

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.



Saxon Copse

a mature deciduous Ancient Semi Natural woodland, near to Banwell and Sandford in North Somerset, 2.52 acres for £28,500 (freehold)

A beautiful Ancient Woodland of primarily mixed broadleaf trees with a conifer element, set in the countryside, under 10 minutes' drive from Weston-Super-Mare.

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Saxon Copse, Banwell, Somerset



Description

Part of a stunning gated Ancient Woodland, Saxon Copse is found on a south facing slope and looks out over rolling Somerset countryside towards Cheddar Gorge and the Mendip Hills.

Situated on free draining fertile soils, the woodland consists primarily of well-established mature oak and ash (with some fantastic specimens on the southern slopes), and there is a lovely patch of Lawson cypress near the southern boundary. Underneath the high canopy, there is a shrub layer of hawthorn, holly and hazel coppice which are intertwined with climbers and vines. A pleasant mixture of wild garlic, bluebell, ferns, ivy and moss enhance the ground layer.

Sightings of wild animals, including roe deer, woodpecker and buzzard are common. A population of rare lesser horseshoe bats are also known to inhabit the wider woodland, indicating the rich biodiverse habitat of the location.

Towards the southern boundary, the ground levels out and is an ideal place for family camping or a bit of bushcraft. A number of sizable old oak and a fantastic twin stemmed ash tree in this part make it a stunning area of the woodland.

Saxon Copse is accessed via an excellent hard-surfaced track, navigable with a 2WD vehicle and is further enhanced by a secondary soft track for forestry purposes towards the southern boundary of the wood. There is a Forestry Commission thinning licence in place – which would be useful to keep the home firewood stock full.

If It Were Mine

I would use the Forestry Commission thinning licence to carry out some light silvicultural duties, such as thinning suppressed trees. This would allow



a greater amount of light in, enhancing the already diverse habitat. It would also be a shame not to take advantage of a ready supply of wild garlic for the kitchen!

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: 182

Ordnance Survey Grid References:

- Roadside gate: ST 407 593

- Centre of wood: ST 411 588

Nearest postcode: BS29 6PQ

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 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 left passing some agricultural buildings in the field on the left,

Saxon Copse, Banwell, Somerset



continuing east along the tack as it meanders through the trees.

- After approximately 650 metres, keep right at a fork in the track (point **B**).
- Continue up the hill for roughly 150 metres. As the track plateaus, you will arrive at a pull-in on the left (point **C**) where the woodland begins.

Boundaries

- The northeast boundary is indicated by trees and wooden stakes painted white.
- The southeast boundary is indicated by a low earth bank with the field beyond.
- The northwest boundary is indicated by the agricultural fence.
- The southwest boundary is indicated by trees and wooden stakes painted red.

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 all purposes over the route **ABC** on the plan below.
- A right of way is reserved over the route **CD** for the benefit of the woodland beyond.
- There is a right of way granted for forestry purposes only over the route **BE**.
- There is a right of way reserved for forestry purposes only over the route **EF** for the benefit of woodland beyond.
- A shared maintenance clause covers all the 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 liabilities.

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:
 - (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.

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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.

