

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.



Robinsons Wood **Chetwynd, Newport in North Shropshire.** **4 acres of mid-rotation commercial** **conifer plantation for £32,000 (freehold)**

A mid-rotation pine plantation fringed with broadleaves. Set in a peaceful yet accessible location near to the market town of Newport, Shropshire.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Robinsons Wood, Newport, Shropshire



Description

Robinsons Wood is principally a replanted conifer wood situated off a quiet country lane. It is surrounded by woodland on all sides but one, which opens to views across leafy farmland. By car the delightful market town of Newport is only 5 minutes away.

After clear-felling in the mid 90s, the current crop of pine and larch was planted alongside birch and is now in early production phase. A Forestry Commission felling licence is in place to thin the wood that will produce some useful timber and promote growth of the remaining trees.

The planting of the conifer trees was supplemented with a decent belt of broadleaves fronting the roads on both sides, namely birch, oak, chestnut and beech trees. In summer the different shades of green contrast with the conifer and also complement the surrounding woodland.

Within the wood are remnants of a much older woodland, there are a small number of mature and well-formed beech and oak acting as a refugia for native woodland ecology to thrive.

Robinsons Wood represents a long term investment in the growth of the trees that will one day produce some useful timber.

If It Were Mine

I would remove the birch and any suppressed trees and sell the surplus produce to the local firewood market. I would also open a walking route through the wood connecting the mature trees within.

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:

Access point: 712 222.

- Centre of wood: SJ 714 221.

Nearest postcode: TF10 8ES.

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

- Leaving Newport on the B5062 heading west towards Edgmond.
- As you leave Edgmond, turn right into Marsh Road.
- Continue on this road for 2.7 miles and you will see our Wood4Sale sign on the right.
- Please park here being careful without blocking access.

Boundaries

- The northeast boundary is indicated by blue paint on wooden posts and boundary trees.
- The northwest boundary is indicated with wooden posts marked with red paint.
- The southwest boundary is indicated with an agricultural fence just set back from the road.
- The southeast boundary is indicated by an agricultural fence that runs along a narrow soft lane.

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 in this woodland.

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Fencing Liabilities

There are no known fencing liabilities.

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.

