

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.



Ruddy Wood

Rudyard, Leek, Staffordshire 2.53 acres of
broadleaved woodland for £31,500 (freehold)

A well located and attractive woodland on the outskirts of Leek. Benefiting from great views and convenient access.

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Ruddy Wood, Leek, Staffordshire



Description

Ruddy Wood is a delightful young broadleaved wood that sits on the edge of a larger native English woodland. This tranquil and unspoilt parcel is set in the hills of rural Staffordshire and has great potential for the new owner.

This wood is accessible through a secure gated entrance and along a hard surfaced track that gently meanders through the wider woodland. It sits on a raised aspect with its boundary looking out over grazed pasture and idyllic countryside. It is composed of pioneer trees at pole stage, some mature trees along the periphery and with a welcoming aspect.

The tree species you will find in Ruddy Wood include oaks, birch and rowans with the occasional small holly and chestnut. Beneath these trees lay swathes of fine grasses, bilberry, blackberry and ferns with sporadic clumps of bluebells blooming when in season.

There are the remains of an old track or path that passes across the back of the wood that we believe might have once been used to sledge large pieces of sandstone. The sandstone would have been used for building locally.

Ruddy Wood has a slight dome like topography gently sloping to the west and east. The access to this wood is suitable for a 2WD car and runs from the council road and continues through the wood. There is small layby on the main track to base your woodland activities from.

The wood is located 3 miles from Leek and 7 miles from Congleton, and is an ideal size for management whilst providing useful firewood. It is also a stone's throw from the Peak District National Park offering an incredible landscape to discover.

Ruddy Wood has an existing Forestry Commission thinning licence due to expire in 2021.

If It Were Mine

Ruddy Wood is the perfect choice for those looking to own a beautiful amenity woodland for leisure purposes, including camping, or for simply getting closer to nature. The trees would welcome a light thin to favour the best form and will provide plenty of scope for the new owner to produce small quantities of quality firewood for the family home and an excellent project for an enthusiastic woodsman.

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: 118

Ordnance Survey Grid References:

- Roadside gate: SJ 952 598

- Centre of wood: SJ 951 596

Nearest postcode: ST13 8PP

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

- Exiting Leek north west along the A523 to Macclesfield, after about a mile you will pass the junction for Rudyard Road on the left.
- Continue for a further mile passing a junction on

Ruddy Wood, Leek, Staffordshire



the right on a left hand bend.

- Entrance to the wood is around a further 220 metres on the left.
- The metal gate has a Red Rock Forestry management sign on it (point **A** on the plan).
- Park safely without blocking access and climb the gate (sorry, we do not give out keys for viewing).
- Follow the track for 200 metres to point **B**, this is the start of the wood.

Boundaries

- The north boundary is indicated with red paint on wooden posts and boundary trees.
- The east boundary is the agricultural fence and old stone wall.
- The south boundary is indicated with white paint on wooden posts and boundary trees.
- The west boundary is indicated by a stone wall.

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 **AB**.
- A right of way is reserved to others over the route **BC**.
- A shared maintenance clause covers all rights of way with liability according to use.

Fencing Liabilities

There are no known existing 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

Ruddy Wood, Leek, Staffordshire



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.

