

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.



Wynbrook Wood

near Telford, Shropshire, mature mixed hardwoods with excellent access, a small stream and great amenity value. 1.82 acres for £22,000 (freehold)

An attractive stand of mature mixed broadleaves with some large stems and a healthy understorey of young trees and shrubs. Set in a secluded rural location near Telford with close links to the M54.

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Wynbrook Wood, Telford, Shropshire



Description

Wynbrook Wood is located a few miles to the southwest of Telford near to the small villages of New Works and Little Wenlock. It encompasses just under two acres of level ground, bounded by an attractive, year-round stream to the west, beyond which are pleasant views of open fields. The wood is reached by a recently upgraded stone track, suitable for a car.

This wood forms part of a larger Ancient Woodland, which has been in existence since at least the 1600s, if not a great deal longer. The bulk of the wood is made up of alder with other species around the fringes including oak, birch, hazel, holly, and sweet chestnut making this a vibrant and rich ancient woodland habitat. The woodland has only recently seen some active management and it has presented scope for further thinning work. The area of alder is almost pure single aged and once dried will make some exceptional firewood.

Along the eastern edge is a delightful stream that meanders through the trees and opens into a shallow pool before its journey continues. This is a great draw for wildlife and a characterful backdrop to the wood.

The underlying fertile clay soils host a rich flora including numerous fern species, snowdrops, lords-and-ladies, ground ivy and primrose. Several deer tracks, and a chorus of birdsong indicate the varied wildlife of this wood. A delightful wood such as this is perfect for a young family, or indeed anyone with an interest in conserving this wonderful woodland reserve.

If It Were Mine

There is a Forestry Commission thinning licence in place at this Wynbrook Wood should a prospective owner wish to carry out some light thinning of the suppressed trees and allow more light in to enhance the already diverse habitat. I might also make a path to a nice spot in the wood where I could enjoy the surroundings.

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 657 090

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 **A** 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 **B**).
- Follow the stone track straight and down the hill for 370 metres to the locked wooden gate with the Woods4Sale sign on it (point **C**).
- Sorry, we do not give out keys for viewing.
- Climb over the gate and follow the stone track for a further 530 metres to point **D**. You will arrive at wooden stakes and trees painted green, this is the start of the wood.

Boundaries

- The north boundary is marked with green paint on wooden stakes and on trees.
- The south boundary is marked with white paint on wooden stakes and on trees.
- The east boundary is set back from the outer edge of the track marked with blue paint on wooden stakes and on trees.

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- The west boundary is the agricultural fence.

Sporting Rights

The woodland comes with full sporting rights.

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 for this wood from the roadside bollards up to the woodland boundary (marked **ABCD** on the plan).
- A right of way is reserved over points marked **DE** on the plan for the benefit of the woodland beyond.
- A shared maintenance clause covers these rights of way.

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:

- 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.

