

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Westleigh Wood

Banwell, North Somerset. 1.92 acres of mature mixed broadleaf woodland in a rural location, 27 miles west of Bath. £27,500 (freehold)

A stunning woodland comprising beech and oak in an Area of Outstanding Natural Beauty serviced by a hard surfaced track, 4 miles east of junction 21 of the M5.

Westleigh Wood, Banwell, Somerset



Description

Westleigh Wood is located on the northern fringes of the Mendips, a short drive east from Weston-Super-Mare in rural Somerset and forms part of a wider historical woodland dating back to the Iron Age.

Situated on free draining fertile loamy soils that slope gently on both northerly and southerly aspects, the mature canopy consists predominately of majestic beech, oak and ash. The stems show good form, testifying to previously good management and with the benefit of a current Forestry Commission thinning licence, a new owner could establish a simple management programme. Beneath is a shrub layer of sycamore, hazel coppice and hawthorn, with a lush ground layer offering pleasantly pungent wild garlic, bluebell, hart's-tongue and ivy (making a particularly attractive scene during the spring and summer!). Towards the western boundary, a rocky hollow would make a good location for camping if cleared.

Extensive wildlife populations inhabit the woodland; roe deer, badger, fox and a multitude of harmonious songsters can be heard, as well as common sightings of buzzard and green woodpecker. The protected and rare lesser horseshoe bat is also known to the vicinity.

Westleigh Wood is an ideal setting for bushcraft activities and gives huge scope for a weekend woodsperson. It benefits from good vehicular access along a hard track suitable for a 2WD vehicle.

Westleigh Wood is subject to an Article 4 Direction preventing some types of permitted development at the property.

If It Were Mine

I would certainly clear an area for weekend barbecuing, perhaps staying overnight to observe wildlife too. The Forestry Commission thinning licence is a good opportunity to establish a thinning program, carefully selecting a few trees to yield some firewood for my log burner.

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 402 587
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.

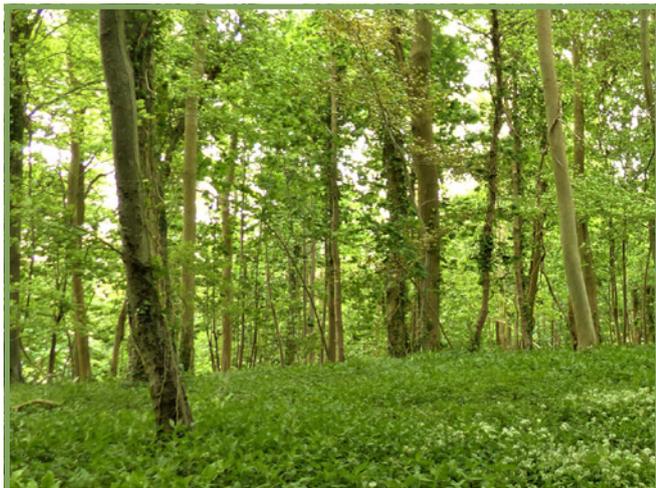
Directions & Access

- 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).
- Please park safely in front of one of the gates, ensuring there is clear vehicular access through the other for key holders (sorry we do not provide keys for viewings).
- Climb the gate (point A) 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 right and continue along this track for 510 metres, you will then arrive at the start of the woodland, indicated by green and orange paint on a short wooden post on the right-hand side of the track (point C).
- There is also a right of way into the wood at point E, but for viewing purposes, please use the access from point A.

Boundaries

- The northwest boundary between DF is the fence, and blue paint on wooden posts and trees between FG.
- The east boundary is indicated by orange paint on trees and wooden posts.
- The south boundary is indicated by green paint on

Westleigh Wood, Banwell, Somerset



wooden posts, the gate post and 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 as reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **ABCDE**.
- 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.

Tree Preservation Order

The woodland has recently 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:

- 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.

