

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.



The Warren

Stourport-on-Severn, Worcestershire. A vibrant mature conifer and broadleaved woodland set in a quiet location. 14.53 acres for £115,000 (freehold)

This riverside property ranks high with prospects for commercial timber production, high amenity and sporting value. With excellent access, this is a characterful woodland with a remote feel, yet located near to Kidderminster.

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The Warren, Stourport-on-Severn, Worcestershire



Description

Down a quiet single track road, over a delightful river, Dick Brook, this charming woodland has all the attributes one would wish for. Follow the hard surfaced track through the gates and beyond to a clearing there is a great vista of the wood. Packed with larch, pine and hemlock, the conifer trees occupy the majority of the woodland and provide a great opportunity to earn tax free revenue from the timber sales. On the flank and lower sections there are mid rotation ash and mature mixed broadleaves with notable grand oaks throughout and a couple of sweet chestnut to the southern corner.

The Warren has been a well-managed wood since it was re-planted in 1969, a light thinning regime was carried out a few years ago to maximise the potential from the trees, although there is little evidence of this disturbance on the ground. The broadleaved sections make up some of the less accessible areas, they create seclusion and provide a refuge for native woodland habitat to thrive. Within them there are a range of different age crops which would welcome a very light thin to produce some useful timber or firewood.

The river provides excellent fishing opportunity from the banks which are adorned with rich displays of flora, notably the seasonal opulent wild garlic at the time of writing. Following an old ride down to the bank there is a stream which runs along the boundary and some interesting old formations with the adjoining land that were once part of a small hatchery for young fish stock.

In the centre of the wood there is an interesting undulation that provides wonderful character and an opportunity to create a useful bridge and enhance accessibility to the rest of the woodland.

The owner has created a few wooden structures that could be utilised as hides for viewing the local wildlife. There is also a caravan for summer sleepovers.

If It Were Mine

I would open some paths and rides to gain better access to all areas, build a bridge and create a camping spot by the stream. I would also implement a thinning regime of the broadleaves to enhance the development of the woodland further and produce a long term plan to fell and restock the conifer parts of the wood in two phases.

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: 150

Ordnance Survey Grid References:

- Roadside gate: SO 781 674

- Centre of wood: SO 784 672

Nearest postcode: DY13 0RJ

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 Stourport-on-Severn travelling south west on the A451, travel through Dunley and after 2.5 miles turn left towards Yarhampton (Church Lane).
- The Warren is on the right after half a mile and the entrance is indicated with a Woods4Sale sale sign (point **A** on the plan below).
- Follow the track to the locked gates (point **B**). I'm sorry but we do not give out keys for viewing.
- Park without obstructing access along the track.

The Warren, Stourport-on-Severn, Worcestershire



Boundaries

- The north boundary from the entrance is just set back from the council road. Where the river enters it is the river bank.
- The southeast boundary is the stream.
- The northwest boundary is indicated by the agricultural fence along the field margin.
- The south boundary is indicated by the old hedge line embankment above the track.
- The southwest boundary (**AB**) is the outside edge of the track.

Sporting Rights

We believe the woodland is sold with the benefit of the sporting rights - There is an old conveyance from 27/1/76 that states that a previous adjacent land owner has the right to enter The Warren to shoot but this has not been exercised for some time.

Mineral Rights

These are included in the sale, except where reserved by statute.

Rights Of Way

- There is a public footpath that intersects the north east section.
- A right of way is granted over the track **AB** even though the woodland boundary includes the track.
- A shared maintenance clause covers this right of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

- There is a restriction on erecting a wall or structure within 50 yards of the boundary.
- The track (**AB**) shall not be obstructed nor shall the track be used for any purpose other than for forestry or agriculture.

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.

