

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



## Wells Wood

Banwell, North Somerset. 2.36 acres of delightful mixed mature woodland in an Area of Outstanding Natural Beauty, 15 miles from Bristol.

**£26,000 (freehold)**

A wonderful Ancient Woodland in North Somerset with mature mixed broadleaves and a small group of Lawson cypress with good access. Four miles from junction 21 of the M5.

## Wells Wood, Banwell, Somerset



### Description

Wells Wood is situated within a larger historical woodland dating back to the Iron Age and is located on the northern edges of the rolling Mendip Hills. Standing on south facing slopes, it is partly ancient and replanted ancient woodland.

Free draining fertile brown earths have yielded a diverse canopy of oak, ash, hazel, beech, hornbeam with occasional Scots pine and larch in amongst. A large mature sycamore tree stands at the top of the woodland, with majestic and sweeping branches, marking the northern boundary. Towards the centre of the wood, a twisting mature hornbeam also overlooks this area. The lush emerging shrub layer comprises holly, hawthorn, hazel coppice and some strong regeneration of sycamore and hornbeam. Swathes of bluebell (an Ancient Woodland indicator), wild garlic, primrose and wood anemone cover the ground in the warmer months, with a peppering of moss covered rocky outcrops.

Towards the southern end of the wood, there is a convenient soft track that could offer alternative access for forest management purposes, such as timber extraction, utilising the Forestry Commission thinning licence which is in place. There is also a good elevated flat area on the north side of this soft track that would make a perfect location to pitch a tent for the night, with views of the Mendips and beyond that can be enjoyed from the comfort of your tent.

This charming woodland supports a large variety of fauna that frequent the wood including, buzzard, woodpecker, the lesser horseshoe bat, badger, roe deer and harmonious songbirds.

Wells Wood benefits from good vehicular access via a hard track navigable with a 2WD car, with a large veteran sycamore indicating a useful parking spot.

### If It Were Mine

I would be keen to explore a little more into the interesting history of the wider woodland. The camping opportunities would also be taken advantage of, perhaps with a small camp fire. I would make use of the convenient Forestry Commission thinning licence and start thinning out the ash and oak, mainly to get a good crop of firewood out but also to help

promote the better trees that could one day produce some fine quality stems!

### 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: 182  
Ordnance Survey Grid References:  
- Roadside gate: ST 407 593  
- Centre of wood: ST 408 588  
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 signs (point **A** on the plan below).
- Please park in a suitable safe place in front of the gates but not obstructing both of them. Sorry we do not provide keys for viewings.
- Climb the gate and turn immediately right, 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 left and continue up the hill for approximately 50 metres (point **C**), this is the start of the woodland.

### Boundaries

- The north boundary is indicated by green paint on wooden posts on the outside edge of the track.
- The south boundary is the low earth bund with fields beyond.

## Wells Wood, Banwell, Somerset



- The east boundary is indicated by orange paint on trees and wooden posts.
- The west boundary is indicated by blue paint on trees and wooden posts.

### 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 for forestry purposes only over the route **DXE**.
- A right of way is reserved over the route **CD** for the benefit of the woodland beyond.
- A right of way is reserved for forestry purposes only over the route **EF**.
- 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 obligations.

### Tree Preservation Order

The woodland has been designated as an Ancient Woodland and is subject to a Tree Preservation Order (TPO). This should not interfere with normal woodland management including tree felling, but the local authority will need to be consulted.

