

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.



Lookers Hyde

near Ironbridge, Telford, Shropshire, mature deciduous
Ancient Woodland with open space and car access. 1.86
acres for £22,000 (freehold)

A charming, characterful woodland with planting opportunities with a slight slope, located close to the Wrekin and Little Wenlock.

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Lookers Hyde, Telford, Shropshire



Description

Lookers Hyde forms part of a larger Ancient Semi Natural Woodland, confirming that there has been continuous tree cover since at least the year 1600. The wood is enhanced by an abundance of native woodland features that would only occur where there has been little tree disturbance.

With good hard track access all the way to the woodland boundary, you will immediately be drawn to an open area of bare shaley earth that would be suitable for planting new trees. Beyond this area the ground dips away and becomes highly populated with native trees - chestnut, birch, maple, oak and rowan are common. There are also ancient woodland species including holly and yew providing dense green in the cooler months.

The flora in this wood is especially abundant in the lower areas, you will find bluebells, primroses, and wild garlic to name a few of the woodland blooms.

The fauna is especially interesting with fallow and roe deer tracks here and there - signs of badger and fox are evident too. Many feathered visitors, including little owl, sparrowhawk, woodpecker and many harmonious songsters enjoy the tranquillity of this location.

The wood is accessible with a 2WD vehicle all year round with locked gates at the entrance, shared with other woodland owners.

If It Were Mine

I would plant a hedge of thorn and hornbeam along the boundary of the open space, then within I would plant mostly birch in the poorer soils with beech and oak in the brown earth. I might also scratch out a camping area for a firepit and seats.

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

TF6 5BS (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///blunders.toothpick.agenda](https://www.what3words.com/blunders.toothpick.agenda)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 127

- Roadside gate: SJ 662 092
- Centre of wood: SJ 658 096

Directions & Access

- From the PowerStation at Ironbridge A4169 heading 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 on the left (point **X** on the plan), park here and continue on foot (sorry, we do not give out keys for viewing).

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- 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 for 200 metres to the locked wooden gate on the right (point **B**).
- Climb the gate - this is the start of the wood.

Boundaries

- The northeast boundary is marked with blue paint on timber stakes and on trees.
- The northwest boundary is an old fence.
- The south boundary is the inside edge of the track indicated by a fence that may be off-set by a short distance.
- The eastern boundary is the inside edge of the track indicated by timber stakes and trees that may be off-set by a short distance.

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 where reserved by statute.

Rights Of Way

- There is a public right of way that cuts the southwest corner.
- A right of way is granted for this wood from the roadside bollards up to the woodland boundary (marked **XABC** and **BD** on the plan).
- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

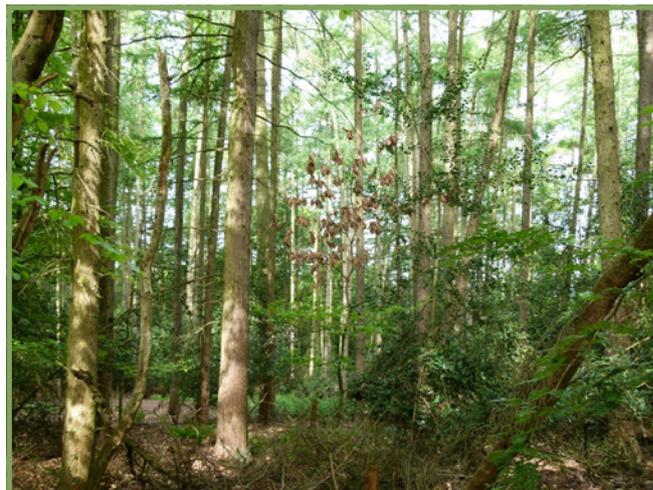
1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant 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 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

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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.