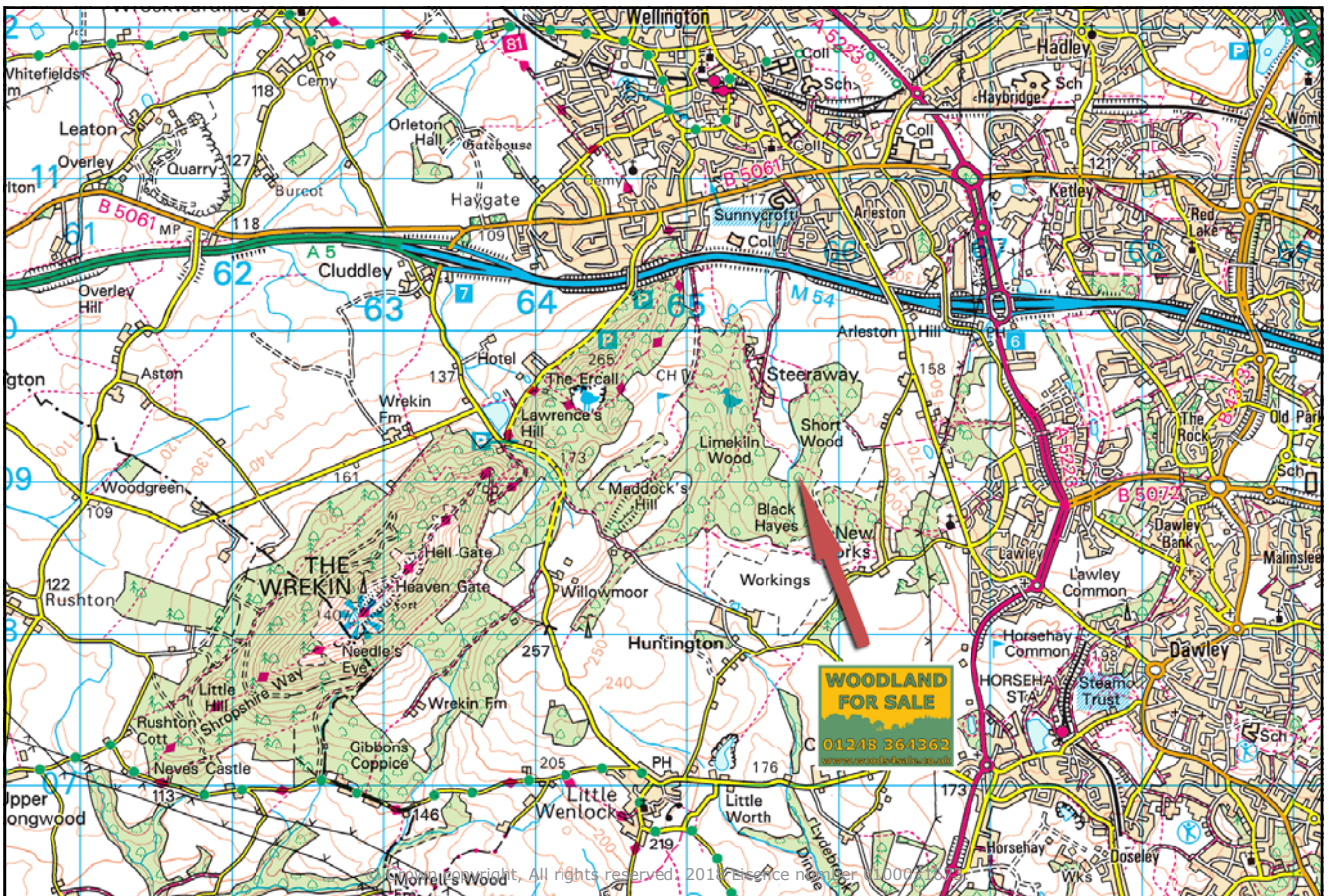
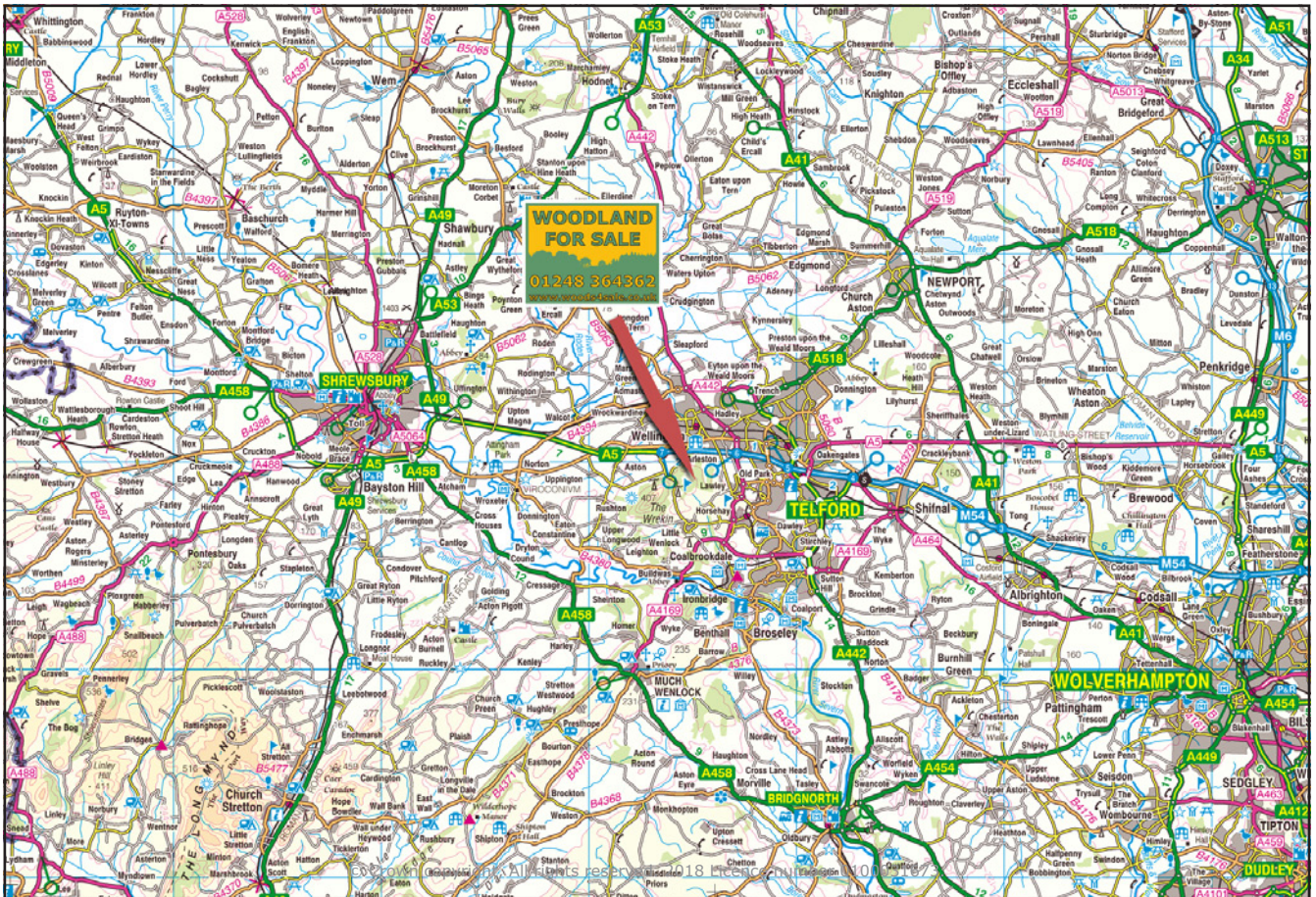
Woods4Sale Interest

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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