

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.



Limeway Wood
near Ironbridge, Telford, Shropshire. Mature
broadleaves with superb access, a stream and pond.
1.79 acres for £25,000 (freehold)

A delightful, small and characterful woodland with a fast flowing stream running through the valley, lined with oak and birch. Located close to the Wrekin, near to Little Wenlock.

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Limeway Wood, Telford, Shropshire



Description

Limeway Wood forms part of a larger deciduous forest classified as an Ancient Semi Natural Woodland, confirming there has been continuous tree cover since at least the year 1600.

This superb parcel of woodland offers the most desirable attributes including a fast flowing, meandering stream that feeds a pond rich with wildlife. The oak and birch are enhanced by an abundance of native tree species and woodland features that would only occur where there has been little tree disturbance.

The abundant hazel stools will make excellent canes for the vegetable patch and the holly trees provide a source of material for making wreaths and Christmas decorations as well as a food source for the local deer population.

This fertile woodland comes alive in the spring and is aflush with herbs and flowers, notably, bluebells, primroses, wild garlic and honeysuckle attracting birds and insects alike.

The wood is serviced by a good stone track suitable for a 2WD car in all seasons. The gated entrance is shared by other users and provides privacy as well as security. There is a layby to park and turn that doubles as a useful hardstanding for loading firewood.

Limeway Wood has a very secluded feel with no permitted public access. With fantastic amenity value this small wood is a wonderful place to carry out some light silvicultural work or for the kids to make dens on the weekends.

If It Were Mine

There is a Forestry Commission thinning licence in place at this wood should a prospective owner wish

to carry out some light thinning of the suppressed trees and allow more light in to enhance the already diverse habitat. I might also make a path to a nice spot in the wood where I could enjoy the surroundings. I'd preserve the natural features, remove any obstructions from the water and protect new tree saplings from browsing deer.

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: 127
Ordnance Survey Grid References:
- Roadside gate: SJ 662 092
- Centre of wood: SJ 657 094
Nearest postcode: TF6 5BS

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 the PowerStation at Ironbridge A4169 head north east on Buildwas Road.
- At the roundabout, take 1st exit on to A5223.
- After 0.2 miles at roundabout, take 1st exit After 0.4 miles turn left towards Dog in the Lane.
- After 0.3 miles turn right on to Dog in the Lane.
- After 0.7 miles turn right towards New Works Lane.
- After 0.5 miles turn left on to New Works Lane.
- After 0.5 miles there is a yellow barrier to a carpark

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on the left (point **X** on the plan), park here and continue on foot.

- Follow the track to the side of the carpark for 360 metres bearing right at the junction and to the silver barrier to the wider woodland (point **A**).
- Follow the stone track straight and down the hill for 370 metres to the locked wooden gate with the Woods4Sale sign on it (point **B**).
- Climb over the gate (sorry, we do not give out keys for viewings) and follow the stone track for a further 50 metres to point **C**. This is the start of the wood and continues to the right of the track.

Boundaries

- The north boundary is the hedge.
- The east boundary is marked with blue paint on timber stakes and on trees set back from the outside edge of the track.
- The south boundary is marked with green paint on timber stakes and on trees.
- The west boundary is the agricultural fence.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

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

Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for this wood from the roadside bollards up to the woodland boundary (marked **XABC** on the plan).
- A right of way is reserved over points marked **CD** on the plan for the benefit of the woodland beyond.
- There is a historic right of way reserved over the route **CE** for the benefit of the adjoining farm.
- A shared maintenance clause covers these rights of way.

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

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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.

