

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.



Kettle Wood

a mature mixed species woodland in a secluded yet easily accessible location, not far from Bromyard, Herefordshire,
2.71 acres for £36,000 (freehold)

A conifer and mixed broadleaf woodland with excellent access tracks and abundant flora and fauna in the eastern part of Herefordshire.

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Kettle Wood, Bromyard, Herefordshire



Description

As you walk along the track and up to Kettle Wood, the grandeur of the tall fir trees will both impress and delight visitors for years to come.

Situated along a quiet country road, just off the B4203 north of Bromyard, access into the woodland couldn't be better. Entry is year-round in a two-wheel drive vehicle along a recently upgraded stone track. There is also a handy space to stack timber, park a car (or campervan) or even pitch a tent.

The grand Douglas fir trees dominate the woodland in size, if not in number. Mature European larch and the common ash make up the majority of species here, along with a smattering of hazel (growing from coppiced stools) and sweet chestnut. On the southern boundary are some veteran beech trees. All in all, this woodland has a myriad of tree species of all ages and sizes and makes for a very interesting scene.

The woodland is a veritable haven for wildlife; muntjac and roe deer, foxes, rabbits, hares and badgers have all been spotted on our visits. Squirrels have been seen scampering up and down the trees, with buzzards circling overhead, sometimes coming to rest amongst the treetops and a variety of songbirds make their presence known with their euphonic chatter.

In springtime, when the wildflowers are out in full bloom, the mix of bluebells, wood sorrel, bugleweed and yellow archangels makes a beautiful canvas of colour against the background of the greens and browns of the trees and other plants.

If It Were Mine

There is a small glade near the southern boundary that is a little overgrown with bramble and self-seeded birch and ash. Once this has been cleared back, it would be an ideal place to camp and do



some stargazing or watch the muntjac deer wander through the wood.

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 668 568

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.
- Once you have driven through the hamlet of Norton, the road will level off 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 Edwin Loach.
- Turn left and drive along this unnamed road for a further 0.5 miles, and when the road bends sharply to the right at the bottom of the hill, the entrance

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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).
- Climb the gate and walk along the track for approximately 500 metres, at this point the track will start to ascend.
- Continue up the hill until you reach (point **B**), turn left and continue along the track until you reach a post on the right marked with pink paint and a tree on the left marked with white paint (point **C**), this is the boundary of the woodland.

Boundaries

- The west boundary is marked with pink paint on trees and posts.
- The north boundary is the northern edge of the track, as marked by trees and posts with white paint which may be offset by a short distance.
- The east boundary is partially the outside edge of the track indicated by wooden posts and trees with green paint that may be set back from the track, and partially by pink paint on trees and posts.
- The south boundary is a dilapidated stock fence on a low earth bank with an agricultural field with a second fence 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 **ABC** on the plan below.

- There is a right of way reserved over the route **CDE** for the benefit of the land 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.

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.

Kettle Wood, Bromyard, Herefordshire



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.

