

# 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.



## Shepton Copse

**3.51 acres of wonderful east facing mature mixed woodland in an Area of Outstanding Natural beauty in North Somerset, only 4 miles from junction 21 of the M5 for £52,000 (freehold)**

An attractive Ancient Woodland set in an historical area with outstanding specimens of conifer and broadleaf in rural Somerset. Superbly located roughly an hour west of Bath and 20 miles southwest of Bristol.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Shepton Copse, Banwell, Somerset



### Description

Shepton Copse is a charming mixed hillside woodland fringing the beautiful Mendip Hills in north west Somerset with Weston-super-Mare roughly 20 minutes' drive away and under a mile east of Banwell Village.

The free draining soils provide a perfect environment for the fine mature examples of Douglas fir, Scots pine, poplar, oak and ash dominating the lush canopy. Hazel coppice, field maple and hawthorn that dwell in the understory have provided a habitat for wildlife populations such as roe deer, badger, spotted fly catcher, woodpecker and buzzard to name a few. The lesser horseshoe bat is also local to the wider woodland. The understory will become a glorious scene during the warmer months with swathes of garlic and bluebells covering the woodland floor.

The woodland is encompassed by a rich Iron Age history, possibly providing context to the remains of a track towards the western boundary, now occupied by trees. There are also a number of hollows and undulations within the wood that may be an indicator of the past history of the area.

Shepton Copse benefits from excellent vehicular access via a hard surfaced track suitable for a 2WD vehicle.

### If It Were Mine

I would make use of the flat areas towards the western boundary by clearing an open space for camping overnight, taking advantage of its peaceful location. I would also utilise the Forestry Commission thinning licence by yielding a small amount fire wood for the hearth at home.

### 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 412 590
- 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 with a double wooden gate and Wood4Sale sign set back on the right-hand side (point **A** on the plan).
- Please park in a suitable and safe place off the road, not obstructing the gates (point A on the plan). Sorry we do not provide keys for viewings.
- Climb the gates and turn immediately left passing some agricultural buildings in the field on the left, continuing east along the tack as it meanders through the trees.
- After approximately 560 metres you will arrive at the start of Shepton Copse is on the right hand side (point **B**).

### Boundaries

- The northwest boundary is marked by wooden stakes with yellow paint.
- The northeast boundary is marked by the agricultural fence.
- The western boundary is marked by the agricultural fence and wooden stakes with white paint.
- The southeast boundary is marked by wooden stakes with green paint.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

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### 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 for all times and all purposes over the routes **AB** and **CD** on the plan below.
- A right of way is reserved over the route **BC** for the benefit of the 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.

### 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 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.

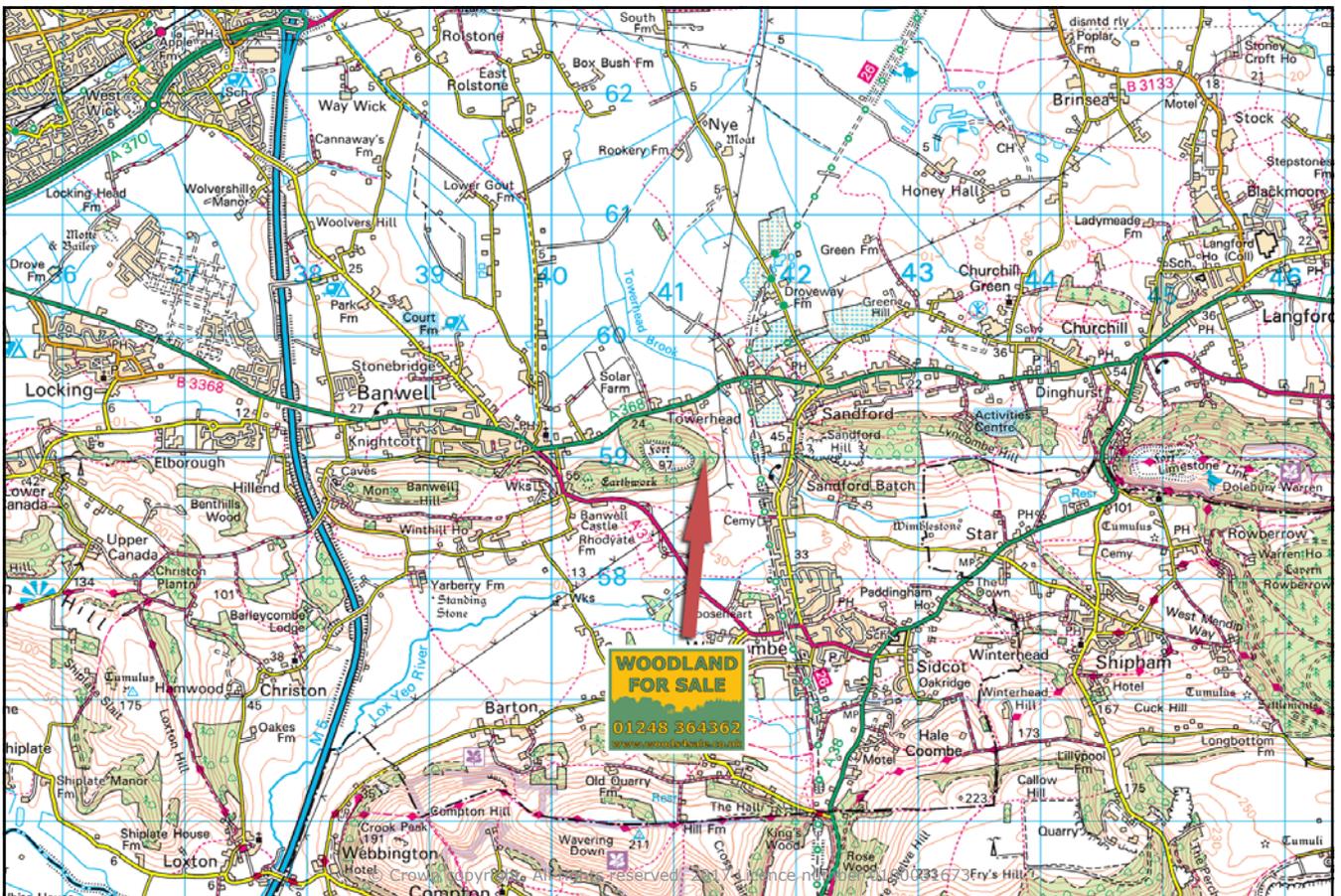
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

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