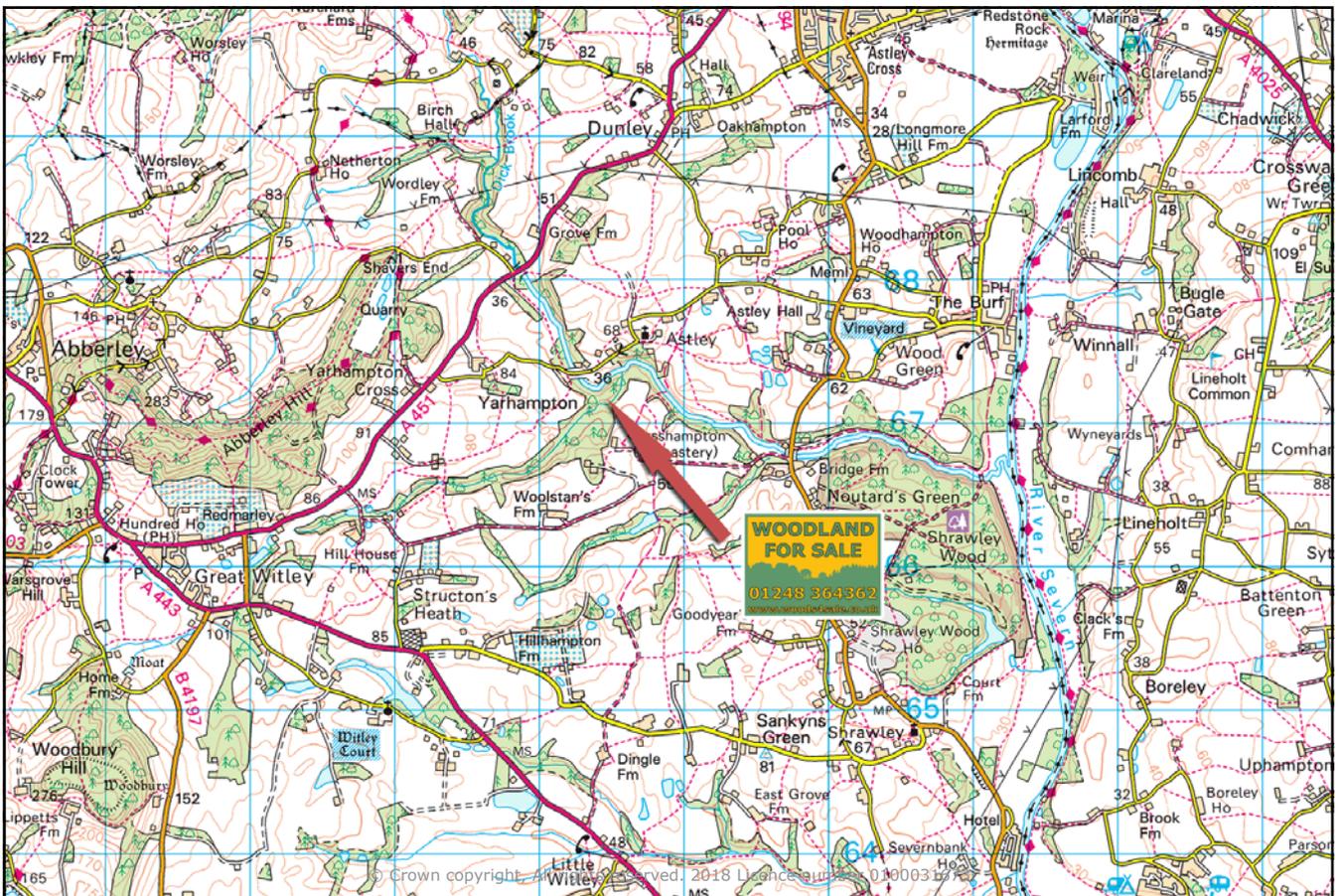
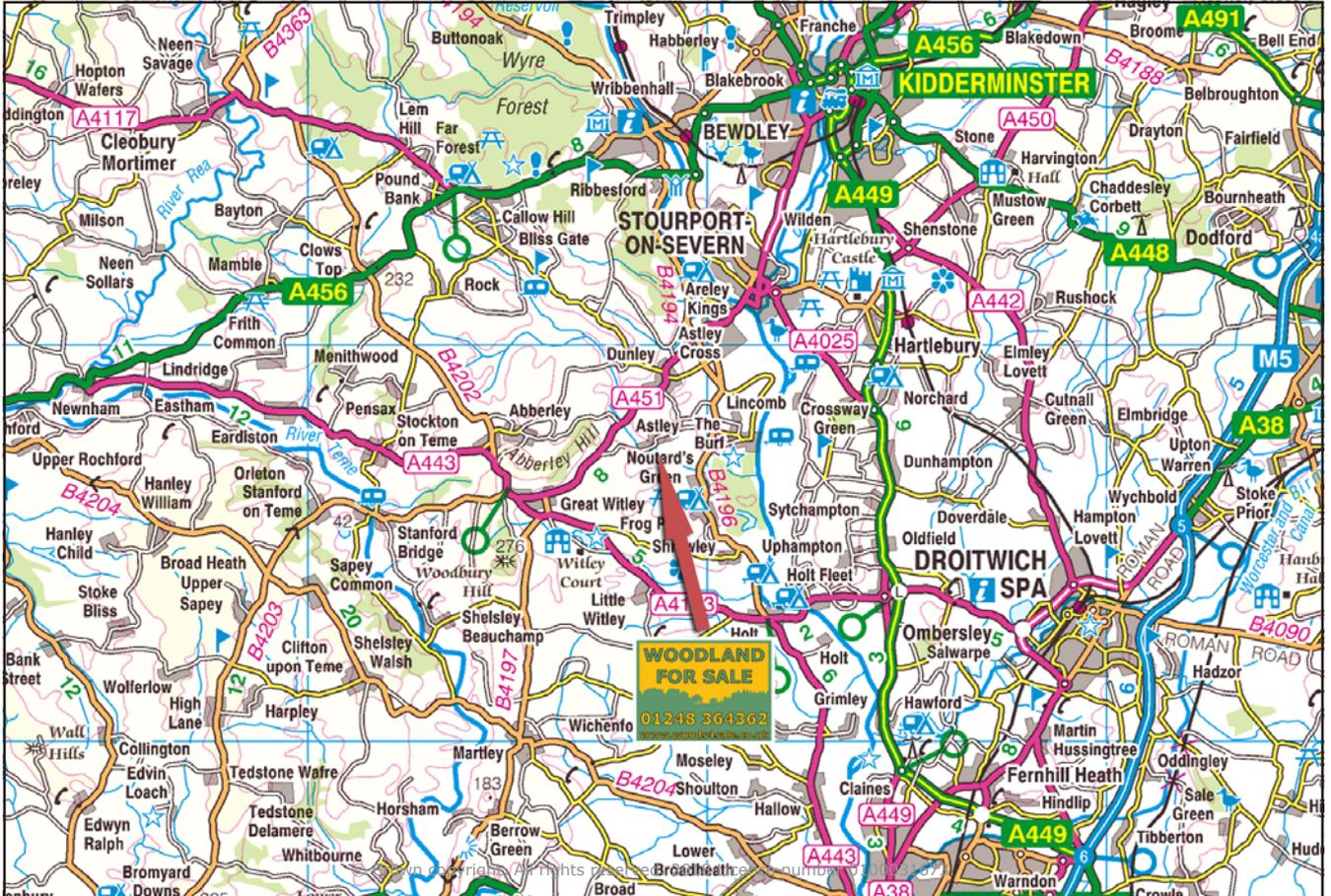
Note

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.

Contact

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

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