



FREEHOLD FOR SALE BY PRIVATE TREATY

12.81 Acres (5.22 Hectares)

LEATON FOREST ESTATE

Near Shrewsbury, Shropshire

Lots available from £31,000 (Lot 2 now under offer)

OS Grid Ref: SJ452 184 Lat/Long: 52.760528°N -2.812168°W Nearest Post Code SY4 3AS

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

The woodlands are situated approximately 5 miles to the north west of Shrewsbury and within 4 miles of the A49 Trunk road.

OVERVIEW

Leaton Forest estate is a classic mixed woodland estate situated in rural splendour just to the north of Shrewsbury. This ancient riverside county town is steeped in history and the surrounding settlements and farmland have been inhabited and farmed for many thousands of years. This is a rare opportunity to be part of this famous rural estate and own a selection of woodland areas that have been expertly managed for generations.

Interested parties should examine the individual woodland descriptions carefully in tandem with the sale plans. Access for each woodland area is clearly specified and shown on the sale plan with routes shown as brown lines and gateways off the county roads shown with a capital A. Visitors to site can be accompanied by prior arrangement. If unaccompanied visitors are urged not to block gateways with unattended vehicles. The estate is a working farm and gateways are often used for agricultural reasons.

SPORTING AND MINERAL RIGHTS

These are both owned and included in the sale. They are not let.

FENCING

All of the woodland plots have boundaries against grazing land that is to be retained by the estate. Maintenance of these boundaries to be stockproof will be the responsibility of the woodland owner.

RIGHTS OF WAY

The woodlands are sold with the benefit of a right of way for all purposes over the routes shown in brown on the sale plan. Where they are currently unmade the woodland owner will have the right to construct a running surface up to 12 feet wide on straight runs with 15 feet being allowed on bends. Maintenance of these routes before and after upgrading will be the responsibility of the user.

V.A.T.

The sale of the woodland is not subject to VAT.



WAYLEAVES, RIGHTS AND EASEMENTS

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

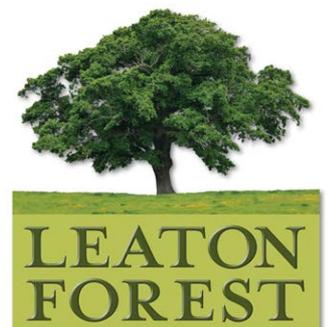
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please advise the selling agents of the date you wish to visit so we can advise the Estate of your presence on site. Please be aware of potential hazards within the woodland when viewing. Should prospective purchasers wish to discuss the management and or history of the woodlands the owner is available by appointment.

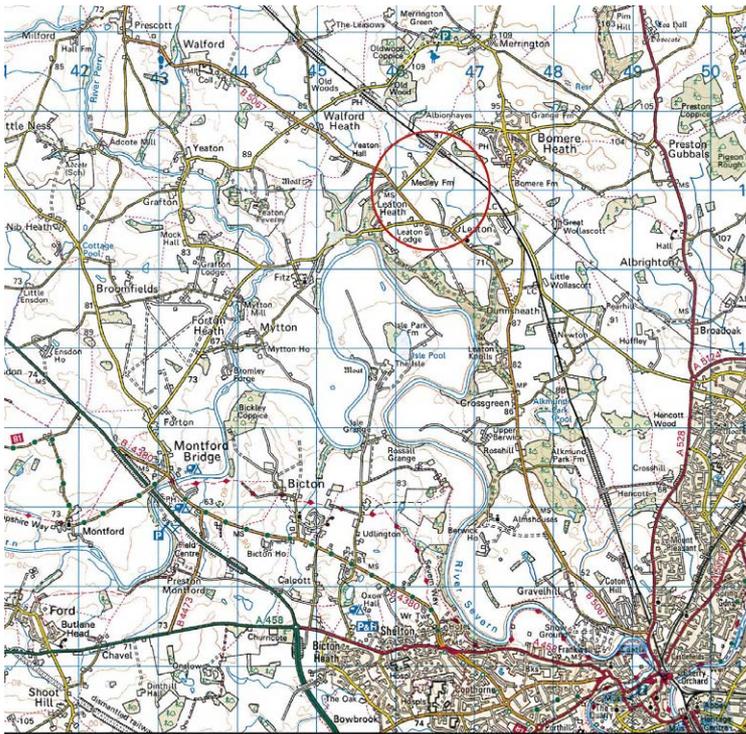
METHOD OF SALE

Leaton Forest Woods are offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please note the purchaser will be responsible for payment of the vendor's conveyancing fees as well as his own conveyancing fees.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk.





Leaton Forest Estate



Location SJ 083 348
Scale 1:50,000 @ A4
Drawing No U/13431-04
Date 01.07.20



Tustins

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LOT 1

Oldwoods coppice 3.46 Acres, 1.40 hectares

Guide Price £40,000

Oldwoods coppice is two separate areas of woodland on the edge of a fabulous area of ancient woodland. Stocked with mainly Poplar these are now entering their productive phase. A new owner will have the choice of whether to thin or fell the Poplar which should help to create a good quantity of timber income. These are two good small woodlands. The first woodland that you reach is just within Old woods boundary and it also contains a delightful small pond. This section of woodland is stocked with mostly mature Poplar and is classified as Ancient Woodland.

The second section of woodland is an offshoot of Old Woods that adjoins the main railway line. Enthusiasts can see regular outings of their favourite steam trains under full power as they climb up out of the Shrewsbury river basin from this prominent site. Stocking is more variable with good quantities of Sycamore mixed with the mature Poplar. An area under the powerlines could be kept free of growth if required.

Access is easy and currently across permanent grass pasture. The route shown on the saleplan is upgradable should a new owner wish. Maintenance is according to use.

