

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Ilex Wood

near Halstead, Essex. 10.28 acres of mature broadleaves with two ponds in a rural location, 55 miles from London.
£127,500 (freehold)

Beautiful broadleaf woodland with oak, ash and hazel with vehicular access and numerous recreational opportunities, 4.8 miles north of Halstead.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Ilex Wood, Halstead, Essex



Description

Ilex Wood forms part of a wider Ancient Woodland known as Butlers Wood and is situated in rural Essex, a short distance north of Halstead.

Offering a great sense of serenity, the wood is established on level loam over clay soils and encompasses a mature canopy of majestic oak standards and ash. The rich shrub layer below comprises cherry, birch, hazel coppice, holly, hawthorn and younger ash coppice; several of the ash coppice would make good fuel for the hearth. Rolling into the warmer months, the ground layer is awash with carpets of bluebell, fox glove, wood anemone, primrose and fern creating an enchanting scene amongst the stems.

Towards the middle of the woodland are two ponds, these would make lovely camping locations if the banks were to be cleared by a new owner. In addition, there are a number of good open spaces and hollows that would make good spots for honing bushcraft skills - there is ample material to hand for such backwoods activities!

Many feathered guests such as yellowhammer, owl, woodpecker and various mellifluous songbirds provide a background sound to the tranquillity of this location. Both fallow and roe deer, badger, fox and common pipistrelle bats have been observed making their way amongst the trees.

Traversable with a two-wheel drive vehicle in all but the wettest of conditions, Ilex Wood presents heaps of potential for a family to enjoy and learn more about woodland habitats.

If It Were Mine

Some story telling would definitely happen around a small fire. Family BBQs would also take place during



the warmer months close to either of the ponds. This is a lovely place to observe the deer populations meandering through the trees, great if one is handy with a camera! Some firewood for the hearth, most certainly!

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: 155

Ordnance Survey Grid References:

- Roadside gate: TL 846 373

- Centre of wood: TL 842 374

Nearest postcode: CO10 7NG

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.

What3Words

[///strategy.confirms.stockpile](https://www.what3words.com/strategy.confirms.stockpile)

Directions & Access

- From Halstead, continue north along the A131 passing through the hamlets of Little Maplestead and Long Gardens and then the first of 2 signs for 'Spencer's Farm Shop'.
- Approximately 300 metres after leaving Long

Ilex Wood, Halstead, Essex



Gardens continue over a crossroads with the second Spencer's Farm Shop sign on the left.

- Continue for a further 620 metres and you will arrive at the slightly obscured access and gate on the left that is setback off the road (point **A** on the plan below), indicated by orange paint on a tree, just below a sign board attached to the same tree.
- If you arrive at a junction shortly after on the right with a yellow house signed posted for 'The Henny's via Watery Lane', you have gone too far.
- This road is very busy, so we suggest parking in this area near the yellow house in a safe and suitable place and not obstructing any entrances or highway traffic.
- Please walk safely **off** the highway to the gate at point **A** and climb over the gate (sorry we do not provide keys for viewings).
- Continue straight along the track passing a gate on the right and a green storage unit on the left (point **B**).
- After 380 metres you will arrive at Ilex Wood (point **C**), indicated by our Woods4Sale sign on an oak ahead of you.

Boundaries

- The north boundary **DE** is the inside bank of the ditch and pond, **EF** is a low earth bund with fields beyond.
- The southwest boundary **FG** is an occasional low earth bund with fields beyond.
- The south boundary **GH** is indicated by blue and orange paint on occasional wooden posts.
- The east boundary **HC** is indicated by blue and white paint on occasional wooden posts, **CD** is the wire fence.

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 is a right of way over the route **ABC**.
- There are no public rights of way in this woodland.
- All shared tracks are subject to a maintenance clause with liability according to use.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

Extract from legal documents:

The transferee covenants with the transferor not to use the property or cause or permit the property to be used by others for paint balling motorsports or for any purpose or activity that might cause the noise from such purpose or activity to increase beyond such level as is reasonably acceptable to the owners or occupiers of any adjoining or neighbouring property (including the transferor and his successors in title the owners and occupiers of the Retained Property and each and every part thereof) (together "the Neighbours") or for anything that may grow to be a nuisance or annoyance to the Neighbours

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

Ilex Wood, Halstead, Essex



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.

