

# 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.



## Tufted Copse

nr. Pontesbury, Shrewsbury, mid Shropshire. 3.04 acres of  
mature oak woodland for £46,000 (freehold)

With stunning views, seasonal stream and Ancient Woodland, this beautiful oak wood is a treasure not to be missed.

**SALE**

## Tufted Copse, Shrewsbury, Shropshire



### Description

Set in the stunning Shropshire countryside with views of the Long Mynd and a few miles from Pontesbury, Tufted Copse is a fine English woodland that captures everything one would expect.

You will find this woodland set in a larger wooded area and accessed along a hard surfaced track that is suitable for a car at all times of the year. With the feel of an ancient hunting ground, Tufted Copse is certainly one of the most attractive woodlands we have on the market. With a seasonal stream that passes along the south boundary, fine mature oaks, and a stunning peaceful location, the amenity opportunity is exemplary.

The wood offers an abundance of mature oaks, birch, sycamore and ash with an open woodland feel. Being set in a larger woodland there are trees on all sides except for the east which looks out to fantastic views across wildflower meadows and the end of the Long Mynd in the distance.

Where the canopy opens, the vegetation rises to produce some secluded areas of self-seeded trees, climbers, ferns and a rich and diverse oak woodland habitat. In its wetter more fertile areas you will find alder taking advantage where other trees falter. Throughout the wood the understory includes hazel and holly trees and at ground level are hard fern, dog-rose, honeysuckle, sedge and even some small patches of bluebells to name but a few of the seasonal woodland blooms here.

The only disturbance will be the sound of farm animals in the distance and the clip-clop of a horse on the road, the drumming of a woodpecker and the hawk overhead. On a lovely sunny day you will not want to leave.

### If It Were Mine

I would maintain its ancient feel, a little path would be nice from the car to a camping spot, a rope swing on a sturdy tree and a bench or seat to look out from would be a delight. Silviculturally, I would plant some native trees through suppression mats where there is open canopy and try to enhance the wood for the next generation.

### 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: 126

Ordnance Survey Grid References:

- Roadside gate: SJ 395 017
- Centre of wood: SJ 394 016

Nearest postcode: SY5 0SQ

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 Shrewsbury.
- From A5 by-pass take the A488 towards Pontesbury.
- In Pontesbury continue down the hill and turn left onto Chapel Street which is approximately 200 metres before the Church.
- Continue on Chapel Street keeping left which takes you onto Habberley Road.
- Continue to Habberley and take the second right

## Tufted Copse, Shrewsbury, Shropshire



where the road forks towards Bridges.

- Continue on this road for approximately one mile before turning right onto a stone track to Lower Vessons (point **X** on the plan below)
- At the sharp bend the entrance gate is in front of you which has a Red Rock Forestry management sign on it (point **A**).
- Park safely without blocking access and continue on foot (we do not give out keys for viewing).
- Follow the track for 100 metres (point **B**) this is the start of the wood.

### Boundaries

- The north west boundary is the agricultural fence.
- The east boundary is the agricultural fence.
- The south boundary indicated with green paint on wooden posts and boundary trees.
- The west boundary is indicated with blue paint on wooden posts and boundary trees.

### Sporting Rights

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

### Mineral Rights

The mineral rights are reserved to a previous owner.

### Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way granted at all times and for all purposes over the route from the council road up to the woodland boundary (marked **XAB** on the plan).
- A right of way is reserved over **BC** and **BD** for the benefit of the woodland beyond
- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

### Tree Preservation Order

The woodland has been designated as an Ancient Woodland and 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.
2. The Easement over the route **XA** imposes certain obligations:
  - (a) To indemnify the grantor for all damage caused by the exercise of the right and to compensate the grantor for any such damage not made good.

## Tufted Copse, Shrewsbury, Shropshire



- (b) Not to cause nuisance, annoyance or disturbance to the Grantor's land or any adjoining land.
- (c) Not to allow anyone not authorised by you to exercise the right.
- (d) To pay the Grantor a due proportion for the cost of repairing and maintaining the accessway.
- (e) Not to erect any building or other structure whatsoever on any part of the Property without the consent of the Grantor.
- (f) Not to carry on any trade or business on The Property without the consent of the Grantor.

