

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.



Rolling Log Wood near Telford, Shropshire. 2.24 acres of outstanding broadleaf woodland for £35,000 (freehold)

Oak and sweet chestnut woodland with an understorey of mountain ash, set in a flat and easily accessible location in the West Midlands.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Rolling Log Wood, Telford, Shropshire



Description

Rolling Log Wood is a wonderful mature oak and sweet chestnut woodland, recognised as Ancient Woodland meaning it has been under continuous tree cover since the 1600s. It is brimming with flora and fauna creating a wonderful outdoor place to conserve for generations to come.

Mountain ash (often called rowan) is growing in profusion under the tall canopy of the mature trees. This species, whilst common in the UK, is rarely seen in such abundance in woodlands. Hazel, hawthorn and holly are all found here too and add to the biodiversity of the area as a whole.

A few roving herds of fallow deer are present throughout Rolling Log Wood and the wider area, and are responsible for maintaining a low level of vegetation in the woodland (and some of the regenerating saplings too!). Whilst a lovely sight to see, with some careful population management or some targeted deer fencing, natural regeneration could be encouraged.

The wood has a flat topography positioned on a broad hillside; the southeast boundary meets open pastureland, offering fabulous uninterrupted views as far as Staffordshire. There is deadwood from fallen branches and trees, providing habitat for mosses, fungi and insect life. In the spring and summer months the floor is flush with bluebells, grasses and ferns. Sightings of local birdlife include song thrush and tawny owl which are commonplace in the area and birds of prey are likely to be seen on a regular basis soaring on thermals above the trees.

This delightful and diverse woodland is set amongst a wider forest located in tranquil Shropshire countryside. Three miles south of the M54 and a short distance east of historic Shrewsbury, this broadleaf wood is accessed via a track which is initially hard

stoned then transitions to a soft surface leading to the boundary.

In summary, this woodland is a charming classic example of English woodland with mature native broadleaf species, flora and fauna in abundance and is easily accessible. Suitable for personal leisure such as camping or green woodworking, or equally it could be a great place to practice small scale woodland management.

If It Were Mine

The mature canopy has been well managed in years gone by so needs no major intervention. I would look at felling one or two trees around the mountain ash to create room for them to grow up through the canopy. If successful, this could be a rare opportunity to bring mountain ash to maturity.

Erecting small deer enclosures to stop them from browsing would create a lush vegetation layer in parts of the woodland and it would be interesting to see what grows up in these areas.

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.

Nearest Postcode

TF6 5BS (This is for the local area, not specific to the

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woodland).

What3Words

Entrance: [///blunders.toothpick.agenda](https://www.what3words.com/blunders.toothpick.agenda)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 127

- Roadside gate: SJ 662 092
- Centre of wood: SJ 660 095

Directions & Access

- From the PowerStation at Ironbridge A4169 heading northeast 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 below), park here and continue on foot (sorry but we do not provide keys for viewing).
- 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**).
- After 70 metres there is a wooden gate on your right (point **B**) with a soft track proceeding into the wood, the woodland begins on the right hand side (point **C**).

Boundaries

- The northwest boundary is the southern edge of the soft track as indicated by pink paint on trees and posts which may be offset by a short distance.
- The northeast boundary is indicated by blue paint on trees and posts.
- The southeast boundary is the edge of the woodland indicated by the agricultural fence.
- The southeast boundary is the fenceline adjacent



to the stone track.

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 where reserved by statute.

Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way at all times and for all purposes over the route **XABC**.
- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing obligations.

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.

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- (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 (please ensure you have funds in place before doing this):

- 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.