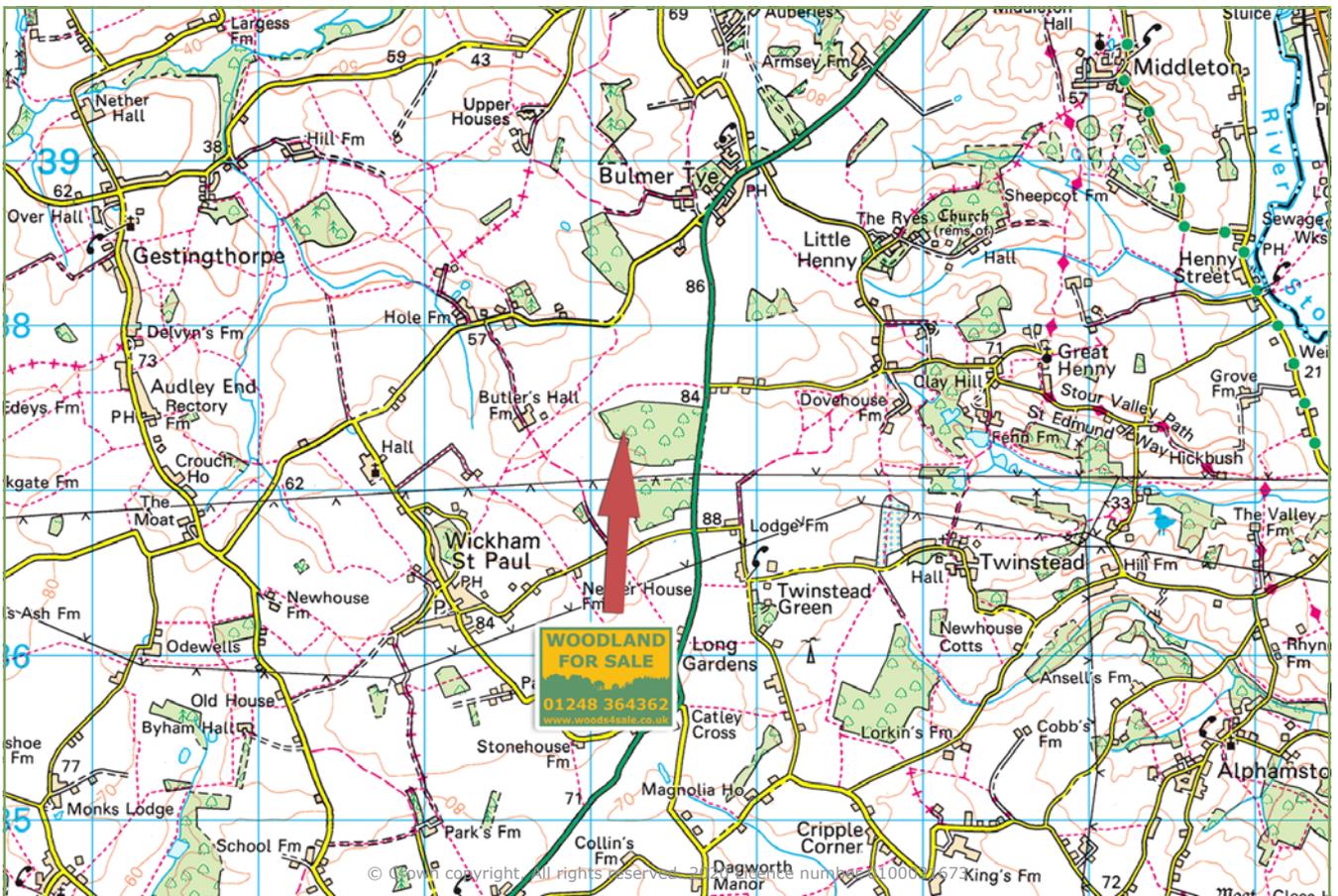
Note

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.