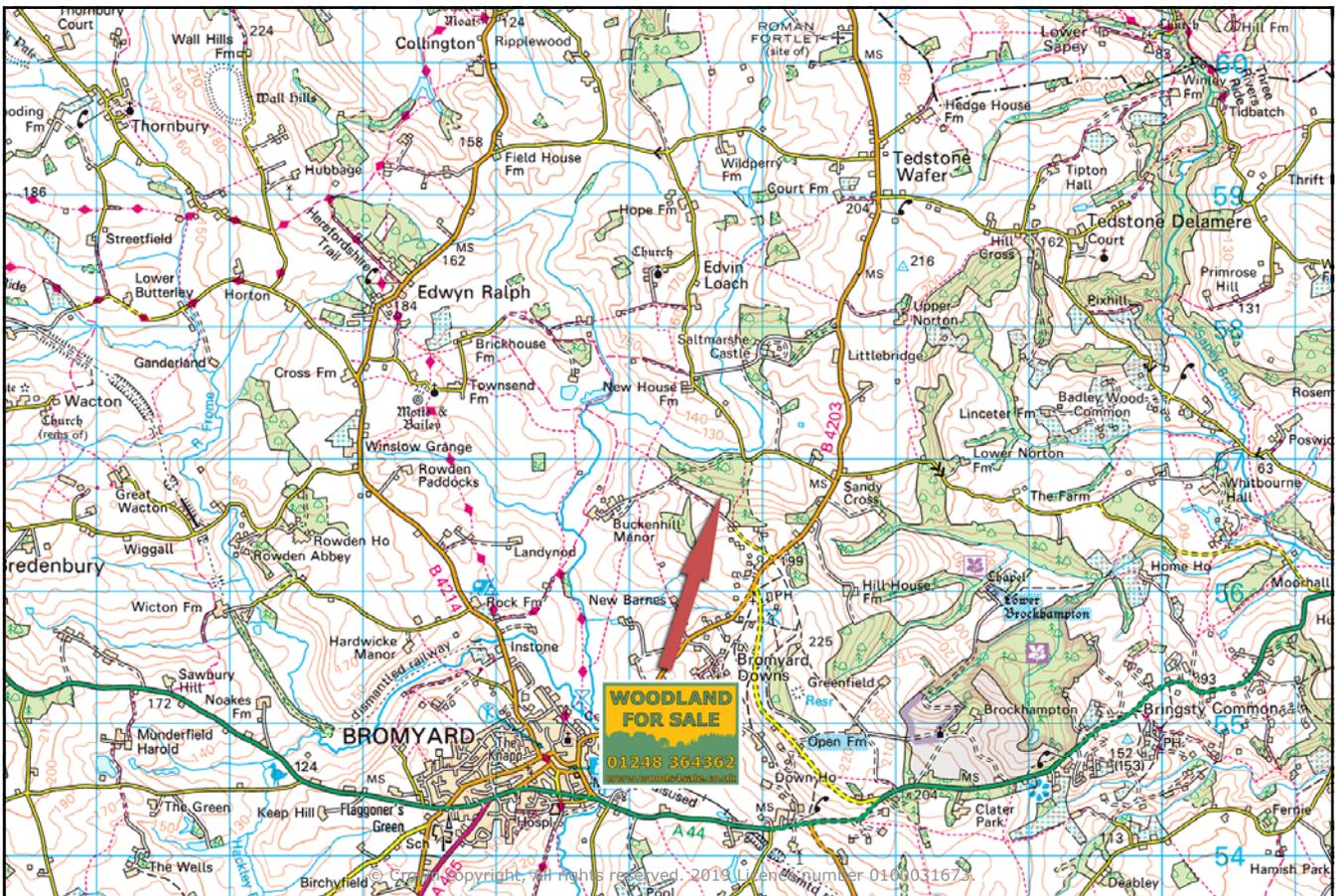
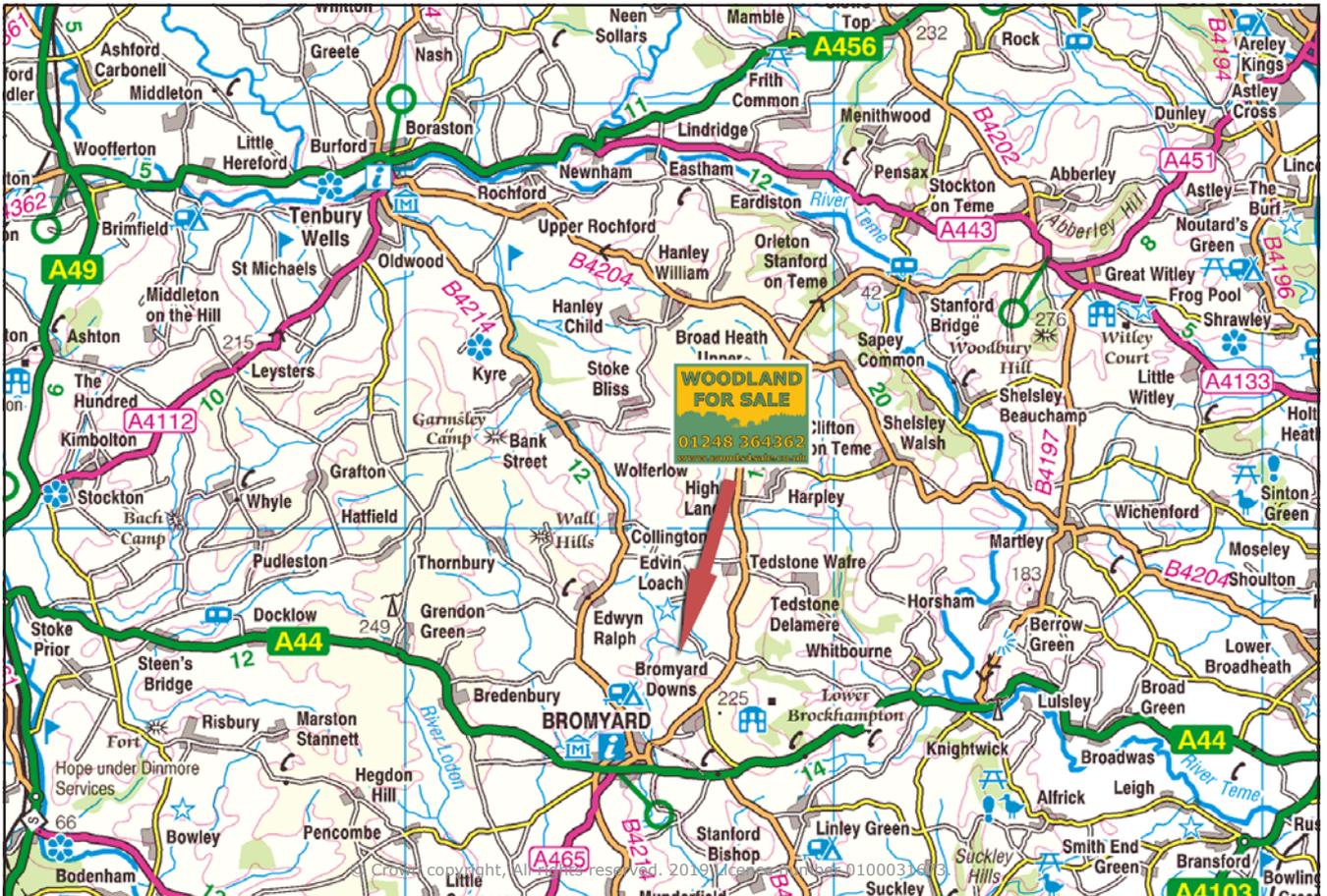
Woods4Sale Interest