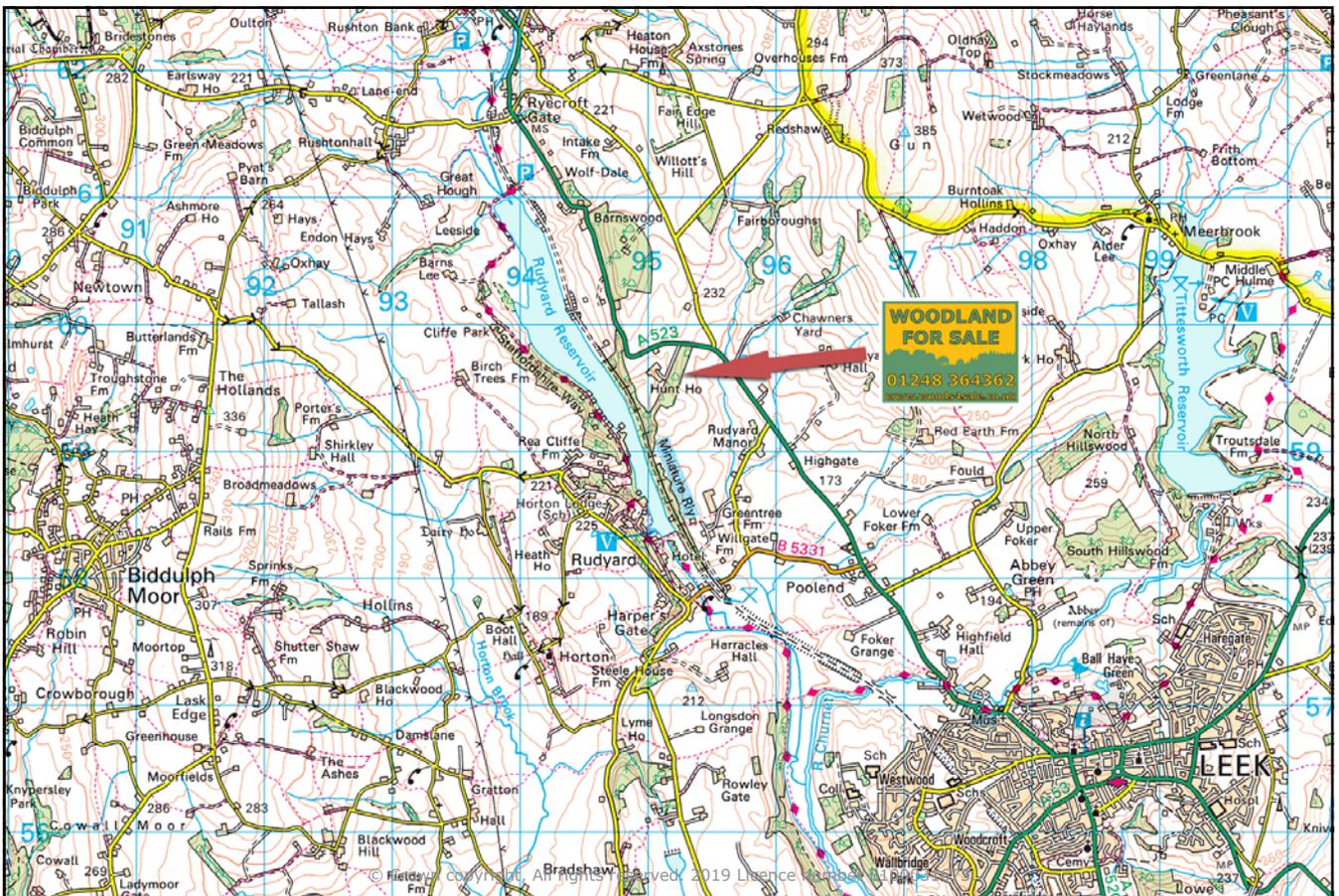
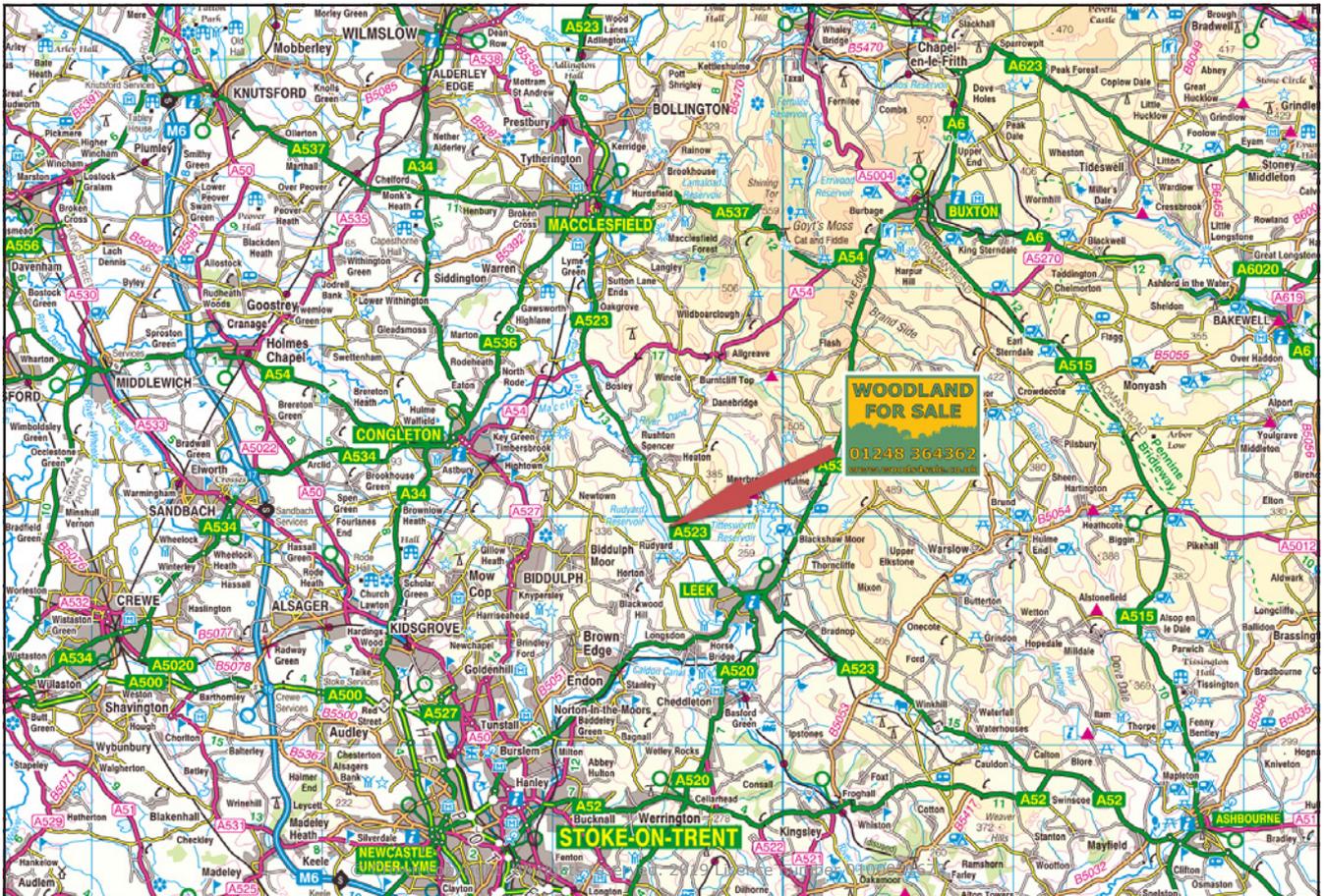
Woods4Sale Interest

