

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



## Tarn Wood

1.91 acres of native mixed broadleaves, near Delamere Forest in the Cheshire countryside, offers in the region of £45,000 (freehold)

An exquisite oak woodland with 2 spring fed fishing ponds with great access, near to Cuddington.

## Tarn Wood, near Delamere Forest, Cheshire



### Description

Found at the beginning of a woodland known locally as Hunt Hill - records indicate that its name is derived from a local estate and was used for hunting back in the day - Tarn Wood is a stunning oak woodland with some phenomenal ponds, presenting a quiet location to spend quality time relaxing on your own or with the family and uniquely offering a place to fish.

An unusual brick structure found opposite the ponds is believed to be a storeroom for ice. Although a bit dilapidated, with some work it could be renovated, resulting in a very unique and useful feature.

Oak is the most notable tree growing in the woodland, but there are quite a few other species including some unusually shaped yew trees in and around (and in one case on top of!) the ice store. Sycamore, cherry, silver birch, willow, alder, ash, hazel, holly and the occasional hawthorn tree of a variety of sizes and ages add to the diversity of the woodland.

Substantial work has been carried out by the current owner to improve the ponds, the bankside, inlets and surroundings. The ponds are spring fed making them a year-round feature and are around 4-5 feet deep and planted with a range of aquatic marginal plants. They have been stocked with roach, perch, tench, carp, and bream. The woodland area beside the ponds has been cleared and levelled and seeded with a mix of woodland flowers and shade tolerant grasses which are just starting to populate the area in earnest. Bluebells and daffodils have been found growing elsewhere in the woodland, these might populate the new open areas alongside the current crop of red campion and wild grasses.

A fast-flowing stream on the eastern edge that runs parallel to the road, is a little overgrown but with management could be a useful and interesting feature in an already characterful woodland.

A thin strip of rhododendron has been left on the southern and eastern boundary and provides a lovely living and evergreen screen from the neighbouring woodland. This species grows well under canopy, the flowers in spring/summer are a beautiful addition to the woodland colour palette.

### If It Were Mine

The current owner has done a fabulous job clearing and upgrading the ponds and surroundings so there is very little to do here but enjoy the tranquillity of the woodland, perhaps with a spot of fishing although annual maintenance of the rhododendron is a must to keep it under control.

Planting some woodland shrubs or plants such as hawthorn or holly would add to the biodiversity - these grow well under canopy and could further stem the spread of rhododendron.

Please remember some management operations 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 paddock.**

### Nearest Postcode

CW8 2TN (This is for the local area, not specific to the paddock).

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### What3Words

Entrance: ///infants.poses.exactly

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 117

- Roadside gate: SJ 583 722
- Centre of wood: SJ 583 721

### Directions & Access

- From Northwich, head south on the A533 until you reach the A566, turn right heading west towards Chester.
- After approximately 4 miles you will reach a crossroads with traffic lights and a petrol station on the right hand side. Turn right onto the A49 (Forest Road) heading north towards Weaverham.
- Drive for less than a mile until you reach a crossroads (the White Barn pub is on the right). Turn left, signposted Norley and Delamere road.
- After a 1 mile turn right into Wood's Lane (there is a small triangular patch of grass adjacent to the turning).
- Drive for a further 200 metres and you will find the entrance to the woodland on the left-hand side (point **A** on the plan below), with a Woodland for Sale sign on a metal gate.
- Park opposite the gate and climb over (sorry we do not provide keys for viewing purposes). This is the start of the woodland.

### Boundaries

- The northwest boundary is mostly the edge of the woodland as indicated by the fenceline with field beyond and a short section of blue paint on trees and posts near the stream.
- The west boundary is mostly the eastern edge of the track indicated by green paint on trees and posts which may be offset by a short distance.
- The southeast boundary is indicated by pink paint on trees and posts.

- The northeast boundary is the edge of the woodland with Wood's Lane immediately beyond.

### 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 **CD**.
- A right of way is reserved over the route **AC** and **BE** for the benefit of the land beyond
- There are no public rights of way within the woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.
- A right is reserved to others to access and repair the water pipe that runs through the woodland as indicated on the plan between **A** and **C**.
- A right is reserved to access and repair the water meter near the main entrance (**A**).

### Fencing Liabilities

There are no known fencing obligations.

### Third Party Rights

- An overage (clawback) agreement exists whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner.
- A deed of covenant must be signed at the time of purchase related to the overage provision.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and

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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.

Offers are being invited in the region of the guide price stated above. Please click on the link below for further information.

