

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.



Kingston Wood

Banwell, North Somerset. 2.13 acres of primarily mature beech and oak near the coastal town of Weston-super-Mare for £24,000 (freehold)

A charming broadleaf woodland with a small quantity of conifer trees in an Area of Outstanding Natural Beauty, 25 miles west of the historic city of Bath.

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Kingston Wood, Banwell, North Somerset



Description

Part of a wider historic forest, Kingston Wood is situated on the northern edges of the beautiful Mendip Hills near Banwell village.

This woodland sits on gentle slopes with both northerly and southerly aspects. The soils are fertile free draining brown earths over limestone. The woodland has a fine overstorey of mature broadleaves with a few conifers adding variety and winter colour. Species found here include beech, oak, sycamore, ash, birch, Scots pine and larch with a sprinkling of holly and hawthorn beneath. Growing vigorously, the stems show fine form which testify to careful management. Towards the southern end of the wood and subtly separated by an old forest track, is a maturing shrub layer of hazel coppice underneath some well-established ash.

Characteristic of a long-established woodland, there is a colourful ground flora of bluebell and wild garlic that provide a spectacular carpet of colour in spring. The woodland supports a wide spectrum of fauna including the lesser horseshoe bat, woodpecker, buzzard, badger and abundant roe deer.

A useful secondary soft track (accessed through neighbouring woodland) provides an alternative access for forest management purposes only (e.g. timber extraction). A Forestry Commission thinning licence is already in place and this would allow a new owner to take a useful supply of firewood whilst giving the remaining trees room to further mature.

Kingston Wood lends itself perfectly to a family keen to learn about all aspects of woodland life, combined with some weekend camping. It has good access and is reached via a hard-surfaced track suitable for a 2WD vehicle.

If It Were Mine

The tranquillity of this woodland would be perfect not only for some camping and wild garlic foraging (homemade pesto!) with the family, but also a good firewood supply. I'd take advantage of the Forestry Commission thinning licence and yield some ash for the family hearth, maybe even carry out some high pruning duties of the finer trees for future generations to enjoy.

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: 182

Ordnance Survey Grid References:

- Roadside gate: ST 407 593

- Centre of wood: ST 403 588

Nearest postcode: BS29 6PQ

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 Banwell village, head east on the A368 towards Sandford.
- After approximately half a mile, you will see a layby on the right-hand side with a double wooden gate set back and Wood4Sale signs (point A on the

Kingston Wood, Banwell, North Somerset



plan).

- Please park safely in front of one of the gates, ensuring there is clear vehicular access through the other for key holders (sorry, we do not provide keys for viewings).
- Climb the gate (point **A**) and turn immediately right, continue along the track and up the hill.
- After roughly half a mile you will reach a T junction (point **B**) with the ruins of a cottage set back to the right.
- Turn right and continue along this track for approximately 330 metres. You will arrive at the start of the woodland situated to the right of the track, indicated by a wooden post with a green and yellow painted top and a pull-in on the right (point **C**).
- There is also a right of way granted into the wood from point **E**, but for viewing purposes, please use the access from point **A**.

Boundaries

- The north boundary is indicated by blue paint on trees and wooden posts.
- The south boundary is set back from the inside edge of the track, indicated by green paint on wooden posts.
- The east boundary is indicated by orange paint on trees and wooden posts.
- The west boundary is indicated by white paint on trees and wooden posts.

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

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

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

Kingston Wood, Banwell, North Somerset



- (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.

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

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

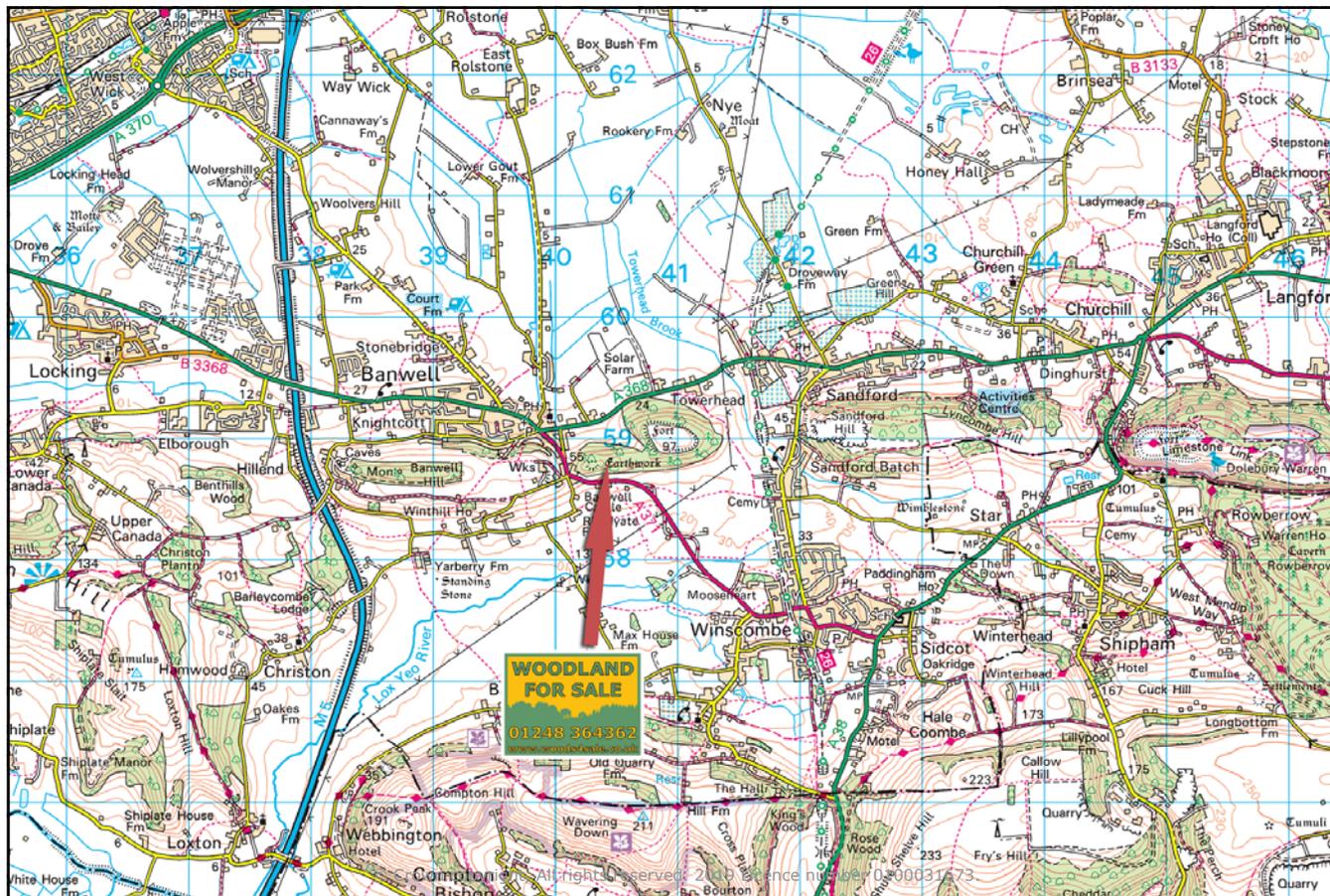
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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

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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				