### 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 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.

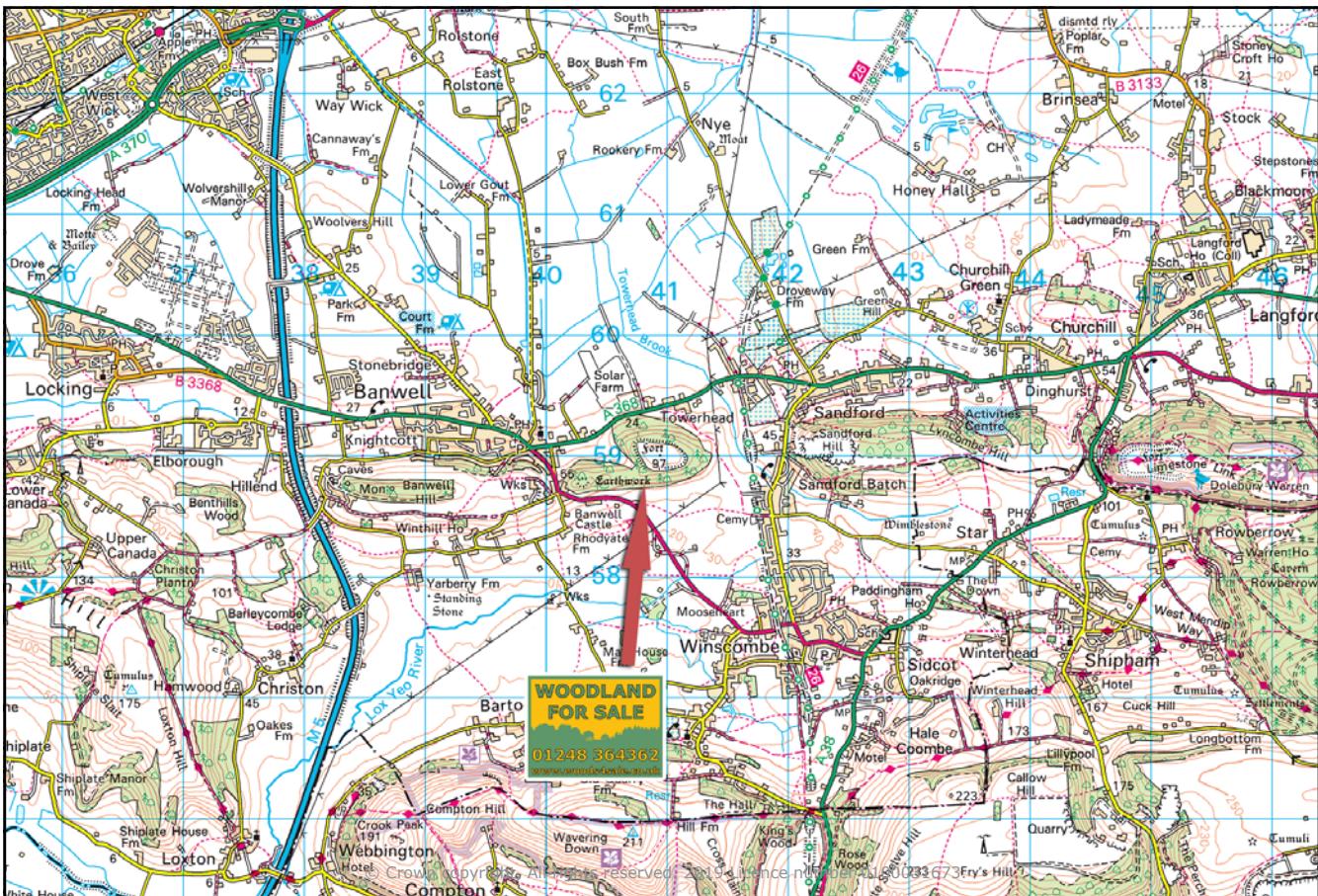
### Woods4Sale Interest

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

### Contact

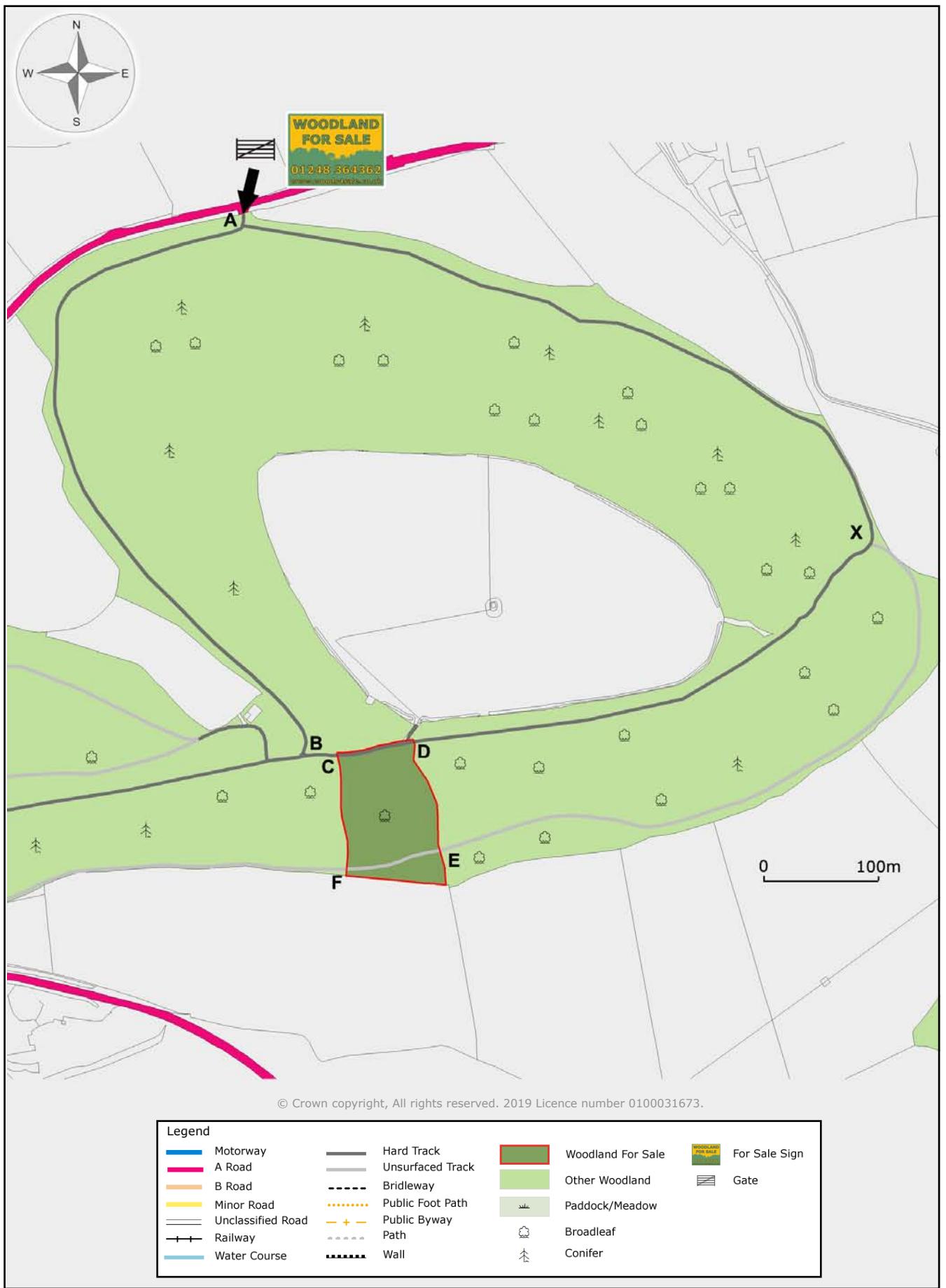
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## **Wells Wood, Banwell, Somerset**



**Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK**  
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