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

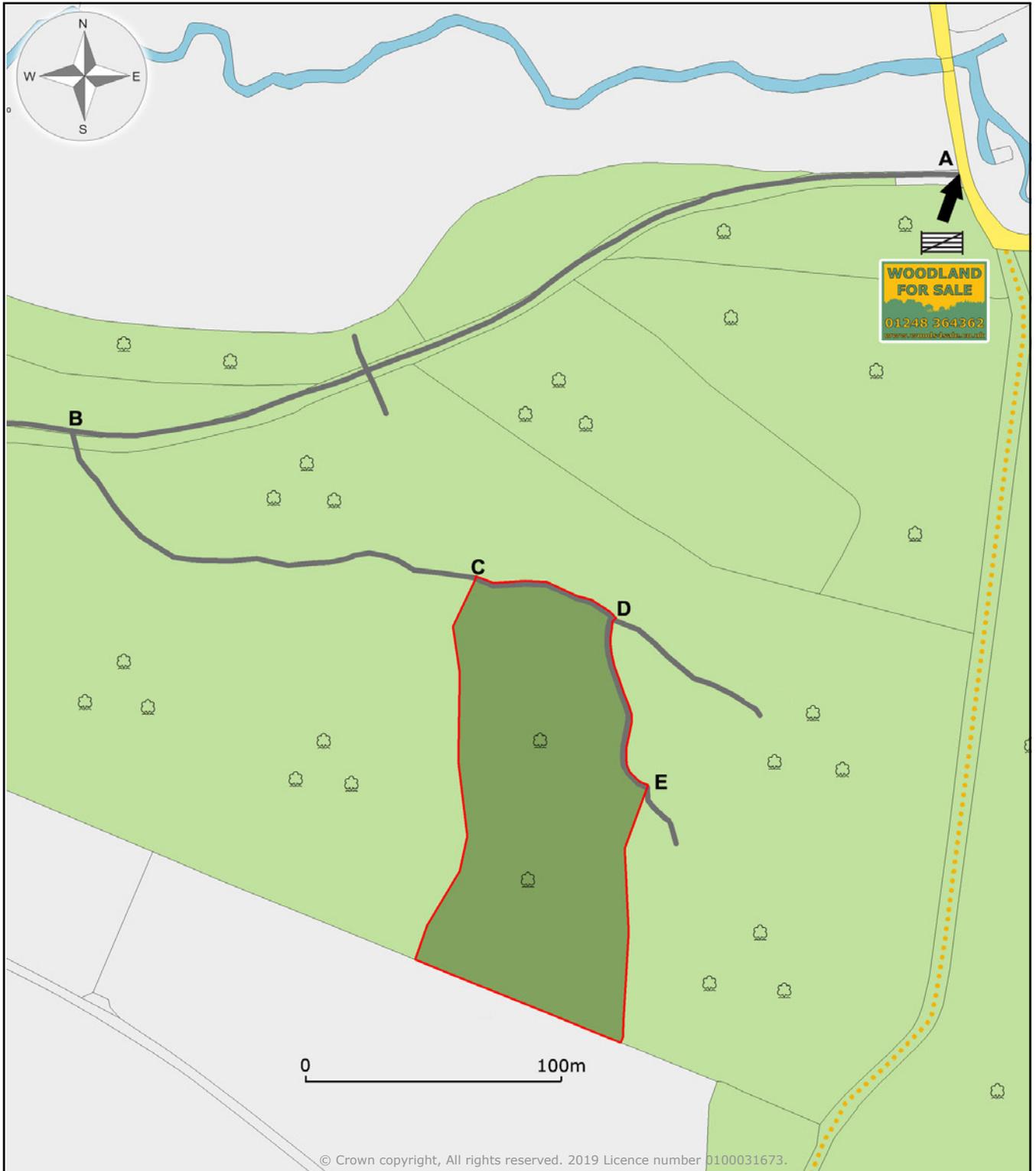
Contact

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