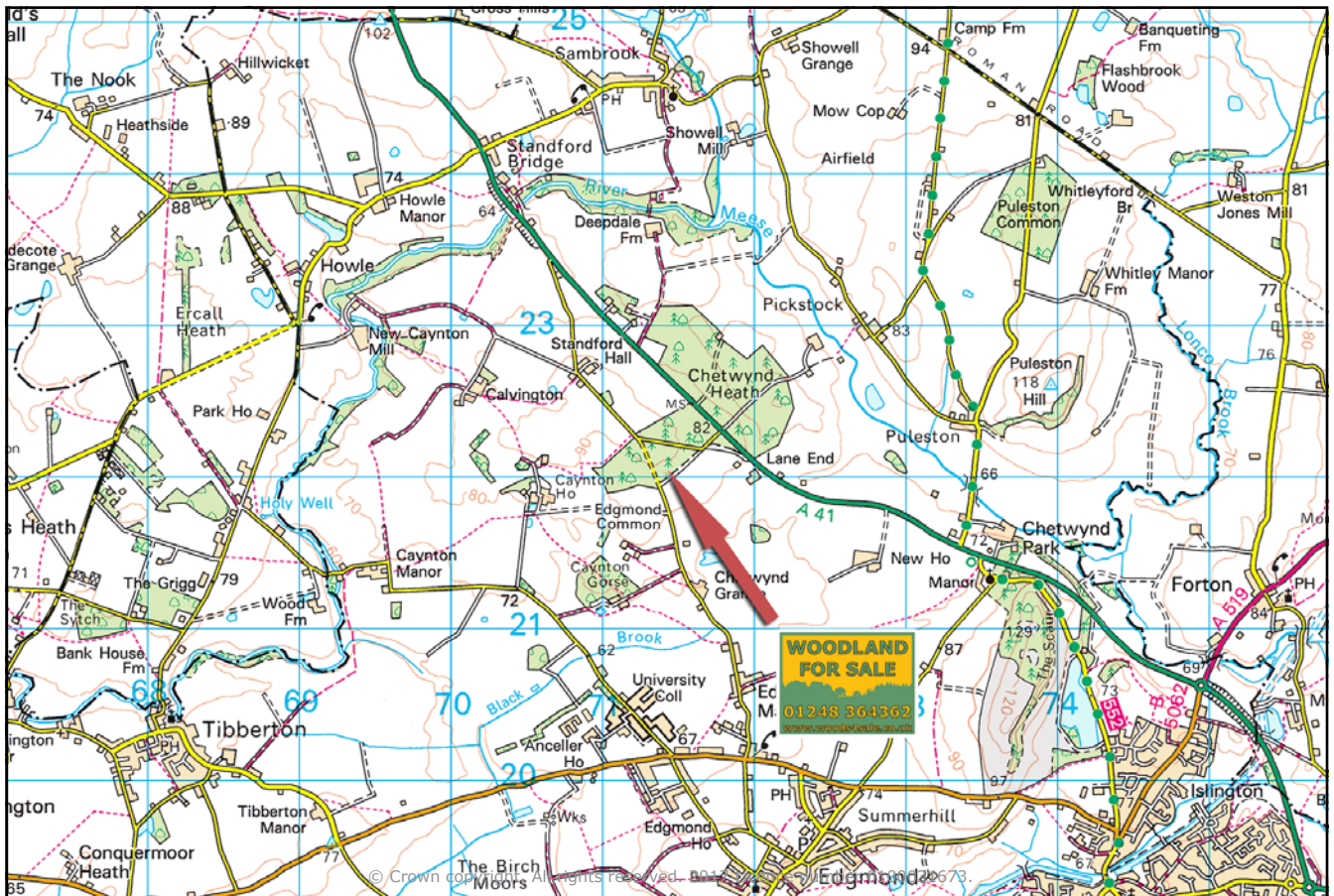
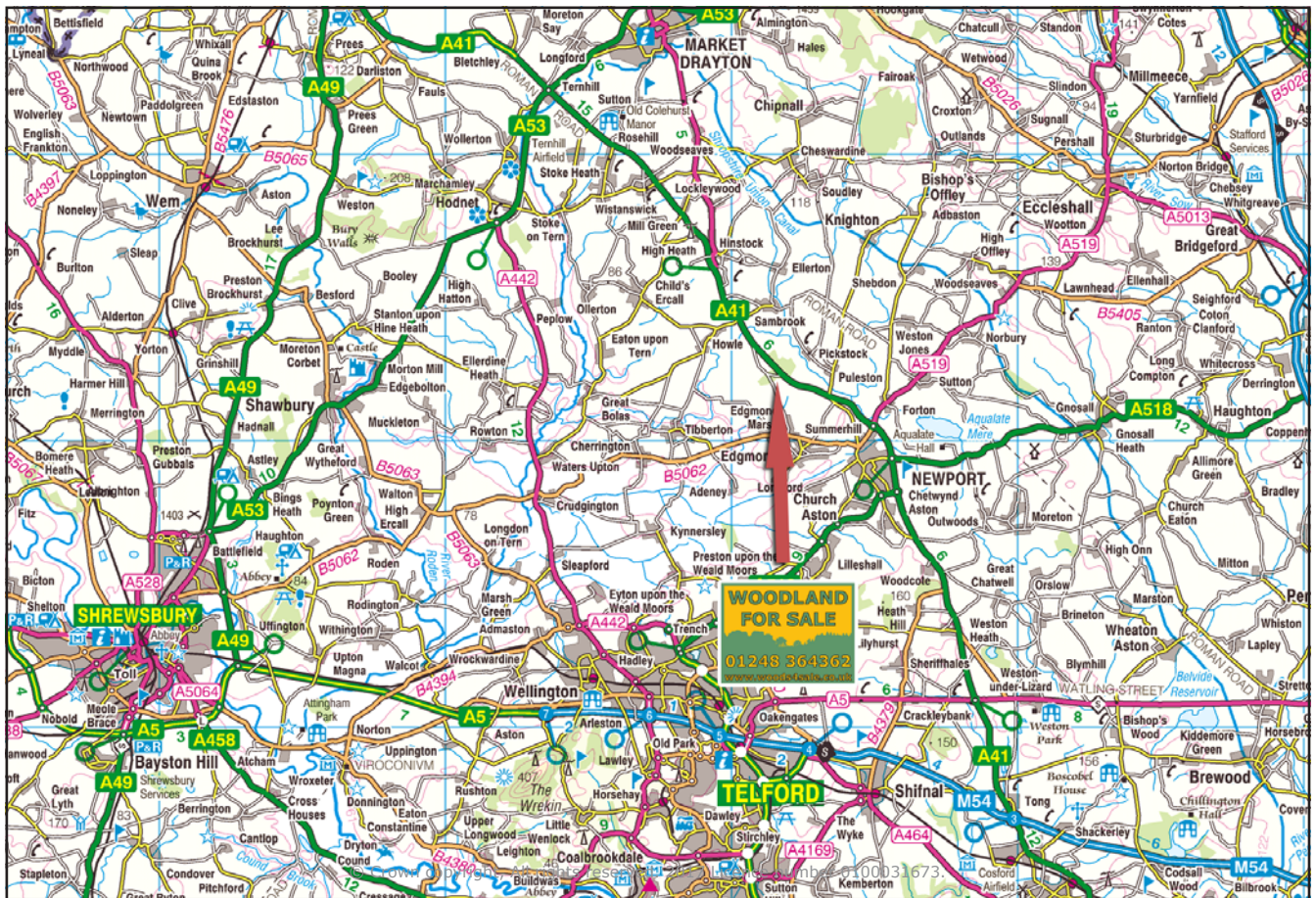
Note

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.

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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