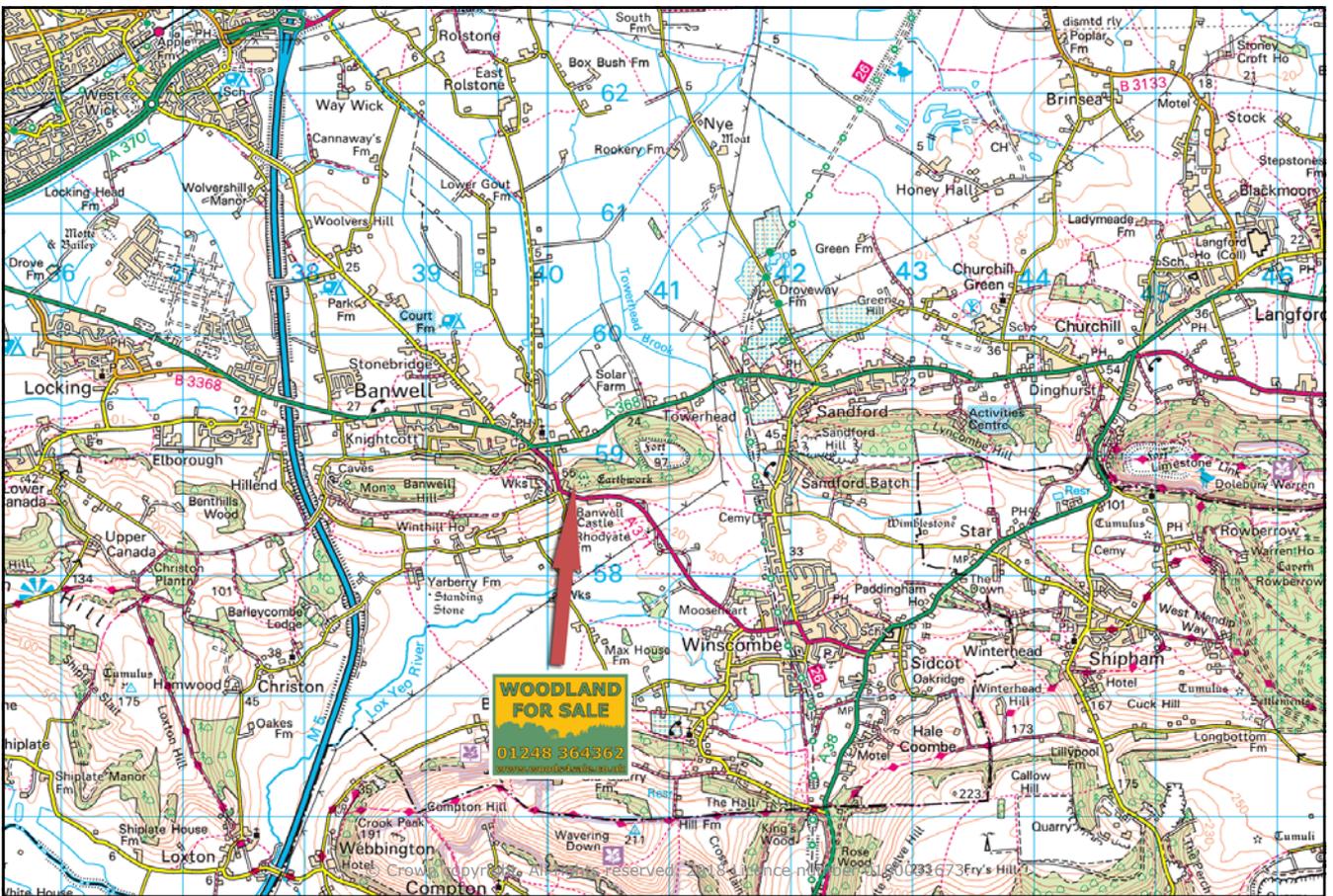
Woods4Sale Interest

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.

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