

# 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.



## Prince Wood

1.92 acres of native mixed broadleaves, near Delamere Forest in the Cheshire countryside, for £33,500 (freehold)

Oak and native broadleaves in a quiet location with a stream with great potential.

**SALE**

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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## Prince Wood, near Delamere Forest, Cheshire



### Description

Prince Wood is a lovely little woodland in a quiet location in the Cheshire countryside. Found in the middle of a larger woodland, locally known as Hunt Hill, Prince Wood shares many of the characteristics of the wider area. Made up of mostly pedunculate oak trees, you will find the occasional beech, ash and sycamore tree too. Hazel and hawthorn are growing in places, mainly on the woodland edges.

Rhododendron is growing throughout Prince Wood, a couple of weekends in the summer with a chainsaw will control the slow spread of this plant. Secluded glades could be created making a great place to camp amongst their evergreen leaves. In the spring, the flowers in bloom are quite something to see (and smell!).

Bluebells and daffodils have been identified in the area, and when the rhododendron is cleared allowing sunlight to reach the woodland floor, it is fully expected to explode with growth from a variety of plant species including wildflowers.

There are a few natural water sources in the woodland which are undeveloped and causing a few muddy spots as the water tries to find its way down to the stream on the eastern edge. This is an ideal place to replicate water features like the two ponds at the entrance to the wider woodland. Being spring fed should mean water stays in the ponds year-round, providing another attraction for animals and birds alike - ducks have been seen on the other ponds on many occasions.

Wildlife is abundant in the woodland, namely badgers, foxes, rabbits, hares, squirrels and a wide variety of birds including a few birds of prey, thought to be buzzards by our foresters!

Access to the woodland is excellent along a shared



stone track that was recently upgraded. The woodland is situated between the villages of Norley and Cuddington, a short drive from Chester and Northwich.

In summary, this is a great woodland, with plenty of characteristics and potential. All it needs is someone willing to roll up their sleeves and get stuck in with a bit of rhododendron control.

### If It Were Mine

The rhododendron has become overgrown, and needs careful and selective pruning. This could create some very private glades, the perfect place to pitch a tent and camp under the stars. I would also clear the plants and rhododendron from around the water course, thus opening it up for use and to allow light to get to the ground which should encourage some different plant species and enhance the diversity of this woodland.

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 paddock.**

### Nearest Postcode

CW8 2TN (This is for the local area, not specific to the paddock).

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### What3Words

Entrance: [///infants.poses.exactly](#)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 117

- Roadside gate: SJ 583 722
- Centre of wood: SJ 583 721

### Directions & Access

- From Northwich, head south on the A533 until you reach the A566, turn right heading west towards Chester.
- After approximately 4 miles you will reach a crossroads with traffic lights and a petrol station on the right hand side. Turn right onto the A49 (Forest Road) heading north towards Weaverham.
- Drive for less than a mile until you reach a crossroads (the White Barn pub is on the right).
- Turn left, signposted Norley and Delamere road.
- After a 1 mile turn right into Wood's Lane (there is a small triangular patch of grass adjacent to the turning).
- Drive for a further 200 metres and you will find the entrance to the woodland on the left-hand side (point **A** on the plan below), with a Woodland for Sale sign on a metal gate.
- Park opposite the gate and climb over the gate (sorry we do not provide keys for viewing purposes).
- Walk along the stone track for approximately 100 metres until you see a set of pink and yellow painted posts on the left and right, this is the start of the woodland (point **B**).

### Boundaries

- The northwest boundary is indicated by pink paint on trees and posts.
- The southwest boundary is in part the southwest edge of the stone track indicated by yellow painted wooden posts (which may be offset from the edge

of the track) and in part the northeast edge of the stone track indicated by blue painted wooden posts (which may be offset from the edge of the track).

- The southeast boundary is indicated by orange paint on trees and posts.
- The northeast boundary is the edge of the woodland with Wood's Lane immediately beyond.