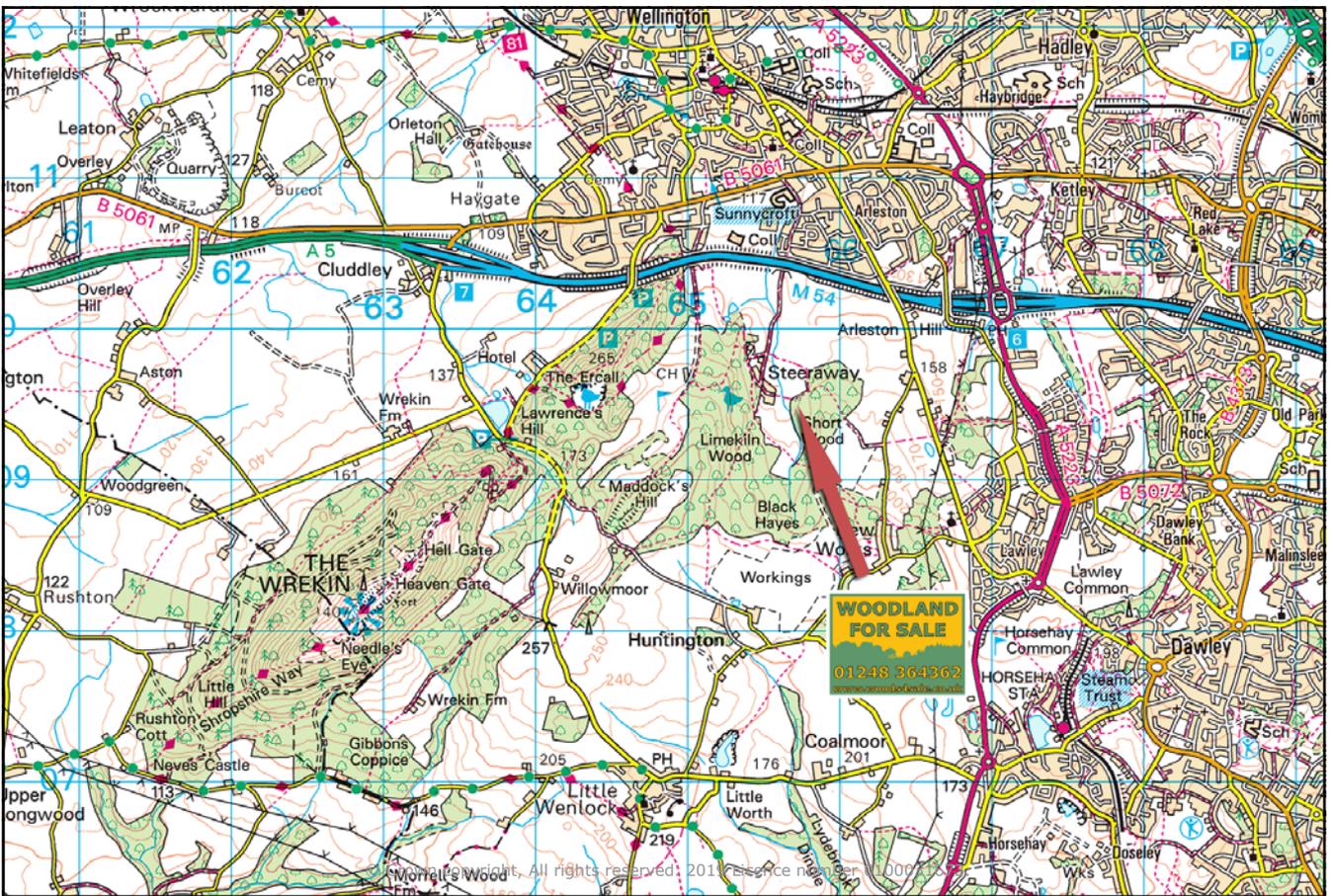
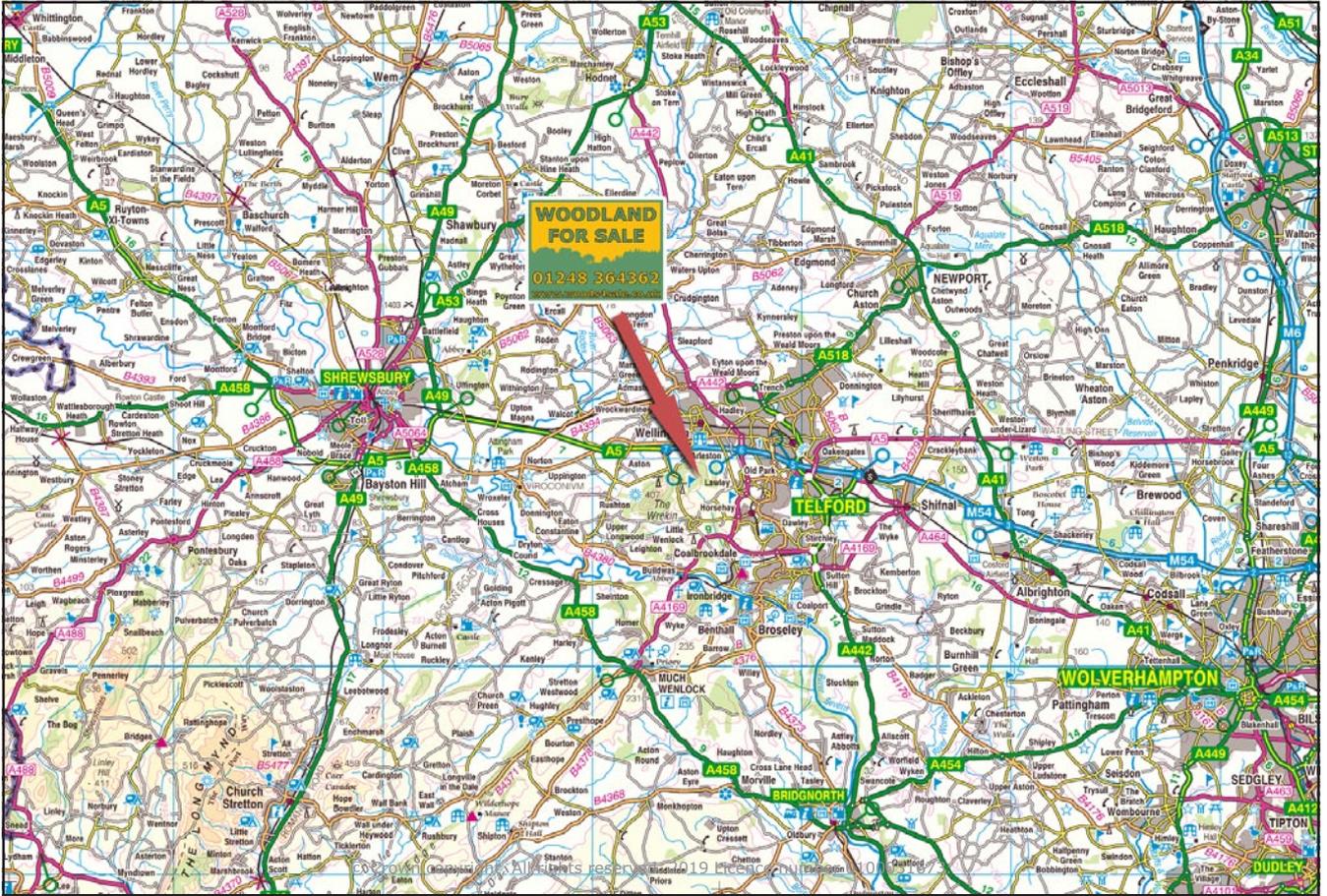
Woods4Sale Interest

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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