

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.



Littleton Wood

**1.46 acres of mixed mature woodland in an Area of Outstanding Natural Beauty, 15 miles from Bristol, in North Somerset.
£18,000 (freehold)**

A tranquil mature mixed broadleaf woodland with excellent access and fantastic views across the rolling countryside.

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Littleton Wood, Banwell, Somerset



Description

Littleton Wood is a delightful diverse woodland with some truly ancient characteristics. The woodland is primarily made up of mature beech trees and hazel stools (believed to be over 100 years old), although it does have elements of Scots pine and larch and a nice amount of silver birch. A valid Forestry Commission thinning licence benefits anyone looking to reinstate the coppice or fell a few birch trees for some firewood.

In springtime under the lovely green canopy the ground is transformed into a sea of blue and white, created by the bluebells and wild garlic. Hart's tongue fern, soft fern, a variety of mosses and wild grasses and the odd dog's mercury are also found throughout the woodland. The plants and trees are growing on fertile, free draining and slightly acidic soils, on a northerly aspect slope.

The views out north extend towards Somerset and the River Severn and with a little clearance could make a lovely spot to construct a wooden bench and enjoy the quiet summer evenings. In the fields to the north and in the wider woods, roe deer have been seen on numerous occasions, along with signs of foxes, badgers, buzzards and green woodpeckers too, and at every visit we are serenaded with an assortment of songbirds.

The woodland is accessed along a well maintained hard track that takes you right to the woodland edge and is suitable for year round use. As a place to relax, to camp or for a part time woodworker Littleton Wood is a fantastic opportunity for someone.

If It Were Mine

I would clear an area on the boundary, pitch a tent, and spend some wonderful evenings under the stars next to a small camp fire, whilst enjoying the quietness of the surrounding woodland. Some of the

trees could be felled using the handy felling licence to open up the canopy to benefit the woodland as a whole.

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.

Nearest Postcode

BS29 6PQ (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///venturing.shelved.replied](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 182

- Roadside gate: ST 407 593
- Centre of wood: ST 405 589

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 sign (point **A** on the plan below).
- Please park safely in front of one of the gates,

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ensuring there is clear vehicular access through the other for key holders (sorry, we do not provide keys for viewings).

- Climb the gate 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 then immediately right again down towards the ruin (point **C**).
- Continue down this track as it bends round to the left, passing the ruin on the right.
- At the corner of the agricultural field on your right hand side is the start of the woodland (point **D**).

Boundaries

- The north boundary is indicated by an earth bank with an agricultural field beyond.
- The southeast boundary (**DE**) runs from the corner of the agricultural field then along the northern side of the track to point **E**, indicated by blue paint on trees and posts that may be off-set by a short distance.
- The southwest boundary (**EF**) is the southwestern edge of the earth track as indicated by blue paint on trees and posts, these may be off-set by a short distance.
- The northeast boundary is indicated by an agricultural field with a fence.
- 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 for all times and all purposes over the route **ABCDE** on the plan below.
- A right of way is reserved to others for all times and all purposes over **EF**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way within 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
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct

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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

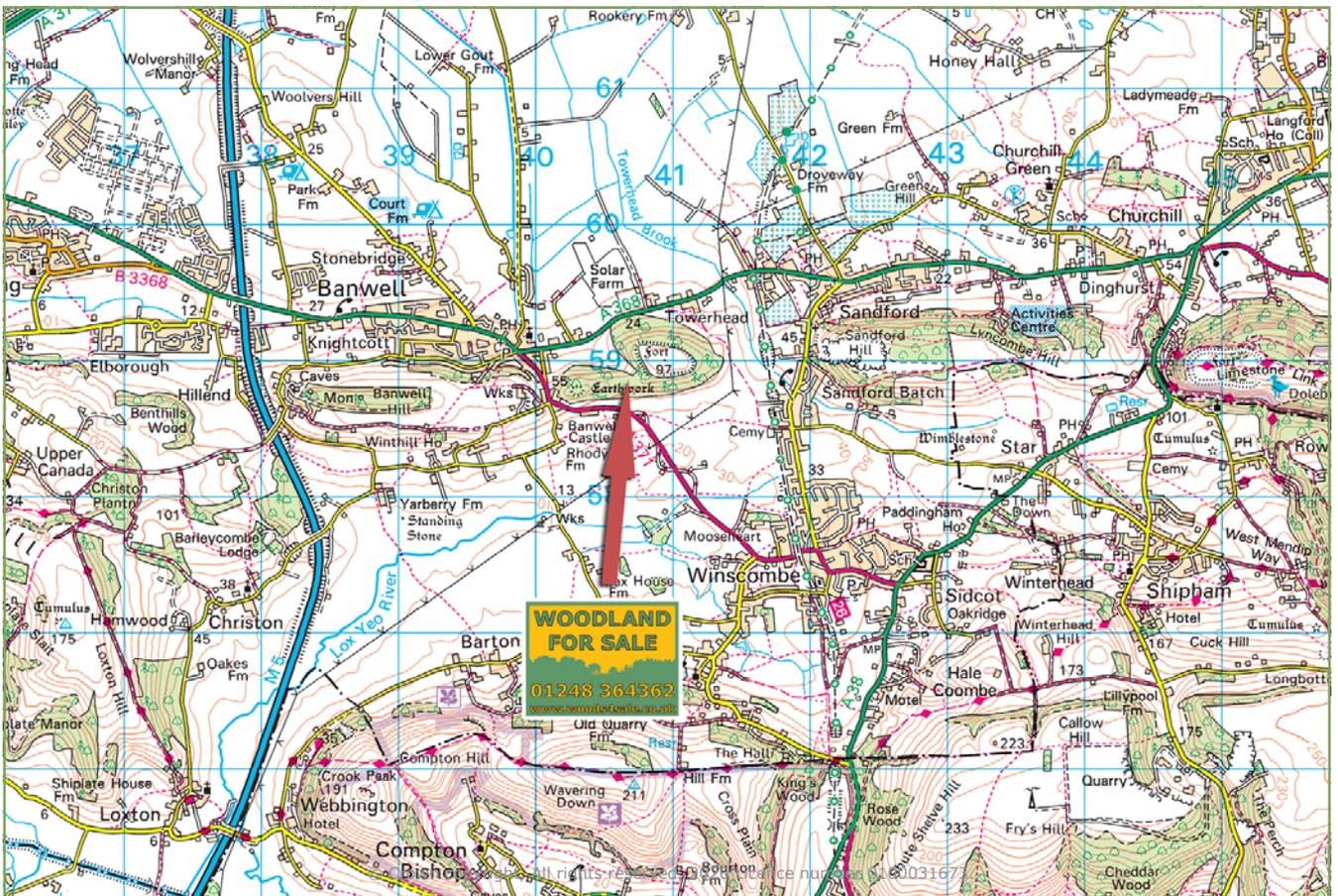
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

