

WOODS 4 SALE

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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.



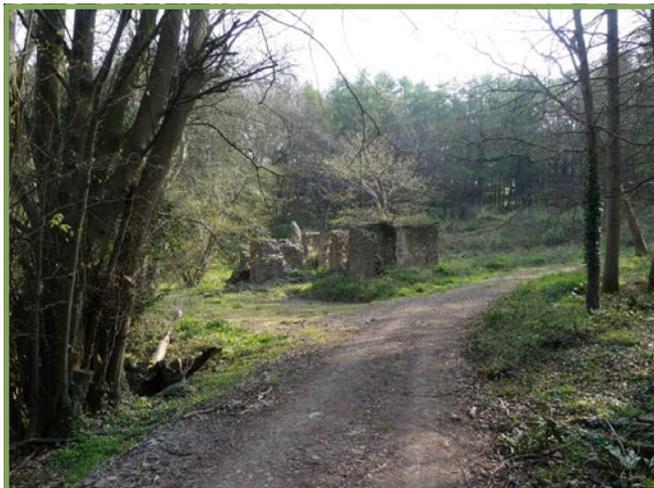
Ruin Copse

0.94 acres of woodland with an old forester's cottage and 1.84 acres of grazing field with water, near Banwell, North Somerset for £68,000 (freehold)

Old ruin, set in a broadleaf woodland and a fenced agricultural field with water supply, situated in the heart of the historic Banwell Woods, a few miles from the seaside resort of Weston-super-Mare.

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Ruin Copse, Banwell, Somerset



Description

This unique piece of woodland has a lot to offer, a parcel of ash and oak woodland, a beautiful dilapidated old stone cottage and almost two acres of field with a water source which is perfect for a horse or pony or two.

Access is off the A368 Banwell to Sandford road, through a private gate and along a hard stone track which is suitable for year-round use. Adjacent to the ruin is a stoned area perfect to park a car or horse box trailer.

The ruin is believed to be the old foresters/game keeper's cottage that has sadly fallen into disrepair. The walls are mostly intact and retain some unique architectural features (notably the arched doorway). There is no roof remaining, but it would not be difficult to rig up a tarpaulin and provide a bit of a shelter from any wet weather.

A fence surrounds the field to the north of the ruin and is accessed by a timber gate, there is an unsurfaced track leading up to the stone track to the north or go around to the south of the ruin. In recent years this field has been used for rough cattle grazing and benefits from a water trough and a mains water supply in the south east corner. It slopes down to the north, there are some grand views out towards Banwell village and the countryside beyond.

There is a beautiful and ancient oak tree growing on the slope above the ruin, with far reaching branches. Underneath these branches is a myriad of plants, including celandine, cowslip, bluebells and wild garlic. The wooded area of the property is secondary woodland, which is defined as land that has been left to the wild and a woodland has established. The majority of the trees will have self-seeded, likely from seed blown in from the Ancient Woodland to the east. Hazel and sycamore can also be found in this part of

the property, the hazel has been coppiced at some stage in its life so you will find lots of multi stemmed stools on your exploration of the site.

In summary, with the field, woodland and stone structure, Ruin Copse has quite a lot to offer, be that conservation, woodland management, equine or wild camping.

If It Were Mine

I would almost certainly look to do some renovation works to the old ruin, perhaps rig up a temporary roof and use as a poor weather shelter or store some tools or feed for a pony or two in the field. The field is ready and waiting to be used for equine use or similar, other than perhaps upgrading the fence to make it more secure.

The woodland would benefit from a very light thin throughout by removing a small percentage of the trees to provide more space to the remaining trees. This will improve the amount of light that reaches the woodland floor (think more wildflowers!) as well as providing a small amount of firewood.

Please remember some management operations/renovation works may 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.

Ruin Copse, Banwell, Somerset



Nearest Postcode

BS29 6PQ (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///venturing.shelved.replied

Ordnance Survey Grid References

OS Landranger Series Sheet No: 182

- Roadside gate: ST 407 593
- Centre of wood: ST 407 588

Directions & Access

- From Banwell village, head east on the A368 towards Sandford.
- After approximately half a mile, you will see a layby on the right-hand side with a double wooden gate set back and Wood4Sale signs (point **A** on the plan below).
- Please park safely in front of one of the gates, ensuring there is clear vehicular access through the other for key holders (sorry we do not provide keys for viewings).
- Climb the gate and turn immediately right, continue along the track until you reach a T junction (point **B**) with the ruins of a cottage set back to the right.
- Turn right and then again almost immediately (point **C**), this is the start of the property.

