UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.

Shellbrook Copse

near Overton, Wrexham. 5.64 acres of conifer and mixed broadleaf with a stream. £42,500 (freehold)

A peaceful stand of quality conifer and broadleaf woodland situated in a delightful valley, fronted by an attractive stream and with a recently upgraded hard track.

Shellbrook Copse, Overton-on-Dee, Clwyd

Description
Shellbrook Copse lies in a wonderfully peaceful catchment nine miles south of Wrexham, North Wales and 12 miles west of Whitchurch in Shropshire. Set in a wooded valley neighboured by arable fields and meadows, it is flanked by a delightful meandering stream known as Shell Brook a tributary of the River Dee, which delineates the English-Welsh border.

The woodland benefits from great access, including a recently upgraded hard track, a gated entrance point and a useful turning area. There is an unusual rectangular area of open ground to the northwest of the property. Comprising primarily of Norway spruce which is un-thinned and maturing well, there is also significant proportion of broadleaf woodland found along the stream's edge and on higher ground close to the access track.

The vigorously growing broadleaf element consists of ash, poplar, alder and oak, with holly and hazel in the understorey. There are also a number of mature oaks, including an enormous veteran growing by a small gulley which runs through the wood. Where light levels permit, the ground flora includes herb Robert, meadowsweet and ferns such as the scaly male fern.

If it were mine:
The large proportion of maturing spruce and good access presents some commercial potential, subject to obtaining the necessary permissions. A fantastic woodland such as this offers abundant prospects for outdoor activities such as camping, bush-craft or conservation.

You are extremely unlikely to get residential planning permission for this woodland.

Directions & Access
From the village of Overton - take the A528 (also known as Salop Road) south.

After approximately half a mile take a right hand turn on to the B5069, passing Knolton Farm House Cheese Ltd on the right. Continue onwards for approximately half a mile passing a redbrick farm house on the left.

Pass a left turn, and take the left directly after where there is a small cherry tree on a triangular island (point **A** on the plan below).

Follow the track past the property to the right and through a field gate (point **B)**. Continue onwards through another field gate (usually open) and over a cattle grid (point **C**). If any gates are closed, please close them behind you.

Park on the area of hardstanding on the left (point **D**) taking care not to obstruct the track and walk from here. Climb the gate with the "Red Rock Forestry" sign attached. Sorry we do not supply keys for viewing.

Continue along the track for approximately 850 metres passing four right turns. You will come to wooden gate posts with blue paint, Shellbrook Copse is ahead and to the right.

Locators
OS Landranger Series Sheet No: 126 & 117.
Ordnance Survey Grid References:
- Turning point from the B5069: SJ 358 405 (point **A** on plan).
- Centre of wood: SJ 357 397.
Nearest postcode: LL13 0LF.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

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Boundaries
The northeast boundary is the plain wire fence between the outside of the access track and agricultural field.
The southeast boundary is marked by posts topped with red paint and is also the centre of the overhead power line.
The southwestern boundary follows the central line of Shell Brook.
The northwest boundary is marked by wooden posts topped with blue paint and trees marked with blue paint, and in places it follows an old dilapidated fence line.

Sporting Rights
The sporting rights are owned and included in the sale.

Mineral Rights
The mineral rights are owned and included in the sale except where reserved by statute.

Rights of Way
There is a right of access at all times and for all purposes for Shellbrook Copse from the road to the woodland boundary (marked **ABCDE** on the plan).
A right of access is reserved between the points **E** and **F** for the benefit of the woodland beyond.
A shared maintenance clause covers this Right of Way.
There are no public rights of way in this property.

Fencing Liabilities
The owner is obliged to maintain the fences on the northeast boundary (between point **E** and **F** on the plan).

