

WOODS 4 SALE

Phone: 01248 364 362
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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.



Upham Wood
near Telford, Shropshire. 1.62 acres of secluded
mature woodland with oak and chestnut for £19,000
(freehold)

An Ancient Semi-Natural Woodland with mature broadleaves, benefiting from excellent access, not far from both the towns of Telford and Shrewsbury.

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Upham Wood, Telford, Shropshire



Description

Upham Wood is a delightful and diverse woodland set amongst a wider forest within the tranquil Shropshire countryside. Some three miles south of the M54 and a short distance east of historic Shrewsbury, this broadleaf wood is centrally located and forms part of an Ancient Semi-Natural Woodland.

This distinctive wood sits on generally flat ground with a slight incline to the east. It is populated with good examples of mature oak, chestnut, birch and rowan. The soil is fertile loamy clay, supporting a dense understorey of holly and hazel which provide shelter for the abundant fallow deer population.

Sightings of local birdlife such as song thrush, warbler, woodpecker and tawny owl are commonplace in the area.

The entrance to the wood has an open feel with well-spaced trees allowing light through to bathe the floor thus allowing vegetation to grow. Towards the rear of the wood the canopy is closed with holly and denser tree spacing providing the opportunity to demonstrate some silvicultural flair.

Upham Wood benefits from excellent hard stoned access that is suitable year-round for a 2WD vehicle.

If It Were Mine

The trees would welcome a thinning, opening up some of the holly and bringing light onto the woodland floor to encourage regeneration. I would seek to make a few clearings, put up some deer fencing and see what trees emerge from the soil. In time it is likely that ferns and bluebells will emerge along with self-seeded tree saplings.

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: 127

Ordnance Survey Grid References:

- Roadside gate: SJ 662 092
 - Centre of wood: SJ 657 093
- Nearest postcode: TF6 5BS

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 the PowerStation at Ironbridge A4169 heading north east on Buildwas Road.
- At the roundabout, take 1st exit on to A5223.
- After 0.2 miles at roundabout, take 1st exit After 0.4 miles turn left towards Dog in the Lane.
- After 0.3 miles turn right on to Dog in the Lane.
- After 0.7 miles turn right towards New Works Lane.
- After 0.5 miles turn left on to New Works Lane.
- After 0.5 miles there is a yellow barrier to a carpark on the left (point **X** on the plan), park here and continue on foot.
- Follow the track to the side of the carpark for 360 metres bearing right at the junction and to the silver barrier to the wider woodland (point **A**).
- Follow the stone track, after 300 metres there is a wooden gate (point **B**).
- Climb the gate and follow the track for 170 metres (point **C**), the wood starts here on the left marked with green paint on a wooden stake.

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- I'm sorry but we do not give out keys for viewing.

Boundaries

- The northern boundary is marked with green paint on timber stakes and on trees.
- The southern boundary is marked with yellow paint on timber stakes and on trees.
- The western boundary is the inside edge of the track indicated by wooden posts with blue paint that may be off-set by a short distance.
- The eastern boundary is marked with red paint on timber stakes and on 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 where reserved by statute.

Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted at all times and for all purposes from the roadside bollards up to the woodland boundary (marked **XABCD** on the plan).
- A shared maintenance clause covers these rights of way with liability according to use.

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:
 - (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 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

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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.

