

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.



Melick Wood nr. Pontesbury, Shrewsbury, mid Shropshire. 3.52 acres of mature oak woodland for £44,500 (freehold)

Idyllic naturalised mature broadleaved wood in an outstanding location between Stiperstones and the Long Mynd.

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Melick Wood, Shrewsbury, Shropshire



Description

Set in a stunning location, Melick Wood is a delightful broadleaved woodland that has the feel of ancient beginnings.

The wood lies in a slightly elevated position, is practicably flat and has a bright open aspect. Located within a larger woodland and in a very quiet pastoral valley, it is almost totally devoid of noise. Across the farmland you can see the start of the range that forms the Long Mynd, which stretches all the way to Church Stretton.

Access to the wood from the council road is along a hard-surfaced track which is suitable for a two-wheel drive car. The track extends through the larger woodland up to Melick Wood and beyond. There is a place where you can turn and park.

The wood is comprised of a mixture of mature broadleaved tree species dominated by oak, beech, birch and alder. There are self-seeded young trees throughout and a diverse variety of flora that make up the shrub layer, giving the wood a secluded feel. At ground level, hard fern, dog-rose, honeysuckle, sedge and even some patches of bluebells are a few of the seasonal woodland blooms here.

Within this fertile spot, there is a combination of verdant grassy glades and dense vegetation emphasising the natural characteristics of this wood.

By far the most attractive features in this wood are the mature oaks with far reaching limbs displaying majestic character and providing huge ecological benefits to the area.

If It Were Mine

Whilst being sympathetic to the wood, I would create a path and perhaps put a seat in a position to take

in the beautiful surroundings. I would also consider creating a rope swing on one of the old oaks and clear an area so I could camp out on summer nights.

Silviculturally I would look at felling a few poorer trees to provide some useful firewood and create a deadwood habitat.

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: 126

Ordnance Survey Grid References:

- Roadside gate: SJ 395 017

- Centre of wood: SJ 393 015

Nearest postcode: SY5 0SQ

Directions & Access

- From Shrewsbury: From A5 by-pass take the A488 towards Pontesbury.
- In Pontesbury continue down the hill and turn left onto Chapel Street which is approximately 200 metres before the Church.
- Continue on Chapel Street keeping left which takes you onto Habberley Road.
- Continue to Habberley and take the second right where the road forks towards Bridges.
- Continue on this road for approximately one mile

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before turning right onto a stone track to Lower Vessons.

- At the sharp bend the entrance gate is in front of you which has a Red Rock Forestry management sign on it (point **A** on the plan). Park safely without blocking access and continue on foot (we do not give out keys for viewing).
- Follow the track for 100 metres (point **B**).
- Take the second right up the track and continue for 130 metres to point **C**, the wood starts here.

Boundaries

- The north boundary is the agricultural fence.
- The west boundary is the agricultural fence.
- The east boundary is set back from the edge of the track indicated by a wooden stakes with green paint.
- The south boundary is indicated with pink paint on wooden posts and boundary trees.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **XABCE** on the plan).
- A right of way is reserved over **CD** for the benefit of the woodland beyond.
- A shared maintenance clause covers all rights of way, with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland has recently been designated as an Ancient Woodland and 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 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.
2. The Easement over the route **XA** imposes certain obligations:
 - (a) To indemnify the grantor for all damage caused by the exercise of the right and to compensate the grantor for any such damage not made good.
 - (b) Not to cause nuisance, annoyance or disturbance to the Grantor's land or any adjoining land.
 - (c) Not to allow anyone not authorised by you to

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exercise the right.

- (d) To pay the Grantor a due proportion for the cost of repairing and maintaining the accessway.
- (e) Not to erect any building or other structure whatsoever on any part of the Property without the consent of the Grantor.
- (f) Not to carry on any trade or business on The Property without the consent of the Grantor.

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.