Restrictive Covenants
There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing
You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

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

How to Buy this Woodland
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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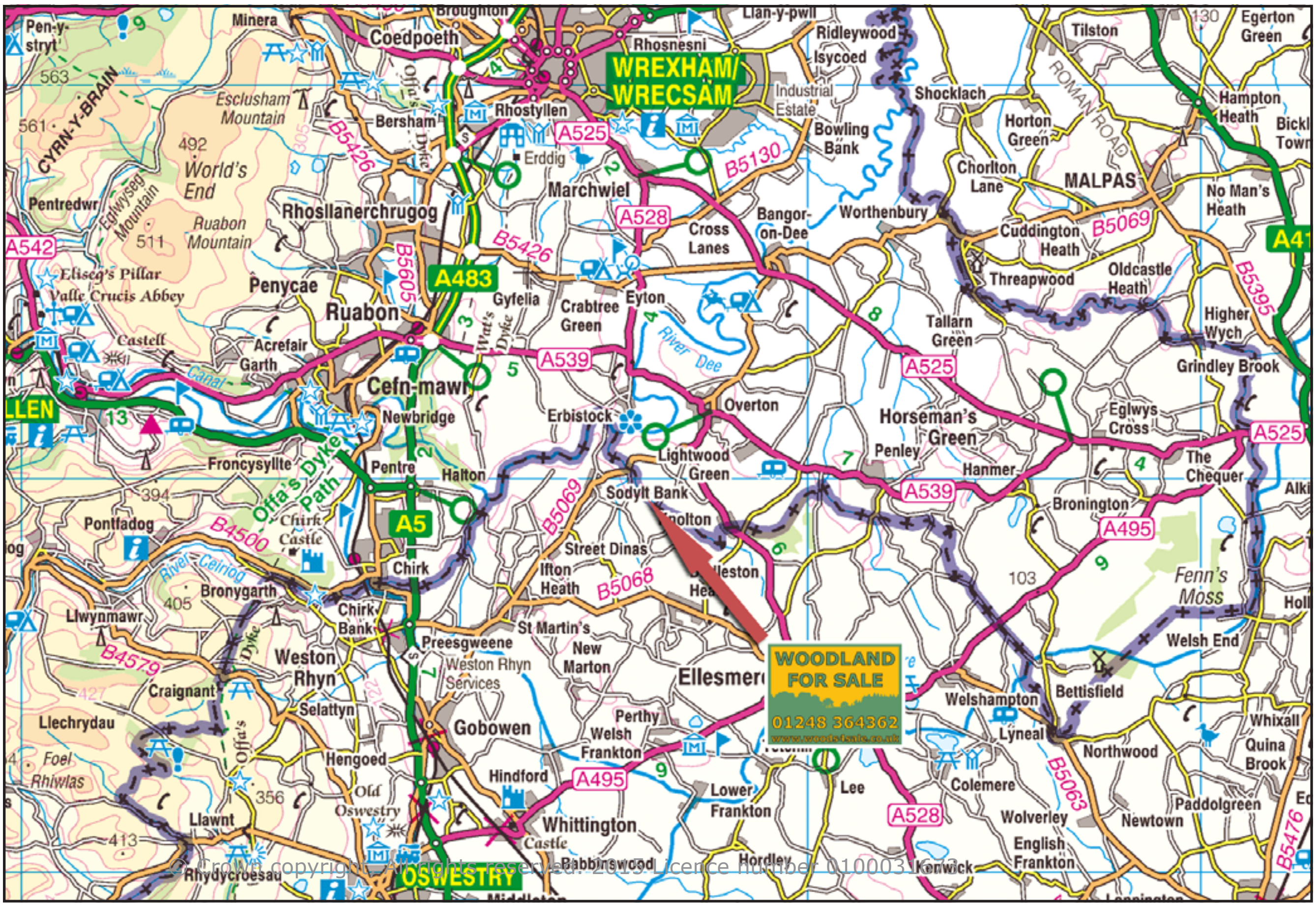