### 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

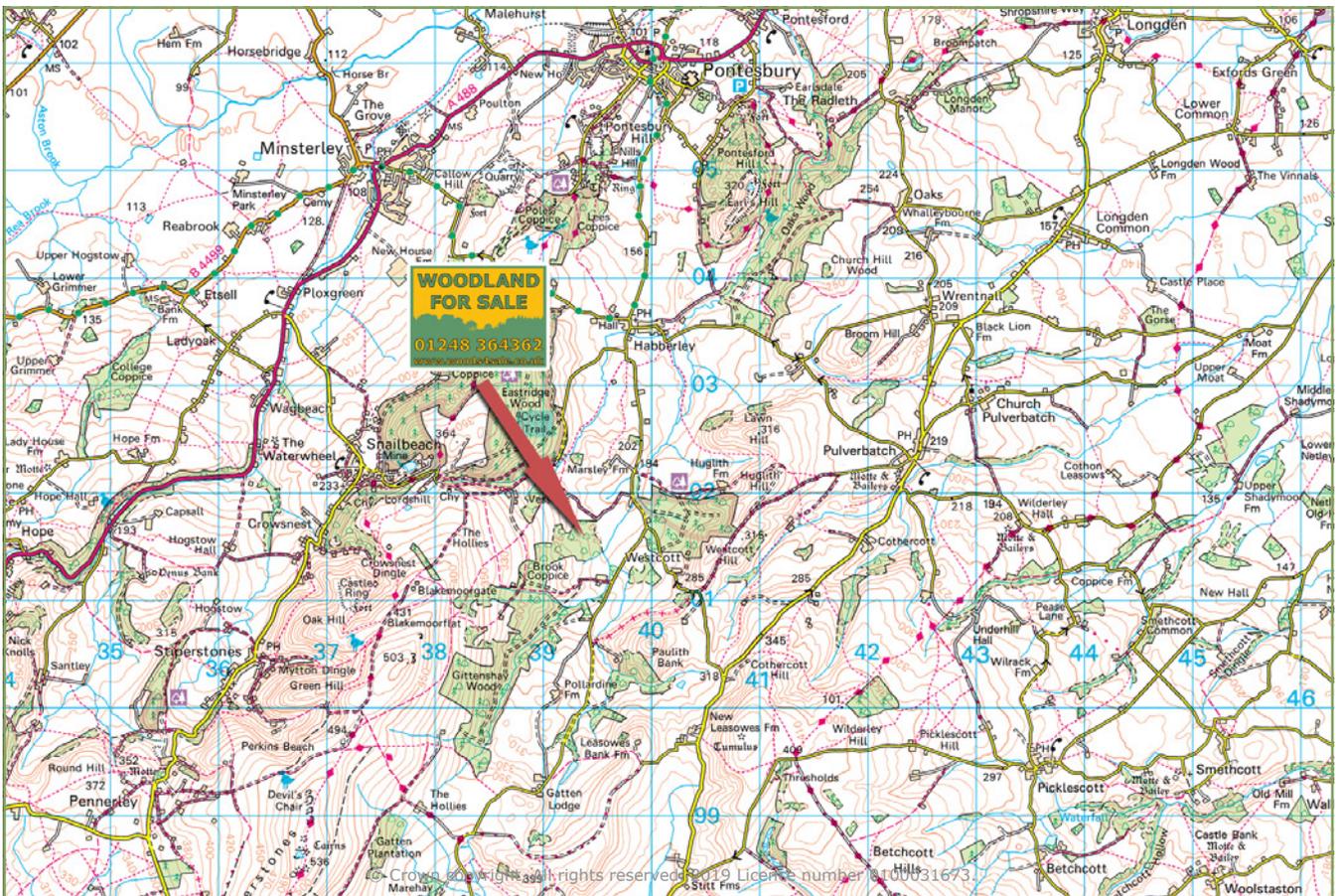
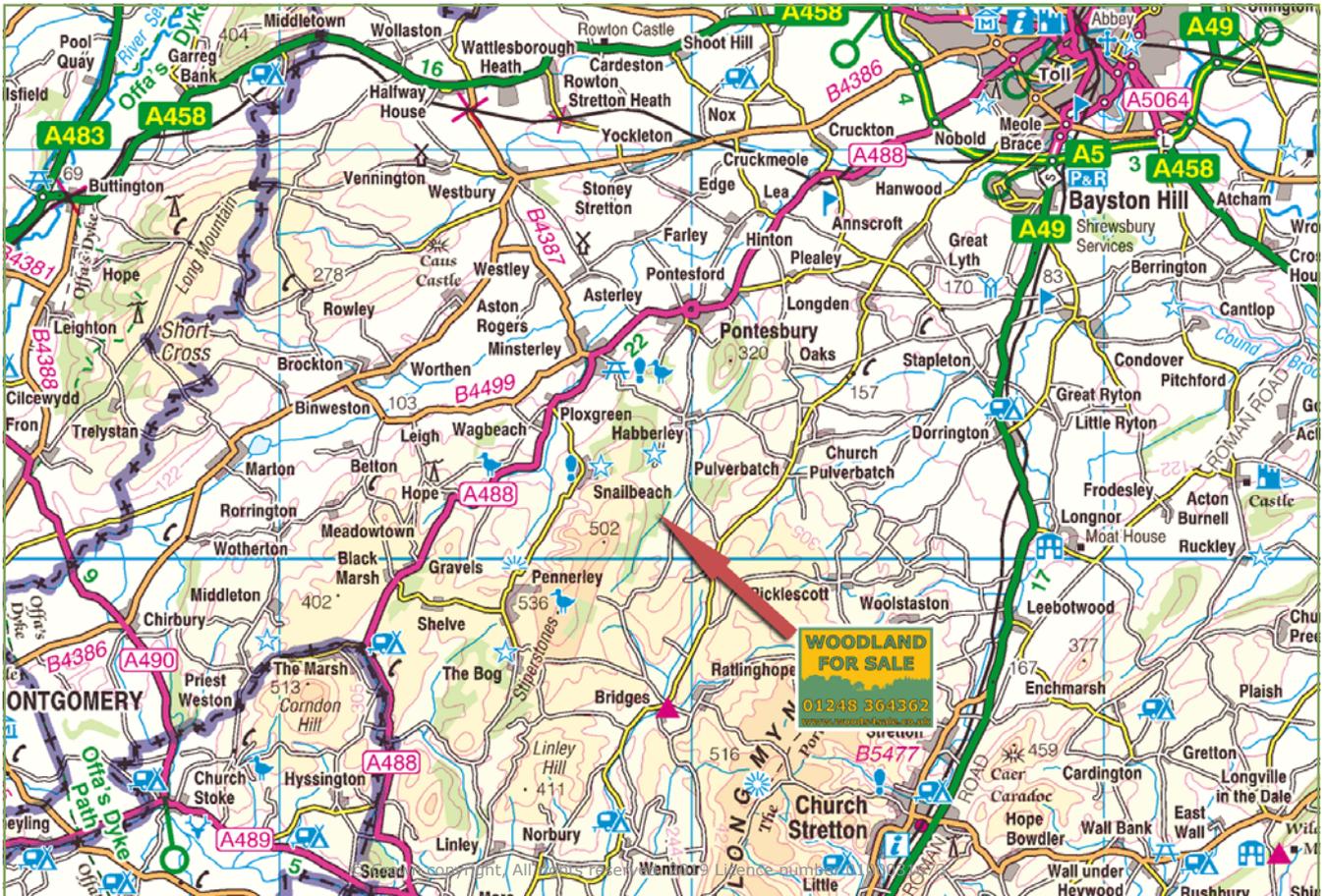
Woods4Sale Ltd hereby give notice under section 21

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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