

# 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.



## Thatchers End

**2.94 acres of mature broadleaf and conifer a short distance from the village of Banwell, Somerset for £32,000 (freehold)**

A fine established woodland with exceptional examples of holm oak and good vehicular access in an Area of Outstanding Natural Beauty in North Somerset, under 4 miles from junction 21 of the M5.

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)



## Thatchers End, Banwell, Somerset



### Description

Thatchers End is a marvellous mature amenity woodland residing in an historic location on the northern edges of the Mendip Hills. The colourful traditional seaside town of Weston-super-Mare is approximately a 20 minute drive away and Banwell village centre is only half a mile to the west.

With views of Banwell Castle and the rolling Mendips beyond, the wood slopes steadily southward on fine rich free draining soils finally levelling at the southern boundary. The fertile environment has formed some remarkable specimens of broadleaf and conifer encompassing the woodland including holm oak, horse chestnut, Scots pine, ash and sycamore to name a few. Within the lower canopy, there is some notable regeneration of sycamore and hazel coppice with holly and hawthorn also occupying the healthy understory.

A small rocky outcrop sits towards the eastern side where hart's tongue fern and rubus cover the woodland floor. This could be a remnant of the Iron Age history of the wider area. An array of wildlife also inhabit the area including buzzard, badger, roe deer and the rare lesser horseshoe bat.

The plot benefits from very good access via a hard-surfaced track on the northern fringe of the wood navigable by a 2WD vehicle. It also has the addition of a secondary soft track running along the southern boundary.

### If It Were Mine

I would take advantage of the open areas at the southern end for some weekend bivouacking under the stars practicing bush craft while enjoying spotting the wildlife residents. I would also yield a small amount of domestic fuel for the family hearth.

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 woodland.**

### Locators

OS Landranger Series Sheet No: 172.

Ordnance Survey Grid References:

- Roadside gate: ST 407 593.
  - Centre of wood: ST 402 586.
- 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 sign (point **A** on the plan).
- Please park in a suitable safe place off the road and climb the gate. Sorry we do not provide keys for viewings.
- From the gate (point **A**), turn immediately right and continue along the track and up the hill. After roughly half a mile you will 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 400 metres and you will arrive at the start of the woodland indicated by the sign on the left-hand side of the track (point **C**).

### Boundaries

- The northern boundary is marked with wooden stakes, the gate post and trees painted green.
- The eastern boundary is marked with wooden stakes painted red.
- The western boundary is marked by the wooden fence and gate.

## Thatchers End, Banwell, Somerset



- The southern boundary is marked by the outside edge of the track and by the agricultural fence.

### 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 for all times and all purposes over the route **ABC** on the plan below.
- There is a right of way reserved for forestry purposes over the route **DE** on the plan below 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.

### 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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- unreasonably damage the said tracks.
- 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

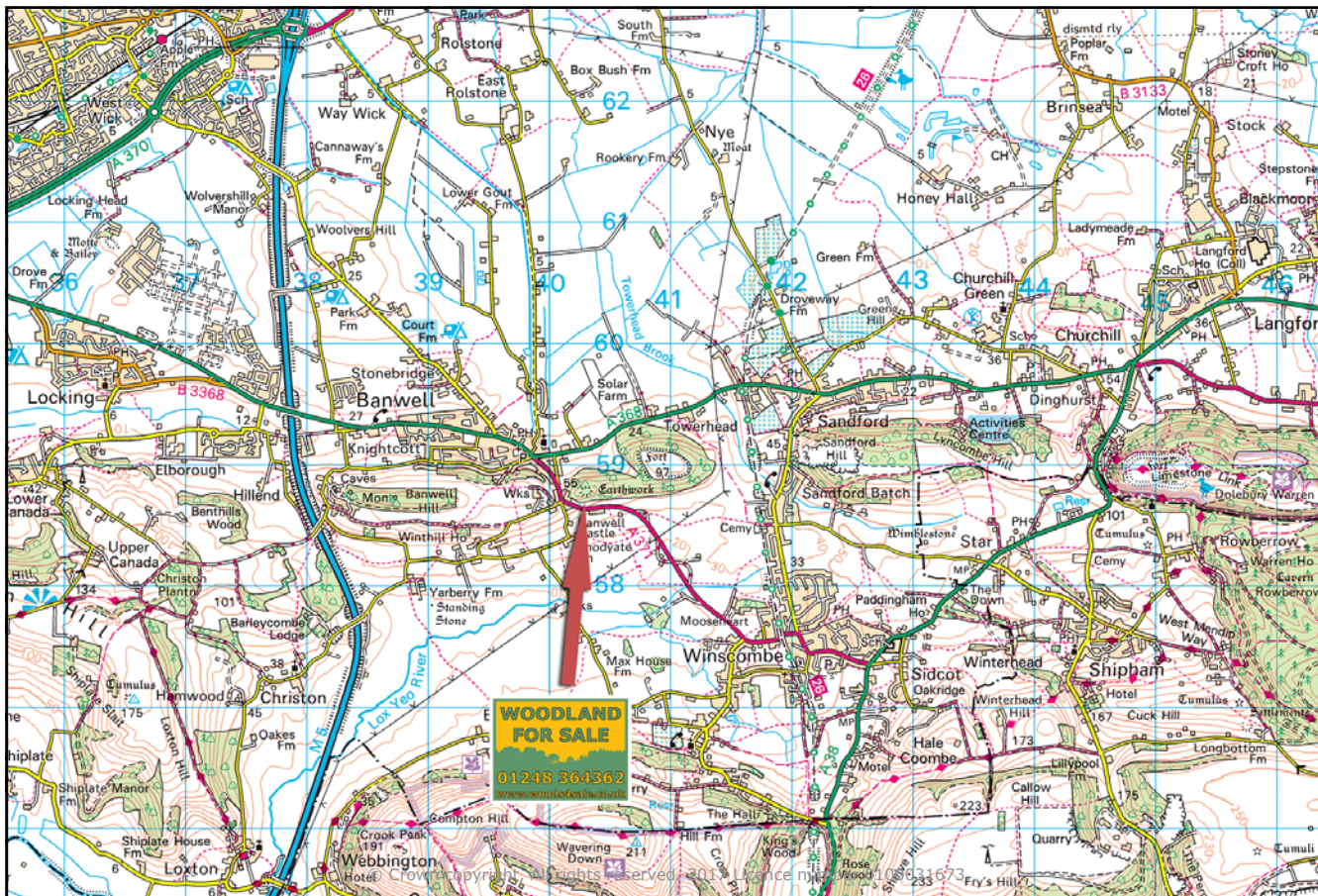
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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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