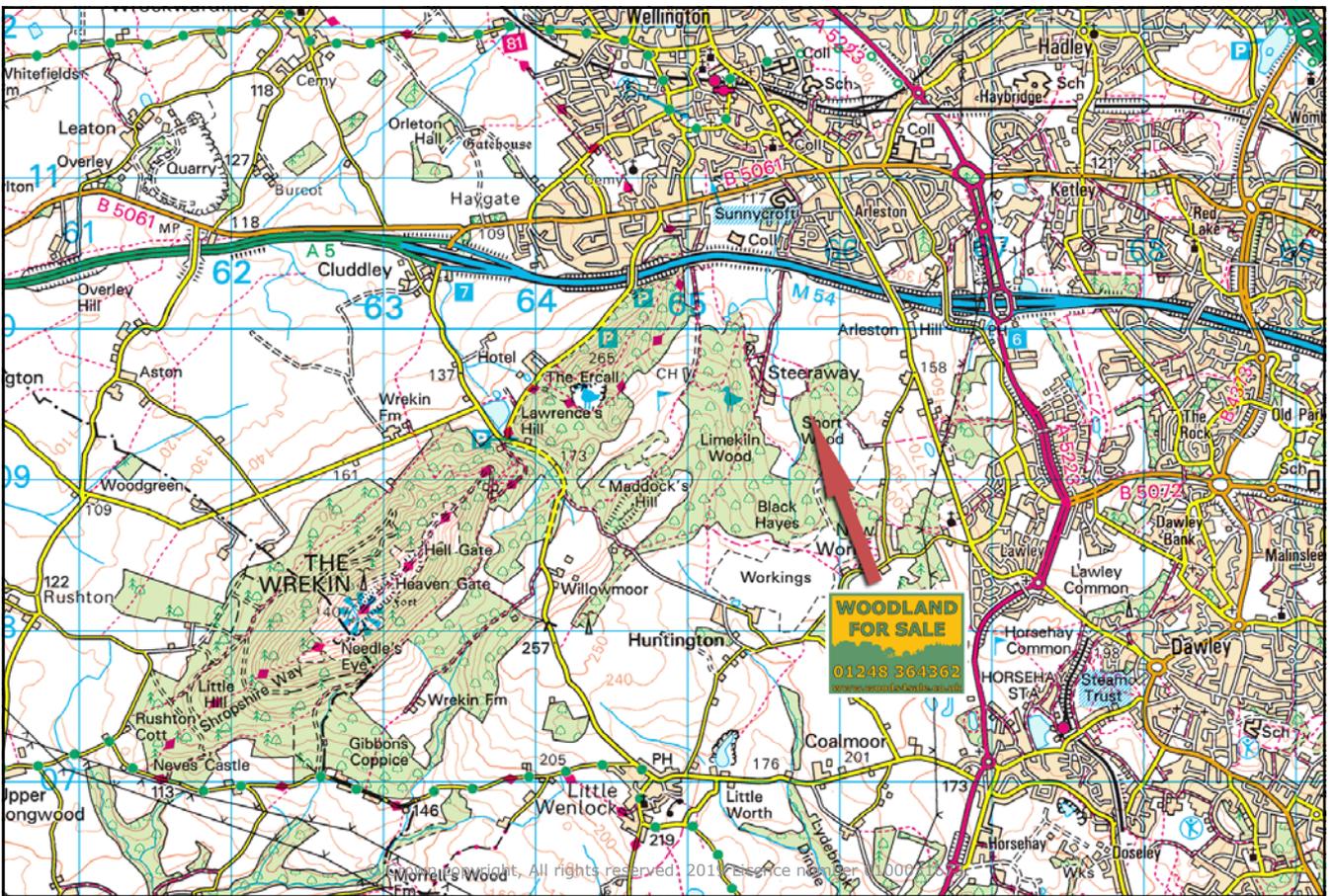
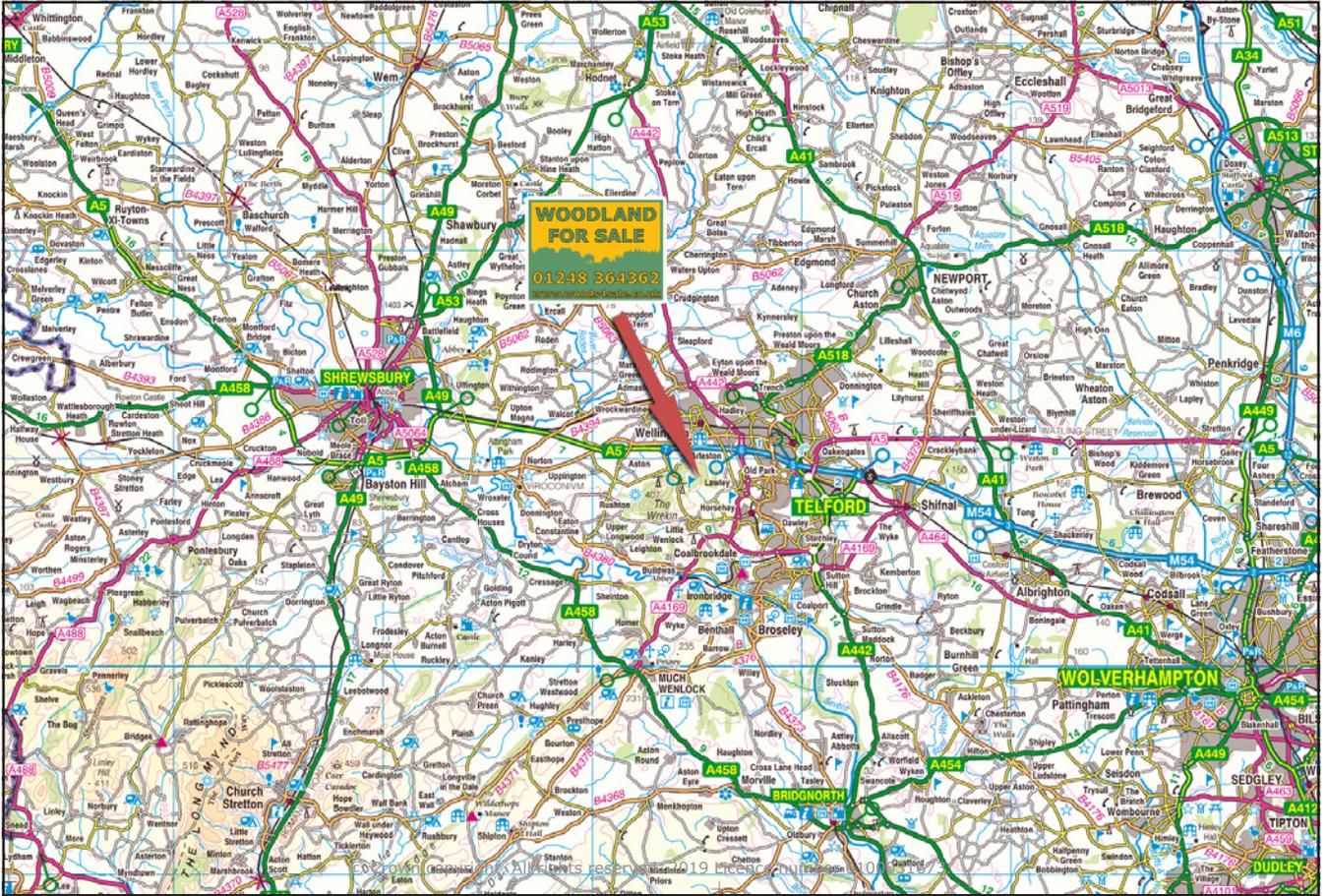
Woods4Sale Interest

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.

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