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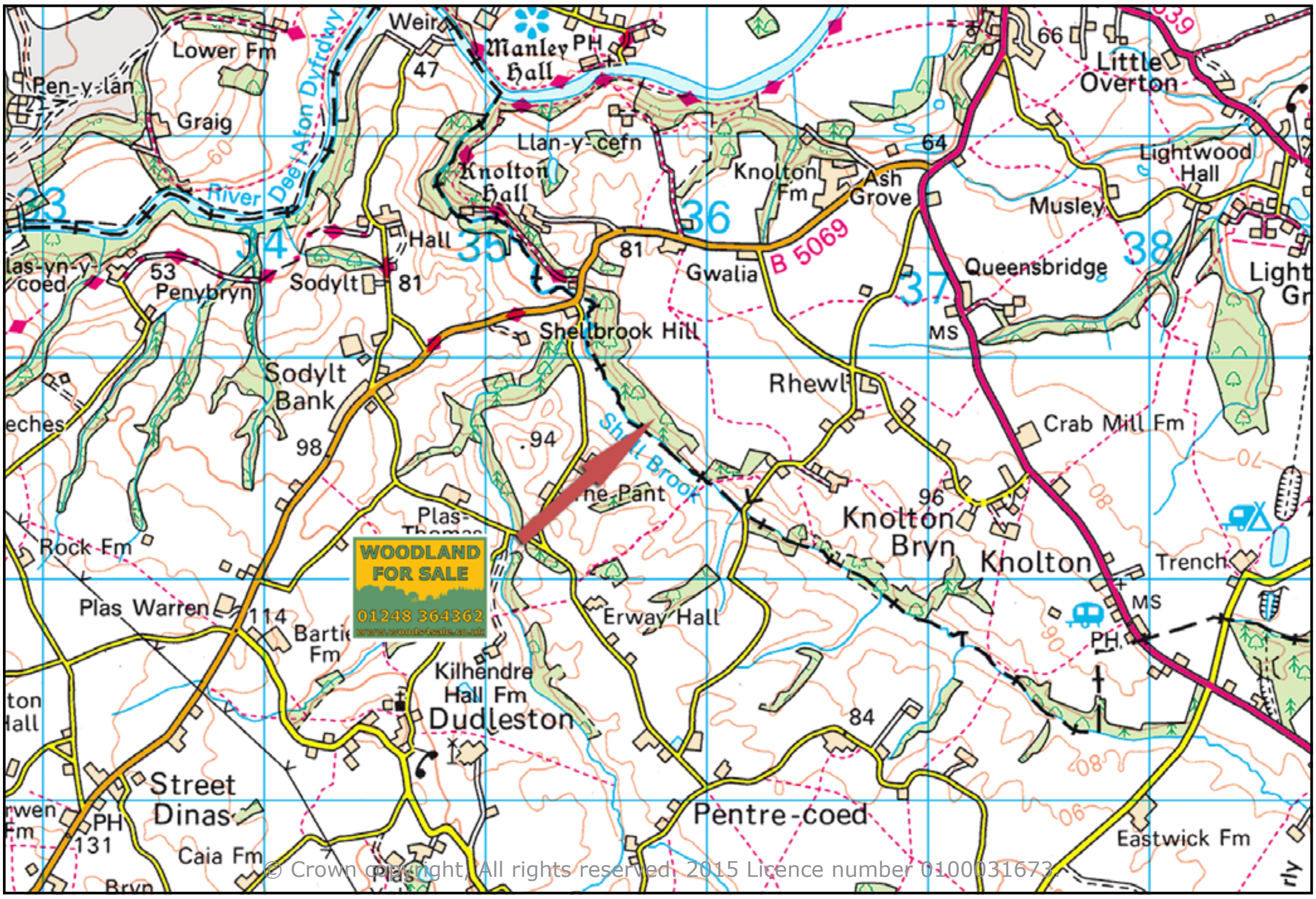

