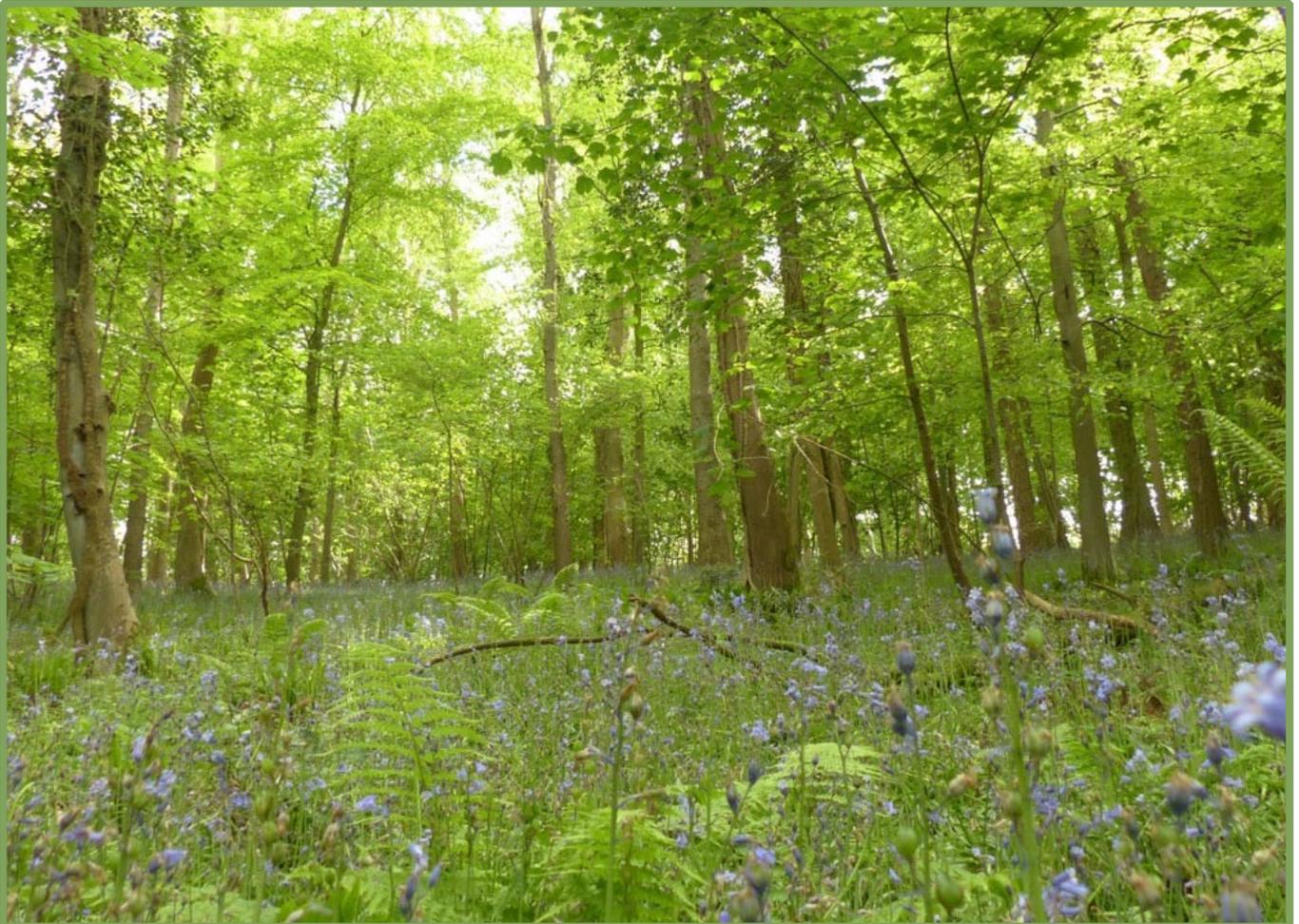


WOODS 4 SALE

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.



Shipham Wood

2.11 acres of mature broadleaf woodland near Banwell,
North Somerset. £24,000 (freehold)

A beautiful woodland comprising ash and beech set in an Area of Outstanding Natural Beauty accessed along an excellent hard track, not far from the seaside resort of Weston-Super-Mare.

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

Shipham Wood, Banwell, North Somerset



Description

A stunning wood located in the middle of a larger Ancient Semi-Natural Woodland near Banwell in Somerset, and further afield the town of Weston-Super-Mare. The wood has a northerly aspect with views out over the North Mendips Area of Natural Beauty.

Shipham Wood benefits from excellent 2WD access along a recently upgraded stoned track right up to the woodland edge, and a small stoned area has been created to allow parking.

The wood comprises primarily of ash, with a wide age range (perfect for setting up an active tree felling regime without cutting down large swathes of woodland). In addition there are some fine examples of beech, the occasional hazel, and holly trees.

The arrival of spring will see the woodland floor adorned with a beautiful display of bluebells. Once they come to an end, the wild garlic will take over, turning the sea of blue to a sea of white, an incredible sight to see, one of the many highlights of this wood.

The sights and sounds of roe deer, badgers, the occasional fox, rabbits and the odd hare, buzzards, woodpeckers and a number of different songbirds, as well as nocturnal visits from the rare lesser horseshoe bat, make this a fascinating wildlife haven.