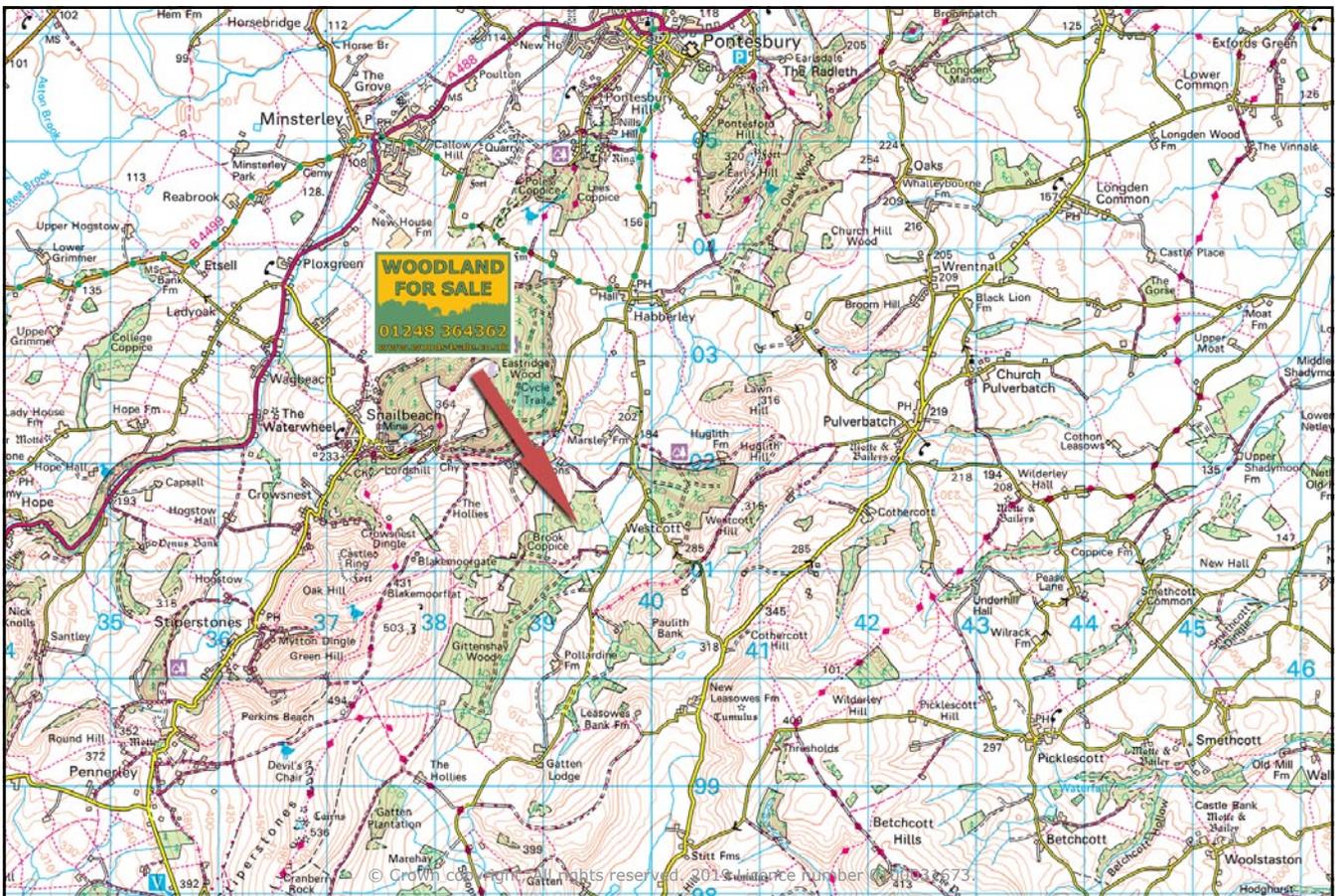
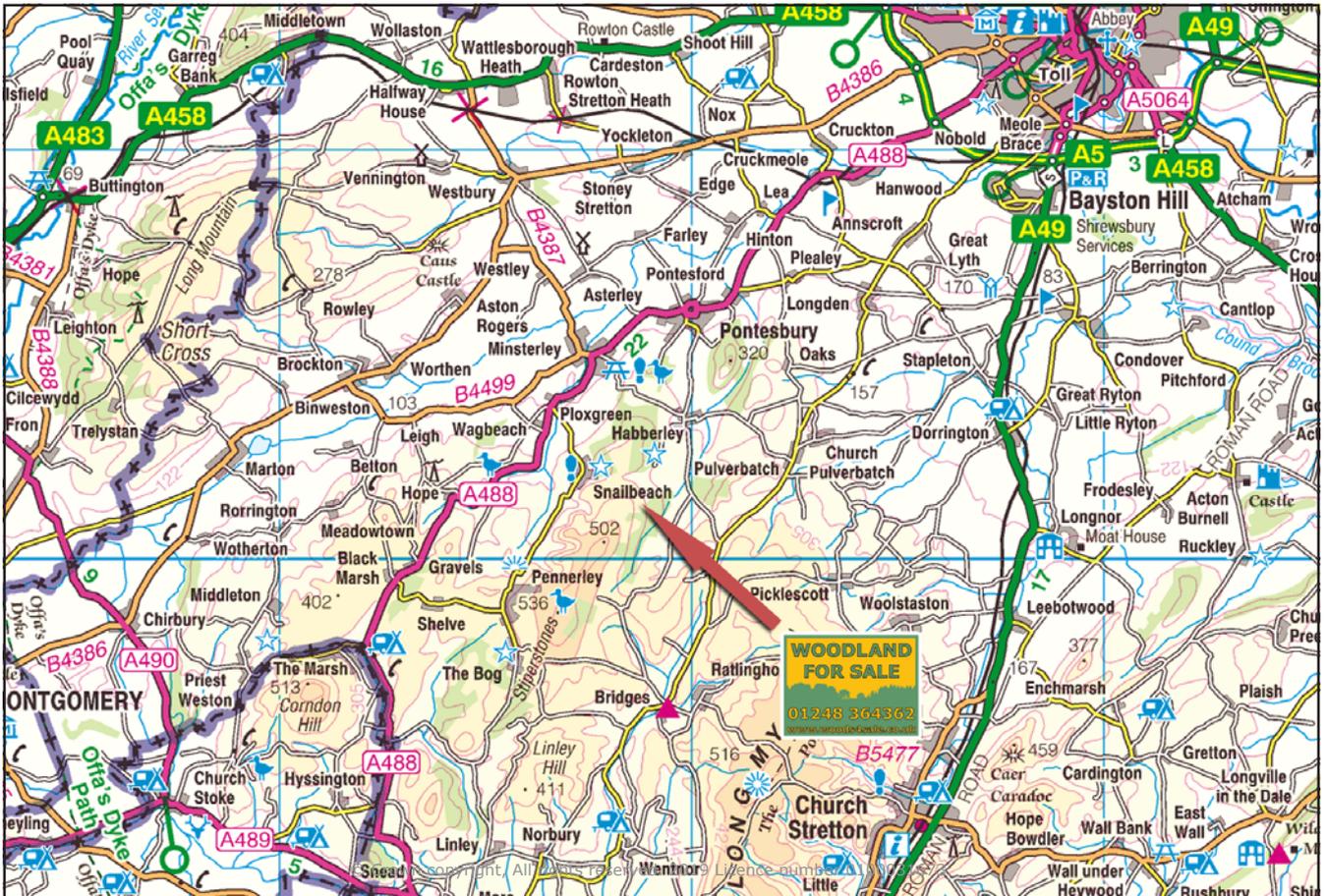
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