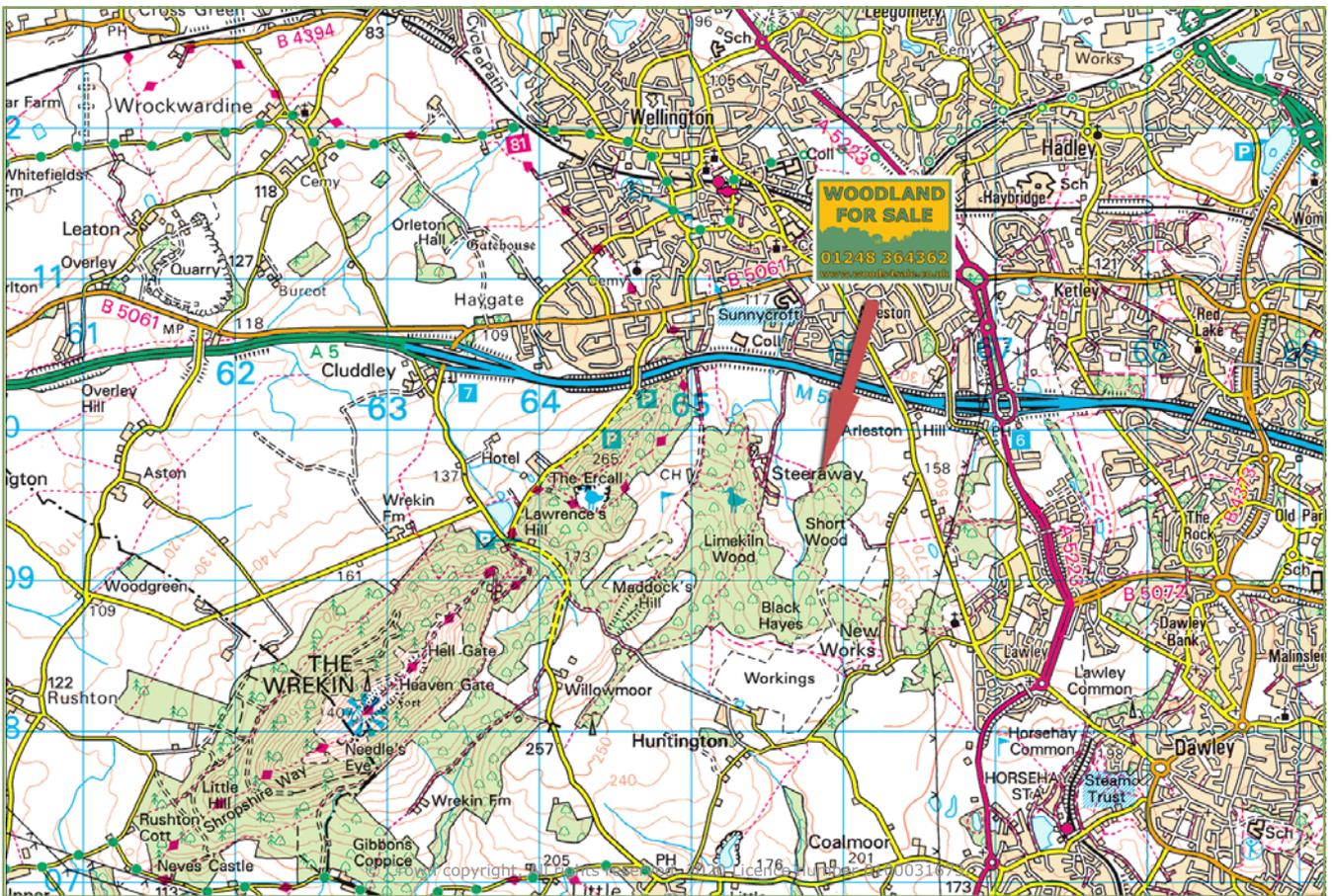
Woods4Sale Interest

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