Boundaries

- The southwest boundary is in part the fenceline adjacent to the field and extends into the wooded area as indicated by blue paint on trees and posts.
- The south boundary is the northern edge of the track as indicated by yellow paint on trees and posts which may be offset by a short distance.
- The northeast boundary is in part the western edge of the track as indicated by yellow paint on wooden posts and trees and the fenceline.
- The northwest boundary is the fenceline.

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 purposes over the route **ABCE** on the plan below.
- There is a right of way reserved for over the route **CD** for the benefit of the land beyond.
- A maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing obligations.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

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:

Ruin Copse, Banwell, Somerset



- (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 (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.

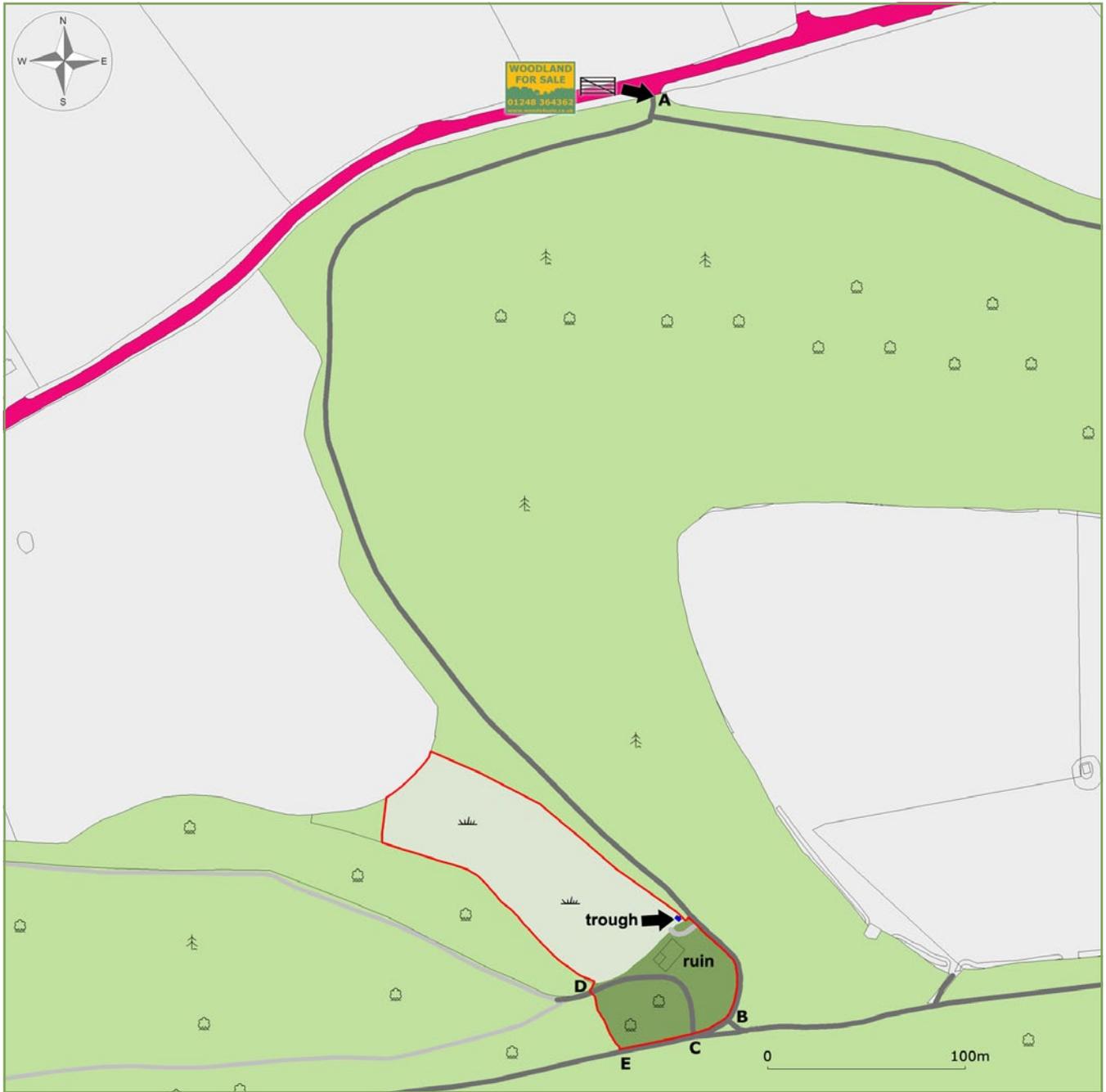
Contact

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		