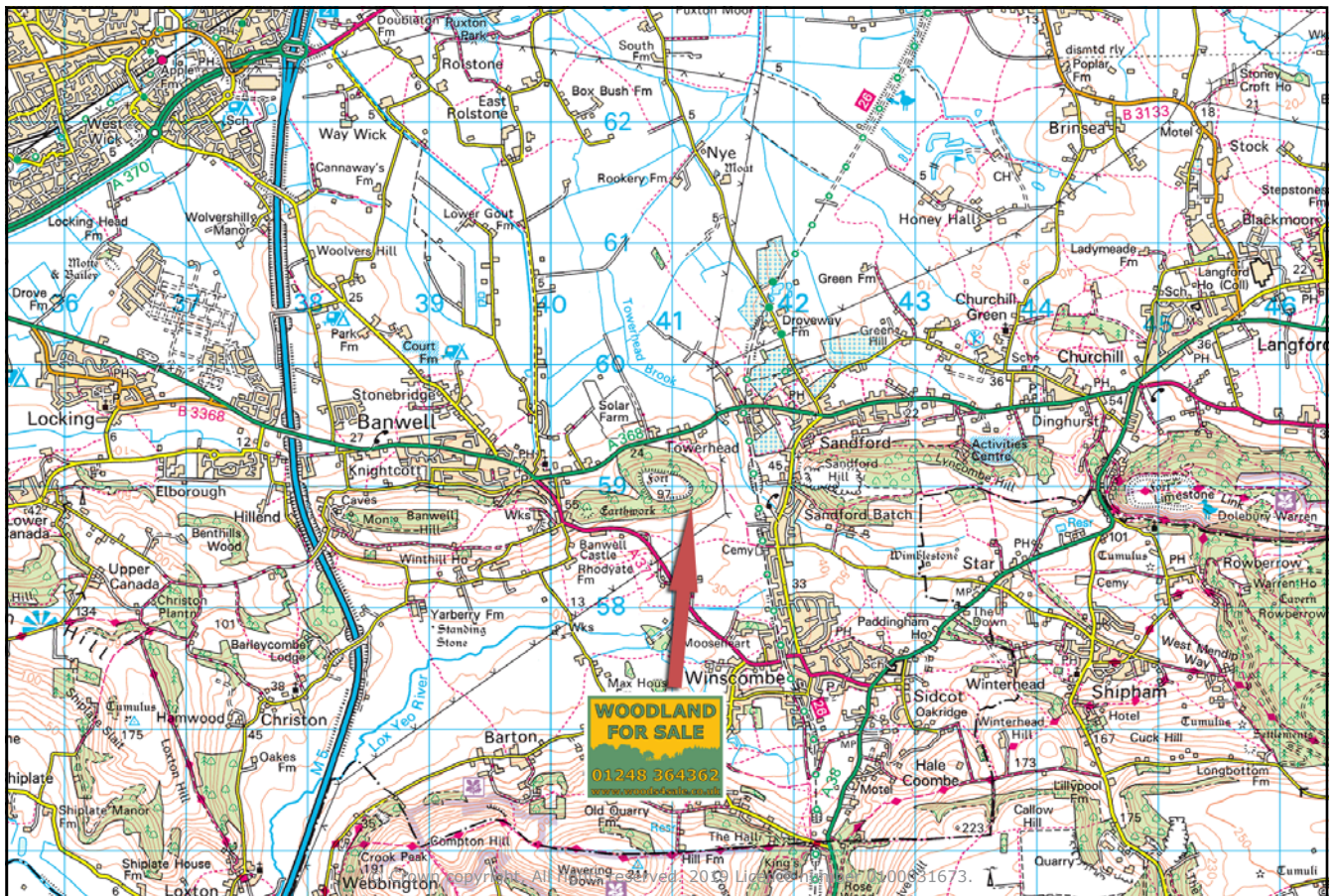
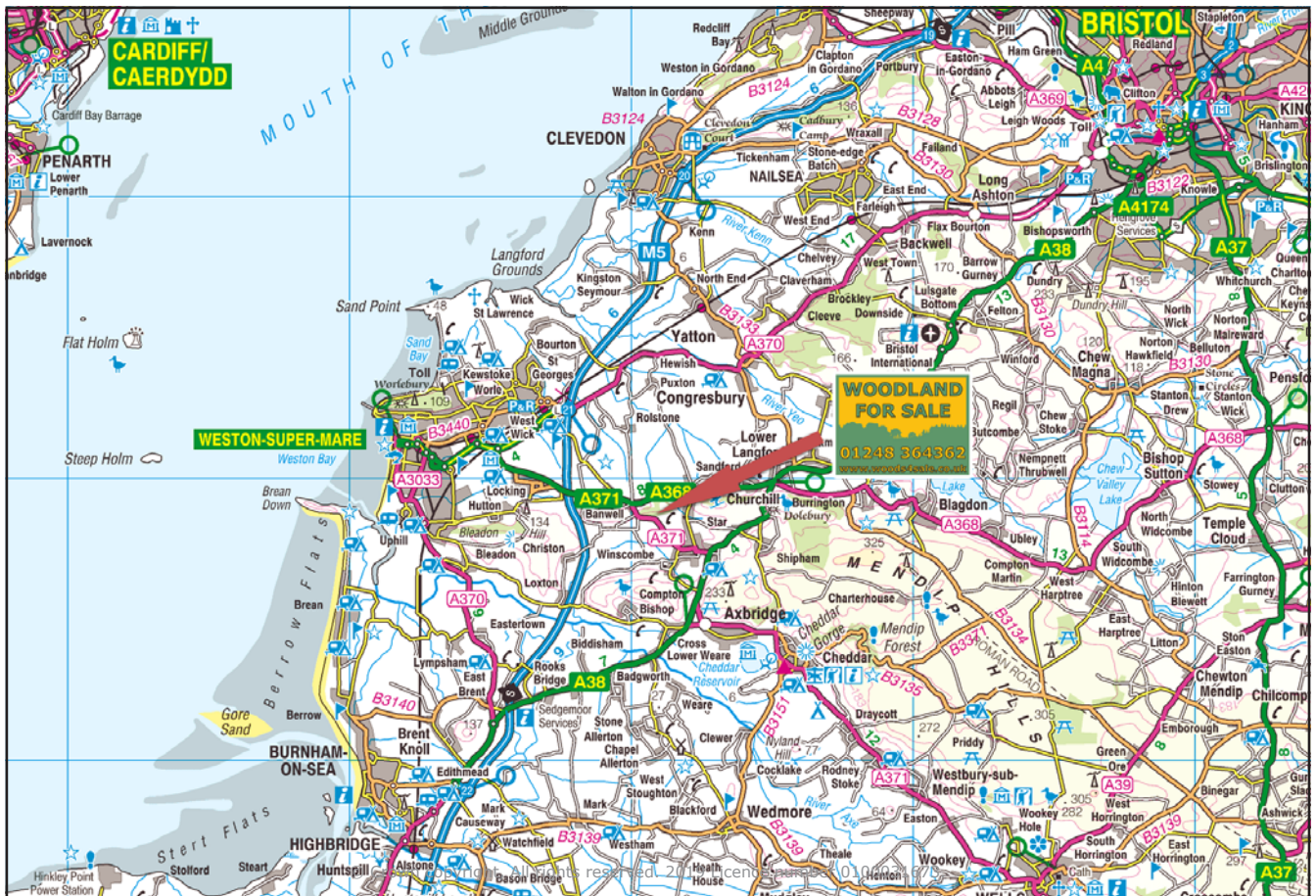
Woods4Sale Interest

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.

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