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.

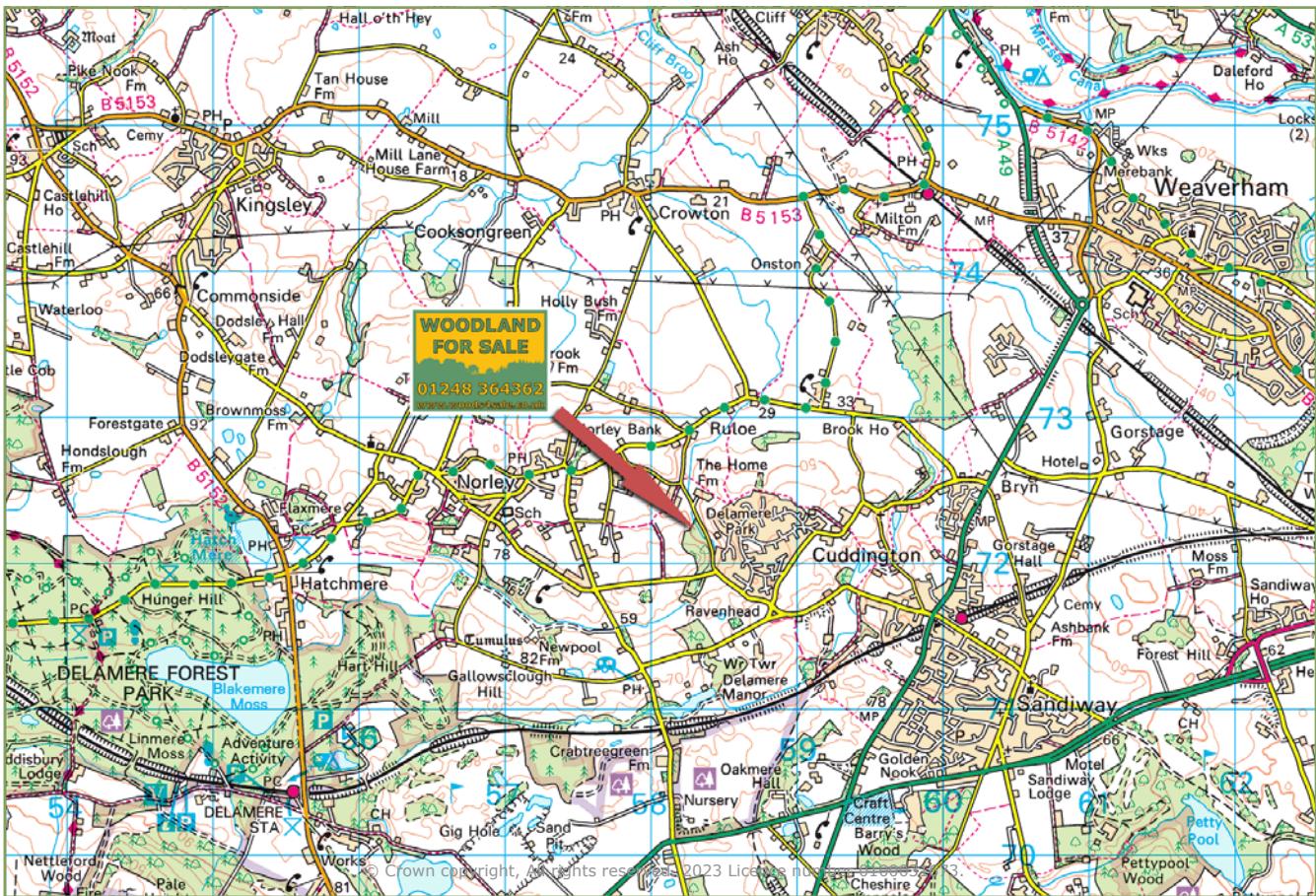
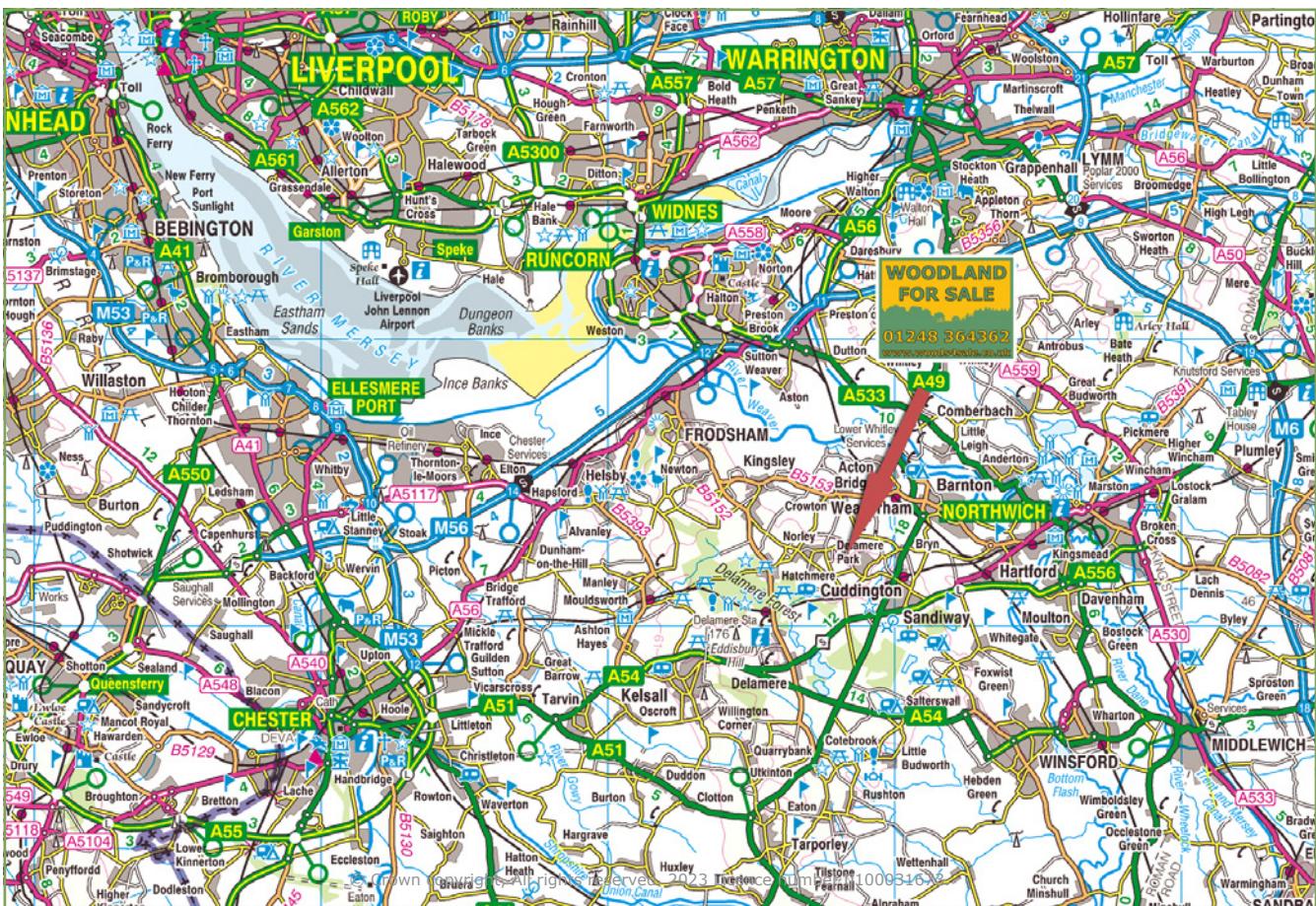
### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## Tarn Wood, near Delamere Forest, Cheshire



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### Legend

<span style="color: blue;">—</span> Motorway	<span style="color: black;">—</span> Hard Track	<span style="background-color: #808000; color: white; padding: 2px;">—</span> Woodland For Sale	<span style="color: green;">—</span> For Sale Sign
<span style="color: magenta;">—</span> A Road	<span style="color: black;">—</span> Unsurfaced Track	<span style="background-color: #9ACD32; color: white; padding: 2px;">—</span> Other Woodland	<span style="color: green;">—</span> Gate
<span style="color: brown;">—</span> B Road	<span style="color: black;">- - -</span> Bridleway	<span style="background-color: #B0C4DE; color: black; padding: 2px;">—</span> Paddock/Meadow	<span style="color: green;">—</span> Broadleaf
<span style="color: yellow;">—</span> Minor Road	<span style="color: black;">.....</span> Public Foot Path	<span style="color: blue;">—</span> Water Pipe	<span style="color: green;">—</span> Conifer
<span style="color: black;">—</span> Unclassified Road	<span style="color: black;">— + —</span> Public Byway		
<span style="color: black;">- - -</span> Railway	<span style="color: black;">- - - - -</span> Path		
<span style="color: cyan;">—</span> Water Pipe	<span style="color: black;">- - - - -</span> Wall		