

# 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.



## Prospect Head

**New Works, near Telford, Shropshire, 1.77 acres of  
mature broadleaves with superb access for £19,000  
(freehold)**

Stunning Ancient Woodland in a private and peaceful location with excellent access from the M54 motorway and a stone's throw from the Wrekin in Shropshire.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
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## Prospect Head, Telford, Shropshire



### Description

A beautiful mature oak and chestnut woodland growing in a fertile, characterful location. This wood contains some lovely specimens of oak and chestnut, many of which are over a hundred years old. Set amongst them is an abundance of birch, hazel, rowan and holly trees, typical of a naturalised Ancient Woodland such as this.

Prospect Head has many interesting features that suggest a history of working the hillside in search of minerals. There are old tracks that lead into the hill presenting undulations and formations along the bank.

The wood is gently sloping but has a central level plateau that would make an excellent base for woodland activities, whether it be producing some timber, camping out, or simply observing Mother Nature at her most peaceful.

Access is excellent and suitable for a car at all times of the year. The hard surfaced track enters the wood along the top of the property where a layby is available to turn and park. From this position you can view the near landscape and spot the deer that are frequent in this area.

### If It Were Mine

I would thin some of the restricted trees under the current Forestry Commission thinning licence and add some protection to the emerging saplings to encourage the next generation of trees.

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: 127

Ordnance Survey Grid References:

- Roadside gate: SJ 662 092

- Centre of wood: SJ 658 091

Nearest postcode: TF6 5BS

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 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.
- 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 for 50 metres to a wooden gate on the left (point **B**).
- Follow the track for 320 metres to point **C**. You will arrive at wooden stakes and trees painted yellow, this is the start of the wood.
- Sorry, we do not give out keys for viewing.

### Boundaries

- The northern boundary is marked with yellow paint on timber stakes and on trees.
- The southern boundary is marked with red paint on timber stakes and on trees.
- The western boundary is marked with blue paint on timber stakes and on trees set back from the edge of the track.

## Prospect Head, Telford, Shropshire



- The eastern boundary is the agricultural fence and hedge.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

### Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the roadside bollards up to the woodland boundary (marked **XABC** on the plan).
- A right of way is reserved over points marked **CD** on the plan for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.

### 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 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.

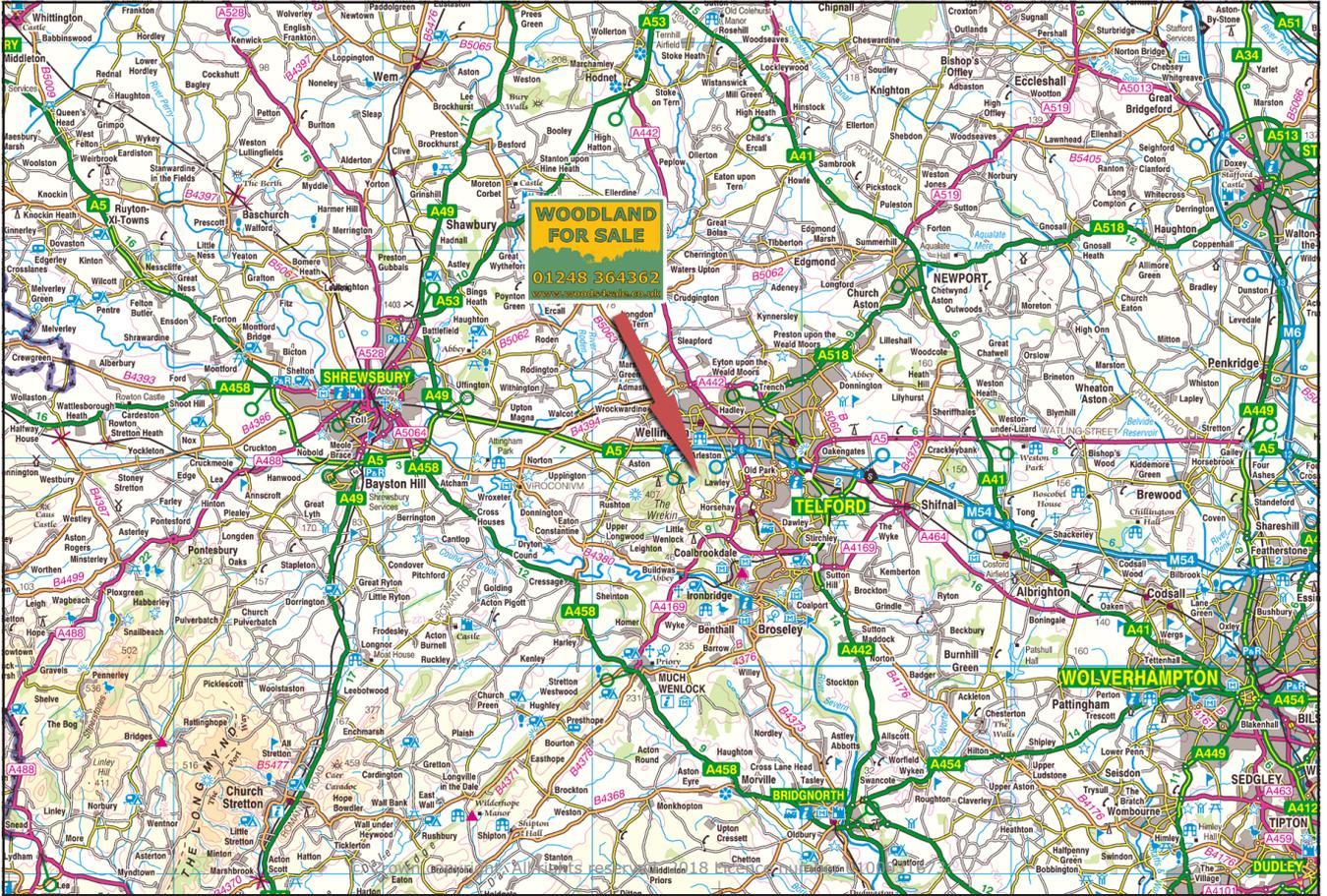
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

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