Contact

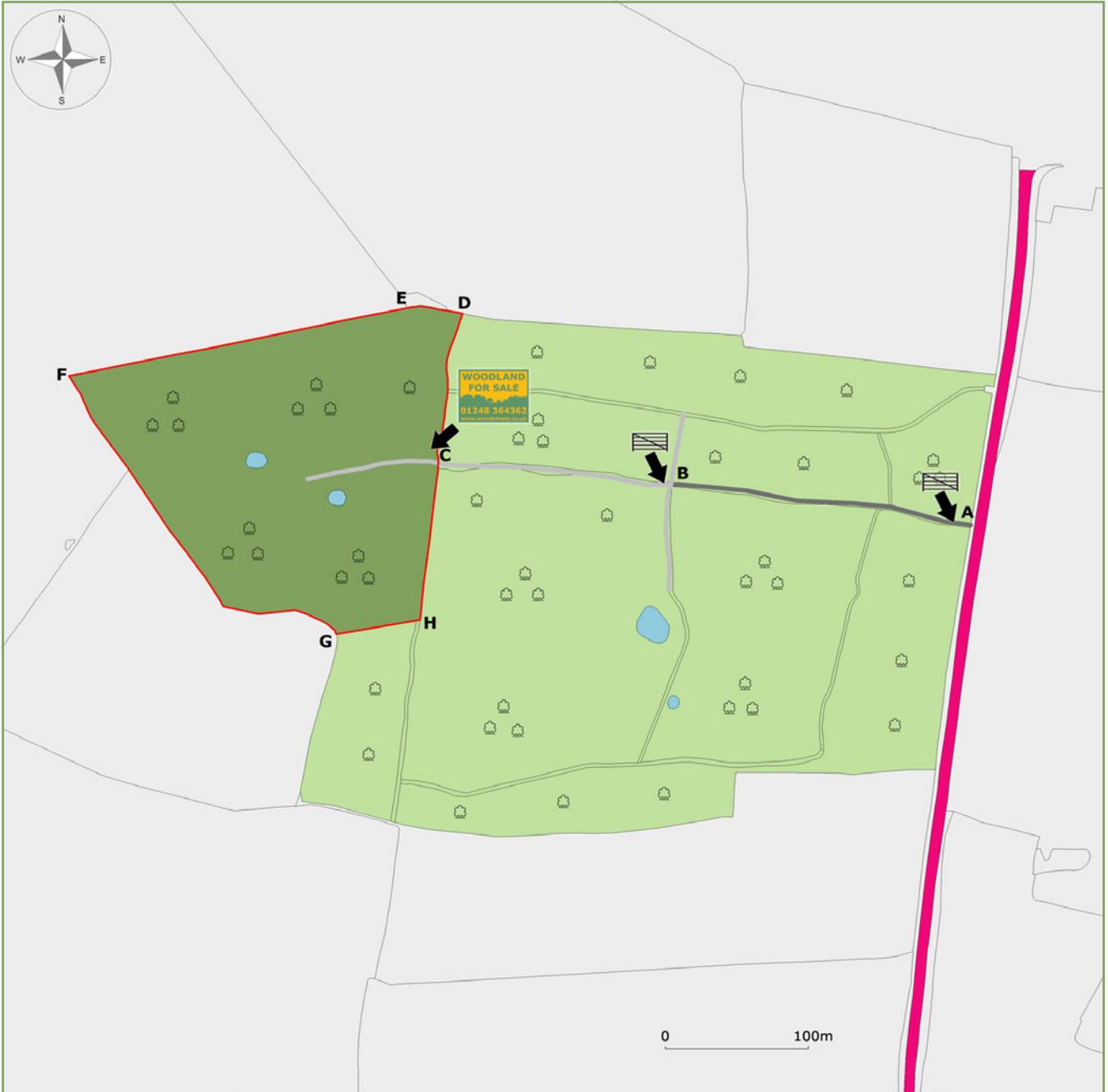
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend

| | | | |
|-------------------|------------------|-------------------|---------------|
| Motorway | Hard Track | 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 | | |