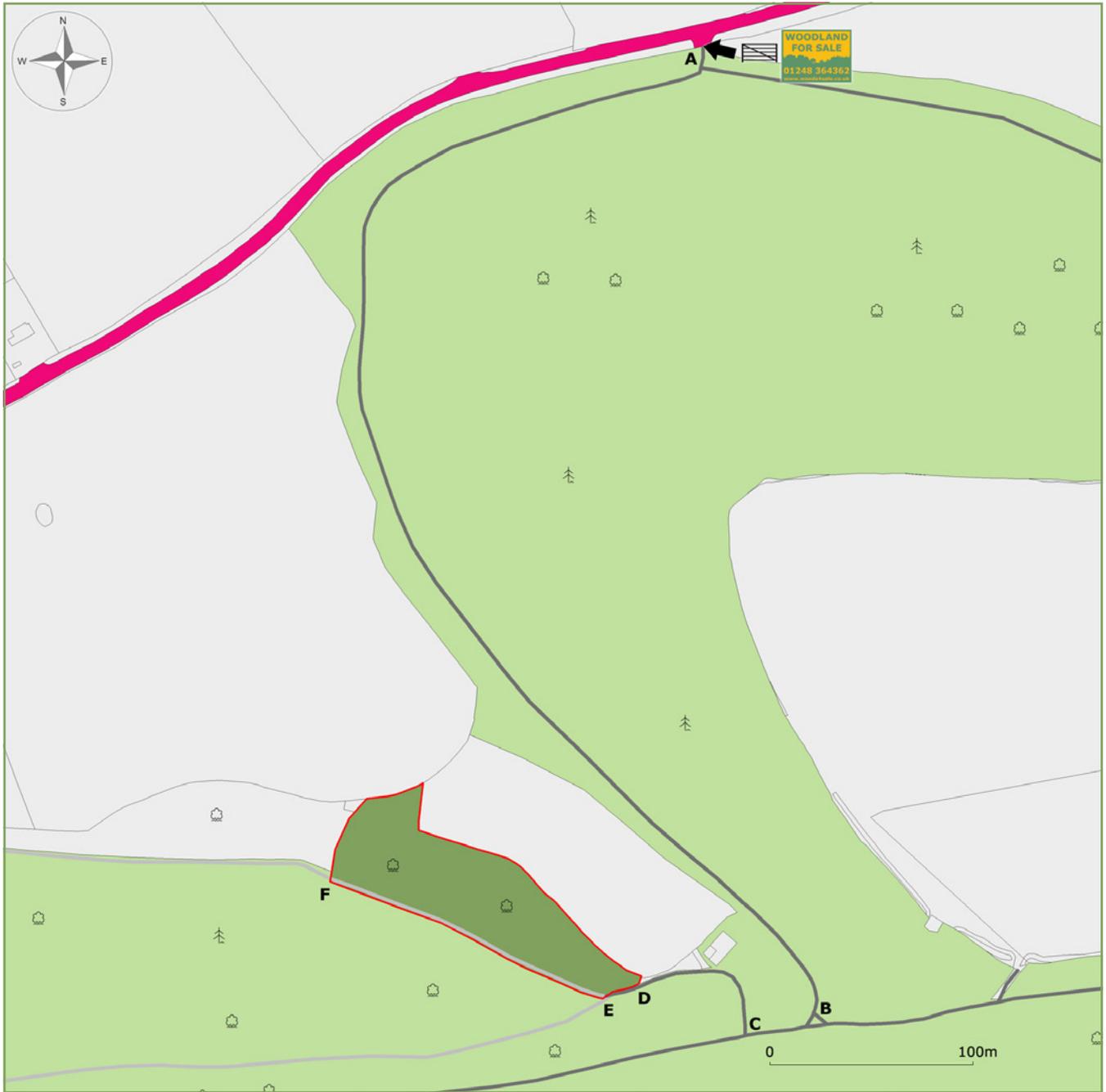
For any enquiries about this woodland,

please contact us on 01248 364362, or email 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		