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

Contact

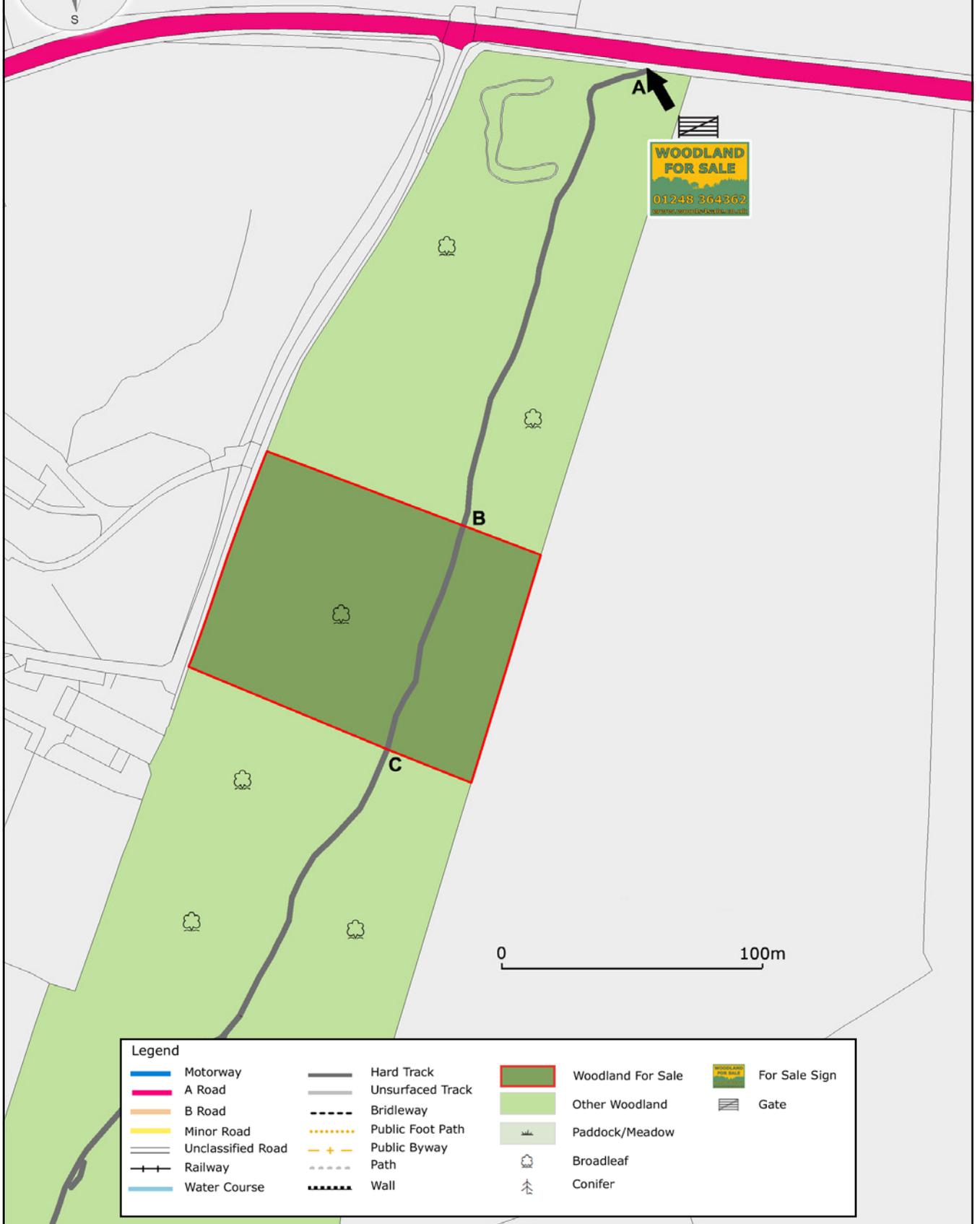
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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