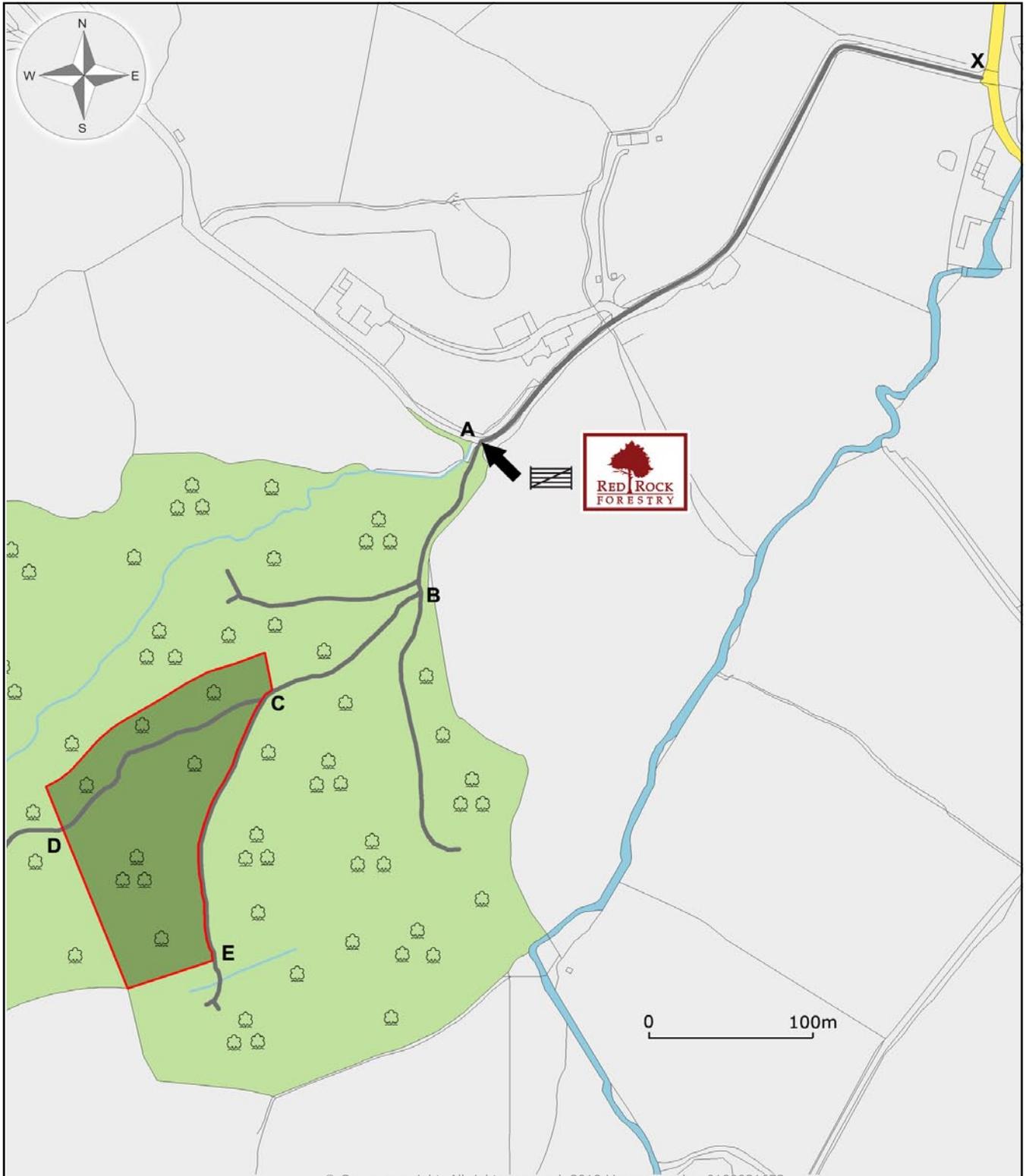
Contact

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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Legend							
	Motorway		Hard Track		Woodland For Sale		Woods4Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Manager's Sign
	B Road		Bridleway		Paddock/Meadow		Gate
	Minor Road		Public Foot Path		Broadleaf		
	Unclassified Road		Public Byway		Conifer		
	Railway		Path				
	Water Course		Wall				