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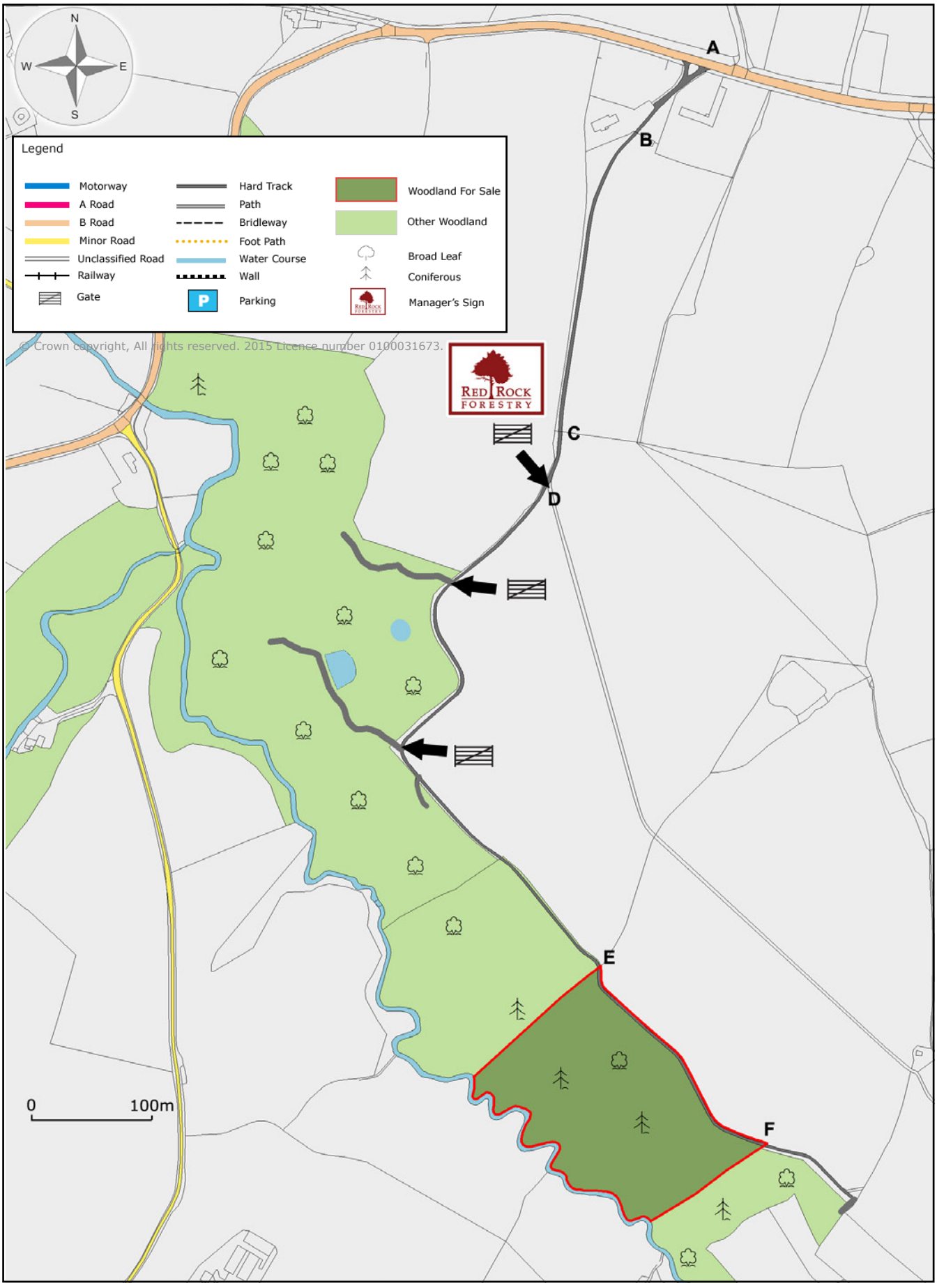

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