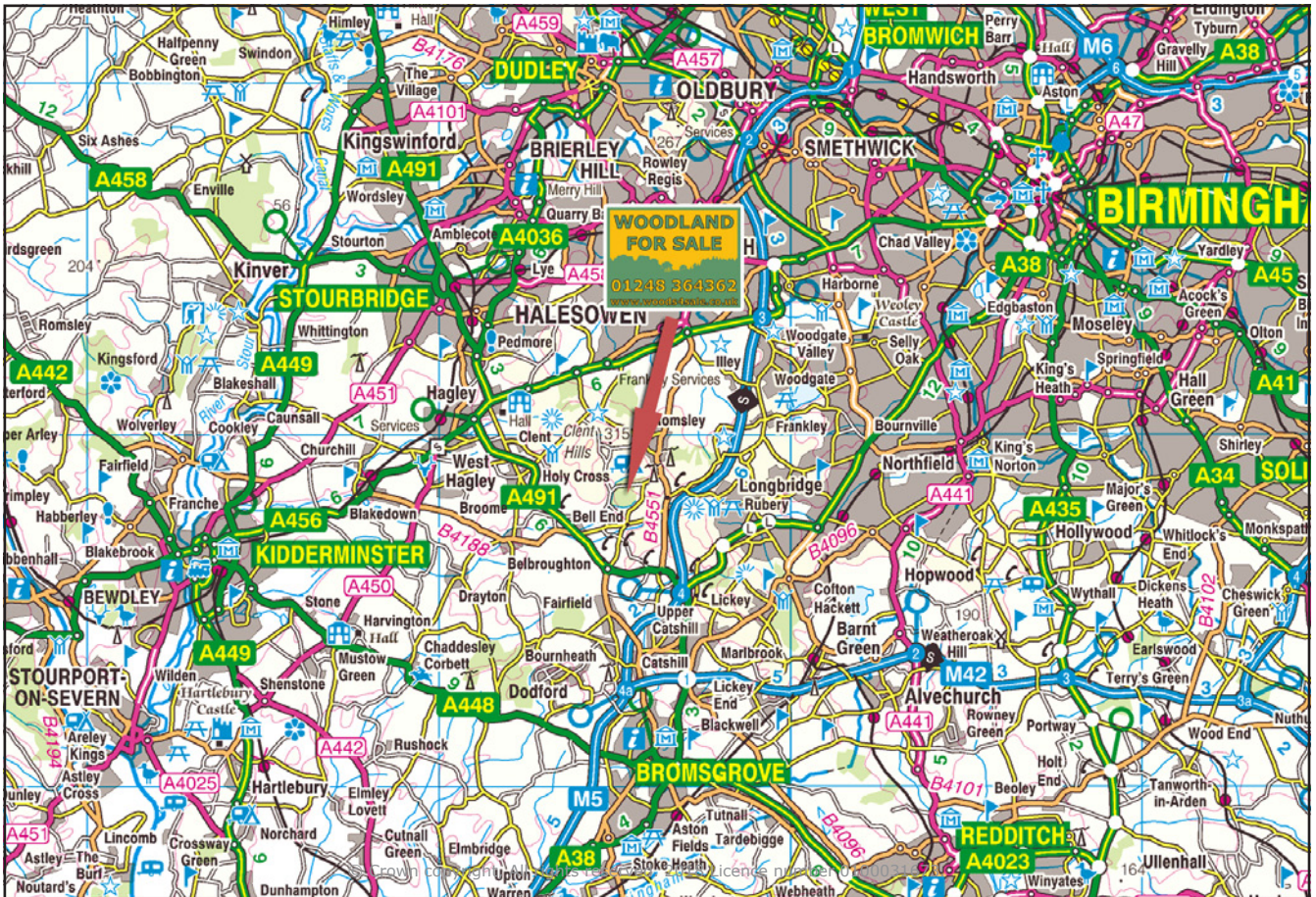
Woods4Sale Interest

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.

Honey Wood, Halesowen, Romsley, Worcestershire



Honey Wood, Halesowen, Romsley, Worcestershire

