

WOODS 4 SALE

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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.



Lydi Cop

**2.69 acres of pole stage hardwoods
near to Halesowen, Romsley,
Bromsgrove for £32,500 (freehold)**

Manageable stand of hardwoods set on level ground in unspoilt and peaceful Worcestershire countryside. Conveniently located between Halesowen and Bromsgrove in the West Midlands.

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Lydi Cop, Halesowen, Romsley, Worcestershire



Description

Lydi Cop is a broadleaved wood set within an Ancient Woodland site. The trees were replanted approximately 20 years ago, have excellent form and are dense in number providing a great opportunity to harvest the poorer trees and produce some excellent firewood with minimal effort. You will find a mixture of oak and birch predominantly but the wood also hosts rowan, sweet chestnut and holly trees. The single canopy cover creates a charming place where the trees blend harmoniously with the environment.

Carpeted with short woodland grasses and frequent ferns, the woodland floor is almost free from entanglements and is delightful to stroll amongst the trees. In spring the ground is graced with bluebells and the abundance of fox gloves in summer provide a lovely display. Frequently seen in the wider woodland are muntjac and sika deer that feast on the chestnuts when in season.

Access is excellent to Lydi Cop, the well-constructed hard stoned track is suitable for a 2 wheel drive car at all times of the year. Entry is from a quiet council road, through a secure locked gate to the wood boundary. There is a hard stoned lay-by and an unsurfaced track that runs up the east boundary.

An average clause on this property provides for 25% of the increase in the value of the land upon the granting of planning permission to be paid to a previous owner up until April 2020. After this the average clause lapses.

If It Were Mine

I would thin out a good proportion of the birch leaving the oak to develop and grow further. I would also create a shelter for storing and drying the wood that could provide a useful retreat to enjoy the surroundings over lunch.

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: 139.

Ordnance Survey Grid References:

- Roadside gate: SO 957 783.
- Centre of wood: SO 950 782.

Nearest postcode: B62 0LN.

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 Halesowen, take the B4551 heading south to Romsley.
- Turn right onto Farley Lane, approximately 300 metres after passing through Romsley.
- After a further 500 metres stay on Farley Lane through the left bend and in 200 metres the woodland entrance is signposted on the right.
- The woodland entrance is set back from the road. The locked steel gate has a woods4sale sign on it.
- Park safely without blocking access. I'm sorry but we do not give out keys for viewing.
- Climb over the gate (point **A** on the plan) and walk following the hard surfaced track 350 metres to the junction at **B**.
- Continue straight down the hill for 250 metres to the junction at point **C**.
- The wood starts here on the right and continues on the right to point **D**.

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Boundaries

- The northwest boundary is indicated by green paint on boundary trees and wooden posts.
- The northeast boundary is indicated by red paint on boundary trees and wooden posts set back from the outside edge of the track.
- The southeast boundary is the outside edge of the track and is indicated by green paint on boundary trees and wooden posts.
- The west boundary is indicated by red paint on boundary trees and wooden posts.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are reserved to the previous owner.

Rights of Way

- There are no public rights of way in the wood.
- There is a right of way granted for the woodland owner all the way from the council highway to the boundary of the wood (marked **ABC** on the plan)
- A right of way is reserved over point **CD** and **CX** for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.

Fencing Liabilities

There are no 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 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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