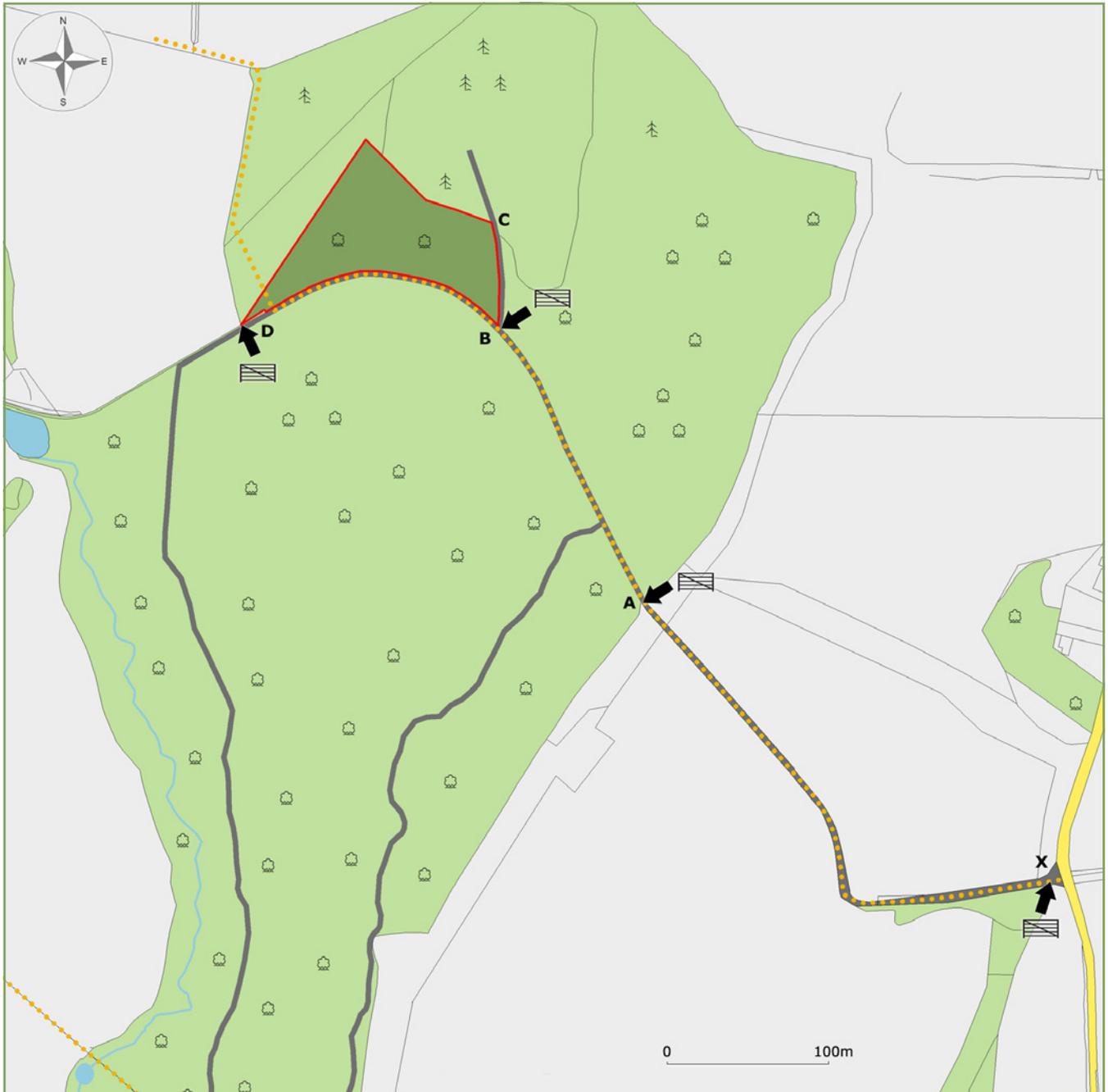
Contact

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		