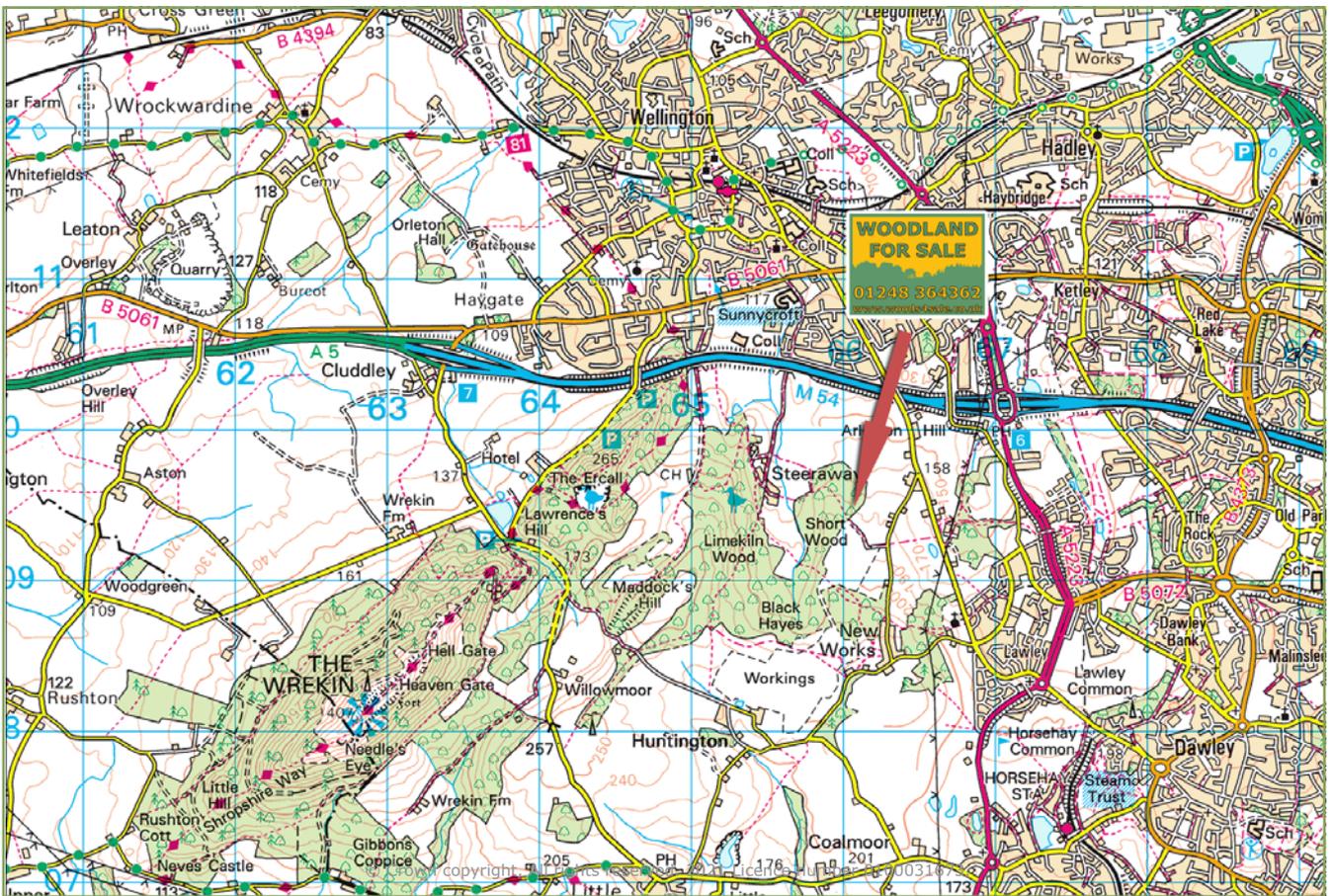
Woods4Sale Interest

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

Contact

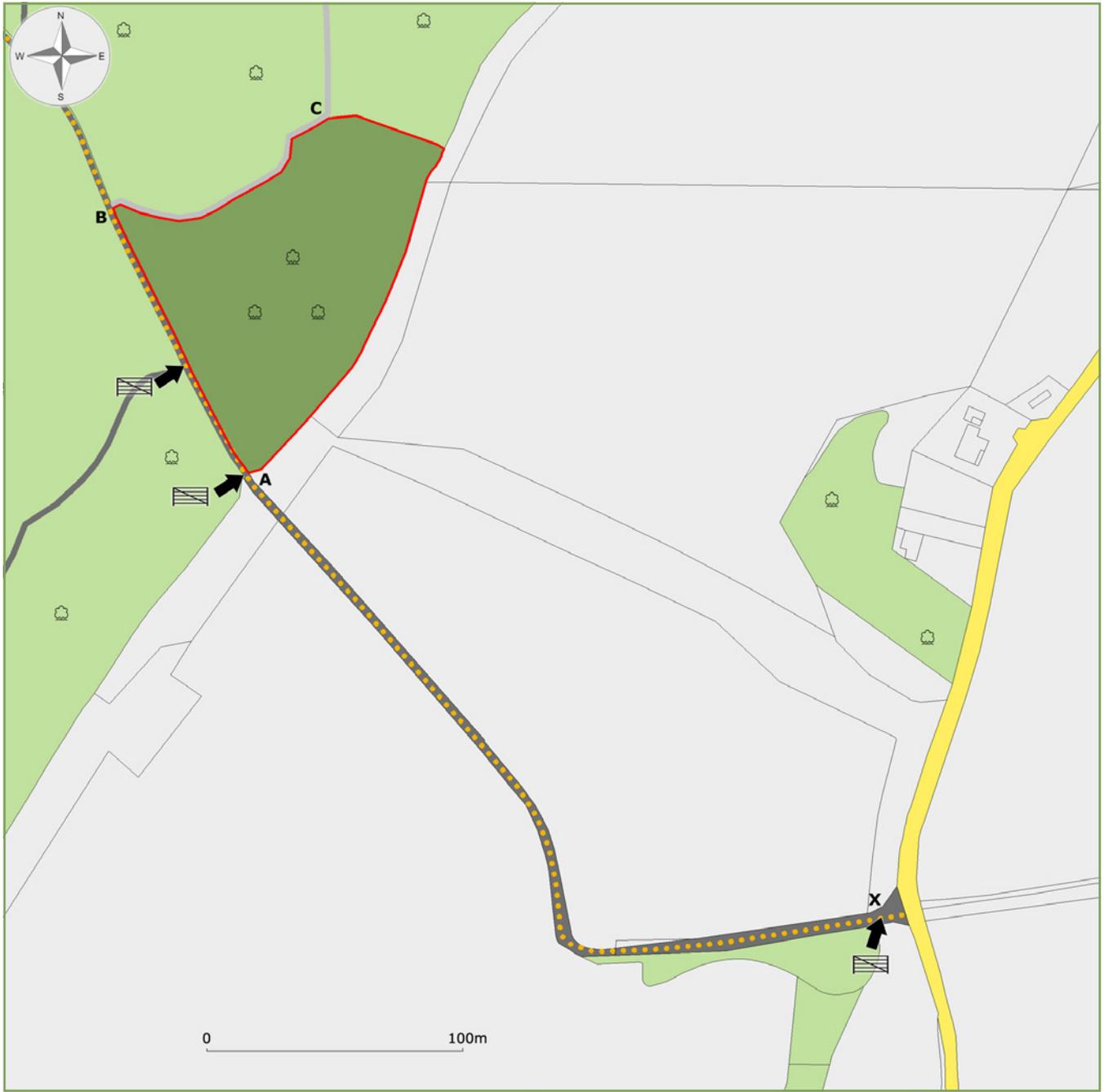
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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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				