### 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 at all times and for all purposes over the route **AB** and **CD**.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

### Third Party Rights

- An overage (clawback) agreement exists whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner.
- A deed of covenant must be signed at the time of purchase related to the overage provision.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and

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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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market:

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address,

phone number and date of birth of **all** legal purchasers.

- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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.

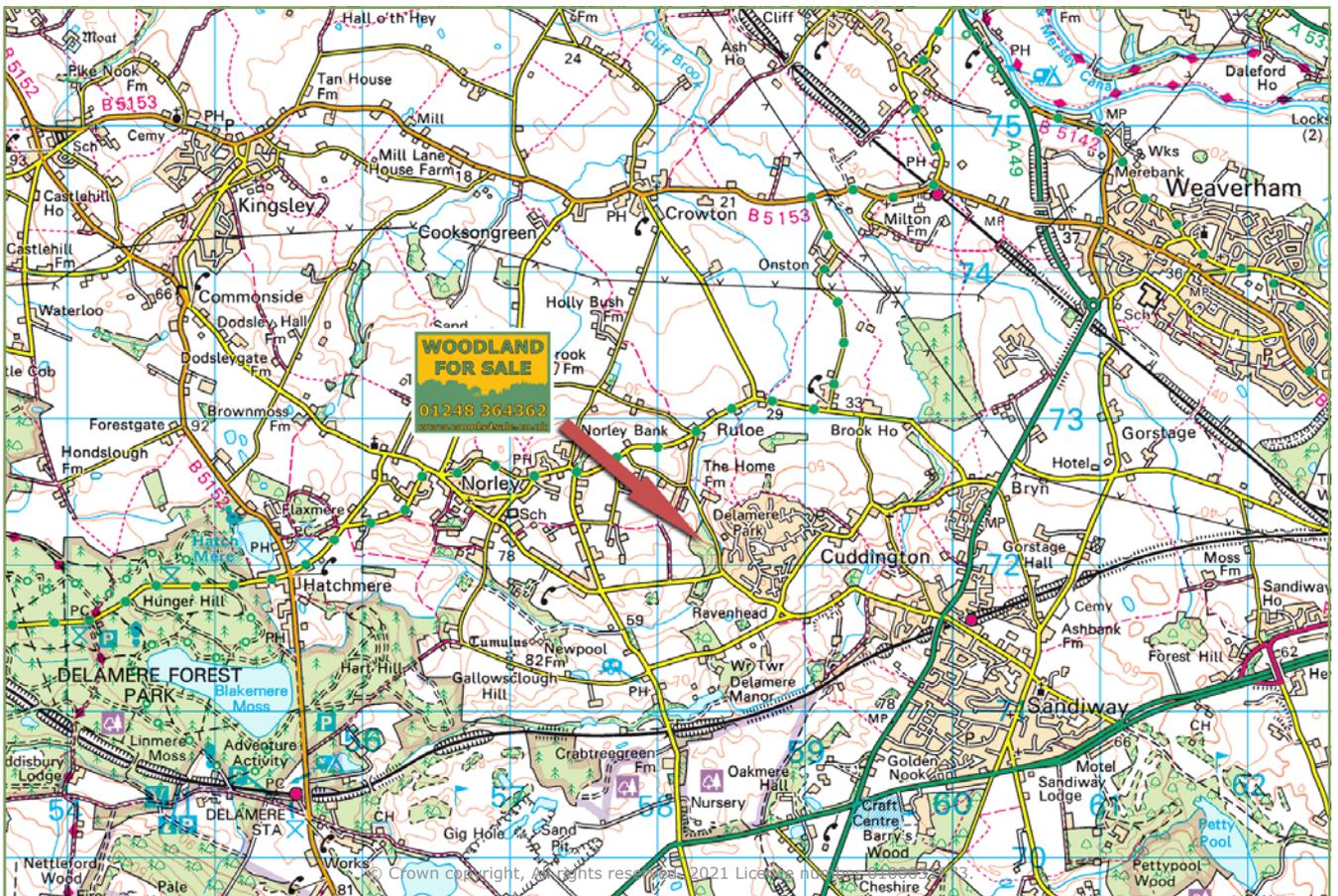
### Woods4Sale Interest

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

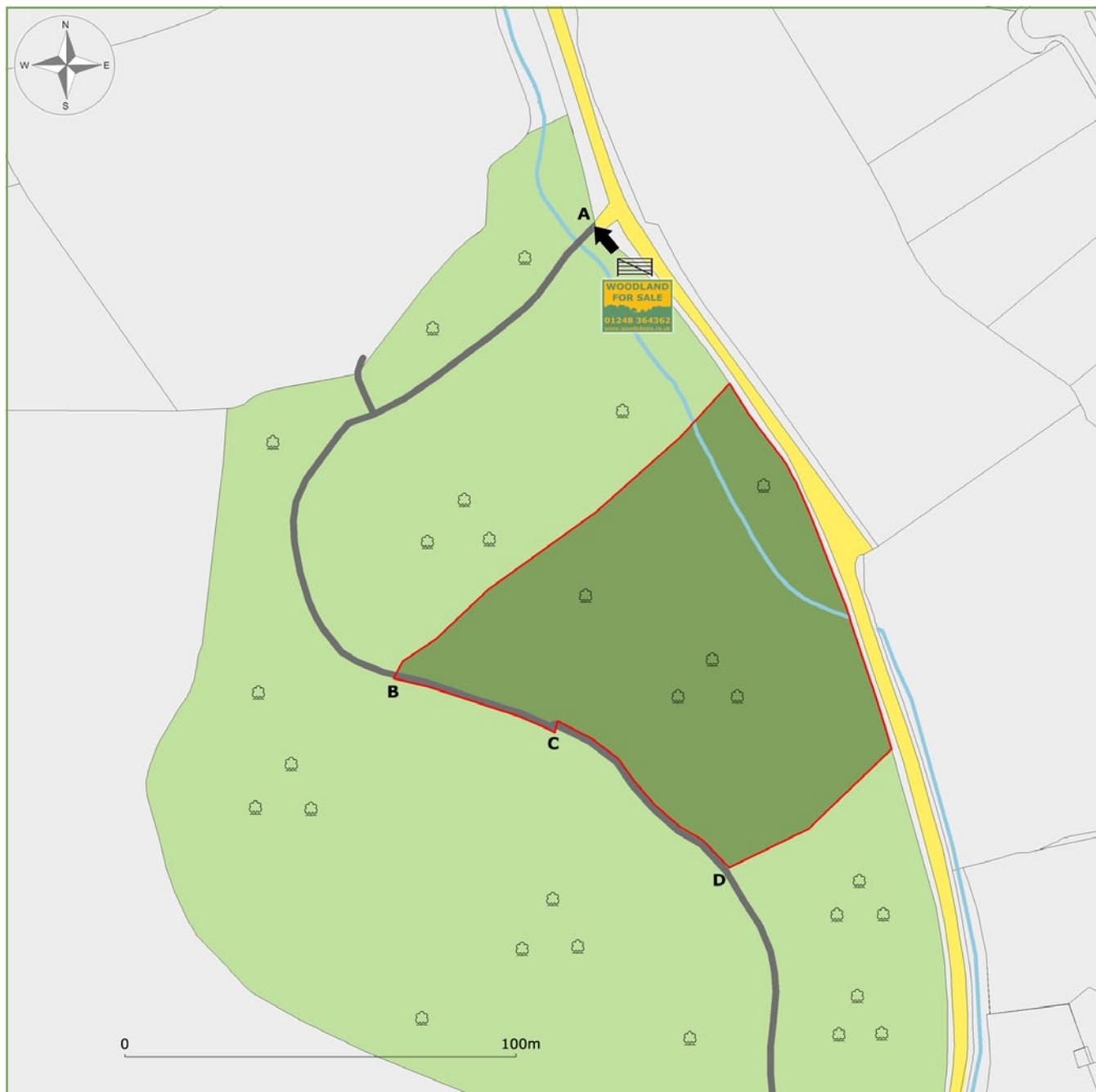
### Contact

For any enquiries about this paddock, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto: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		