Shipham Wood provides countless opportunities for a new owner seeking to take time from a busy life to reconnect with the natural world, spending time with the family.

If It Were Mine

I would make use of the existing Forestry Commission thinning licence and fell some of the smaller ash that would be ideal for the stove at home as well as being



good management practice.

There are a few areas ideal for camping and I would eagerly look forward to the sprouting of the wild garlic so I could cook up some lovely campfire food with ingredients foraged from the woods.

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: ST405 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).

Shipham Wood, Banwell, North Somerset



- 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 continue along this track for approximately 200 metres, you will then arrive at the start of the woodland on the right hand side, indicated by white paint on trees and posts (point **D**).

Boundaries

- The south boundary is indicated by green paint on wooden posts.
- The east boundary is indicated by white paint on wooden posts and trees.
- The west boundary is indicated by orange paint on wooden posts and trees.
- The north boundary is indicated by pink paint on wooden posts and trees.

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 all purposes over the route **ABCDE**.
- There is a right of way granted for forestry purposes only over the route **CFG**.
- There is a right of way reserved over the route **GH** 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.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised

Shipham Wood, Banwell, North Somerset



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.

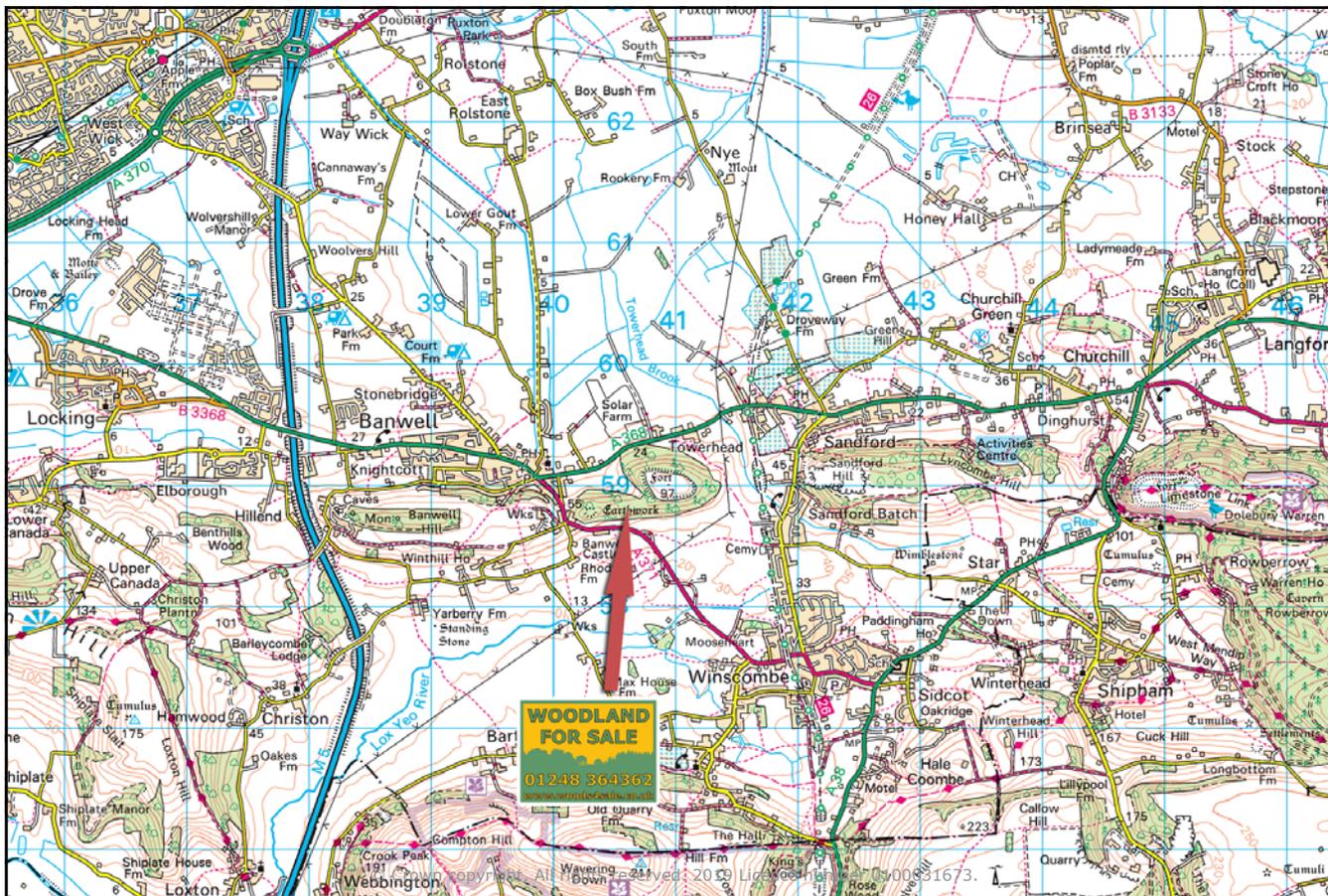
Woods4Sale Interest

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.

Shipham Wood, Banwell, North Somerset



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