LOT 2 - UNDER OFFER

Yagdons Belt 2.99 Acres, 1.21 hectares

Guide Price £31,000

Situated just on the side of the B5067 Yagdons Belt is a small wood/open ground with a difference. Access is easy via a wide gateway that opens into a field laid to grass. Prospective purchasers can drive all the way to the woodland gate in the boundary hedge. Once inside visitors will be impressed by the sheer quantity of trees and species as well as how large this woodland feels for its small size. Included within this woodland is a watercourse that provides drainage for the land situated just to the north. The estate reserves the right to maintain this from time to time.

Stocking is a mixture of mature Douglas fir, Japanese larch and mixed broadleaves that include Ash and Oak. Most of these have grown to impressive dimensions and a new owner will be able to take advantage of several harvesting opportunities in coming years.

Included with this woodland is a small amount of additional pasture land shown on the sale plan. This area would allow a new owner to increase the size of the woodland or create a small area of open land for camping and other activities. A new owner will be expected to erect a stock proof fence and new gateway within one year of completion.

LOT 3

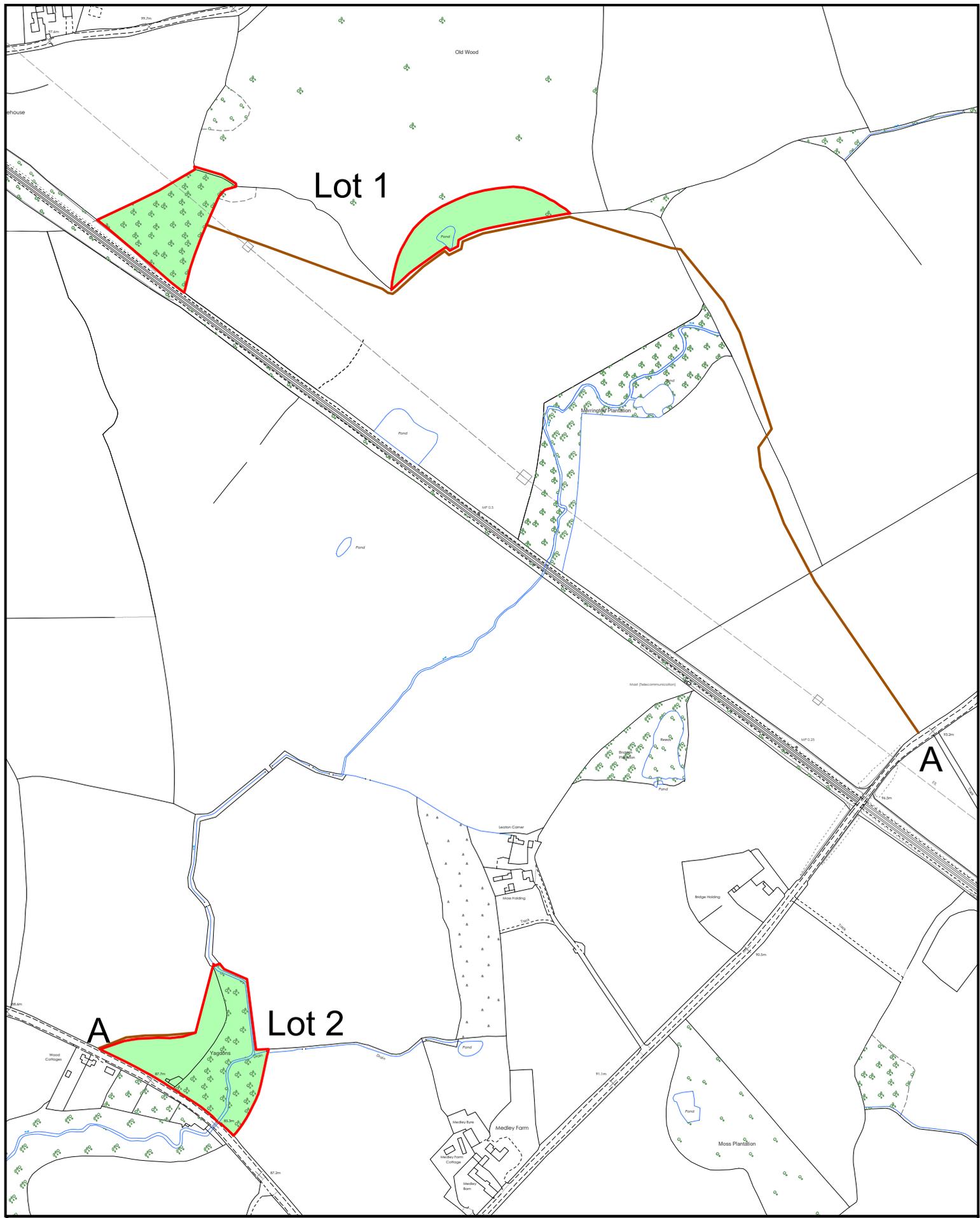
Meadow Plantation 6.35 Acres, 2.57 hectares

Guide Price £75,000

Meadow Plantation, the largest on offer, is situated just overlooking the river Severn. This is a good-sized piece of woodland that is stunning to the eye. Over the years various thinning operations have been carried out that have helped to create a wonderfully diverse section of woodland that is now ready for further thinning or felling work. Access is easy via a wide shared gateway that leads onto a stone track that leads up to the woodland entrance.

Stocking is variable with visitors first encountering mature Douglas fir, Larch, Corsican pine along with Ash and Sycamore that is approaching maturity. Once you have passed through this area younger larch is obvious and clearly ready for thinning. Beyond this is a ride containing a powerline complete with views of the River Severn and an area youngish Ash that also needs to be thinned.





Lot 1

Lot 2

Leaton Forest Estate - Lots 1 & 2

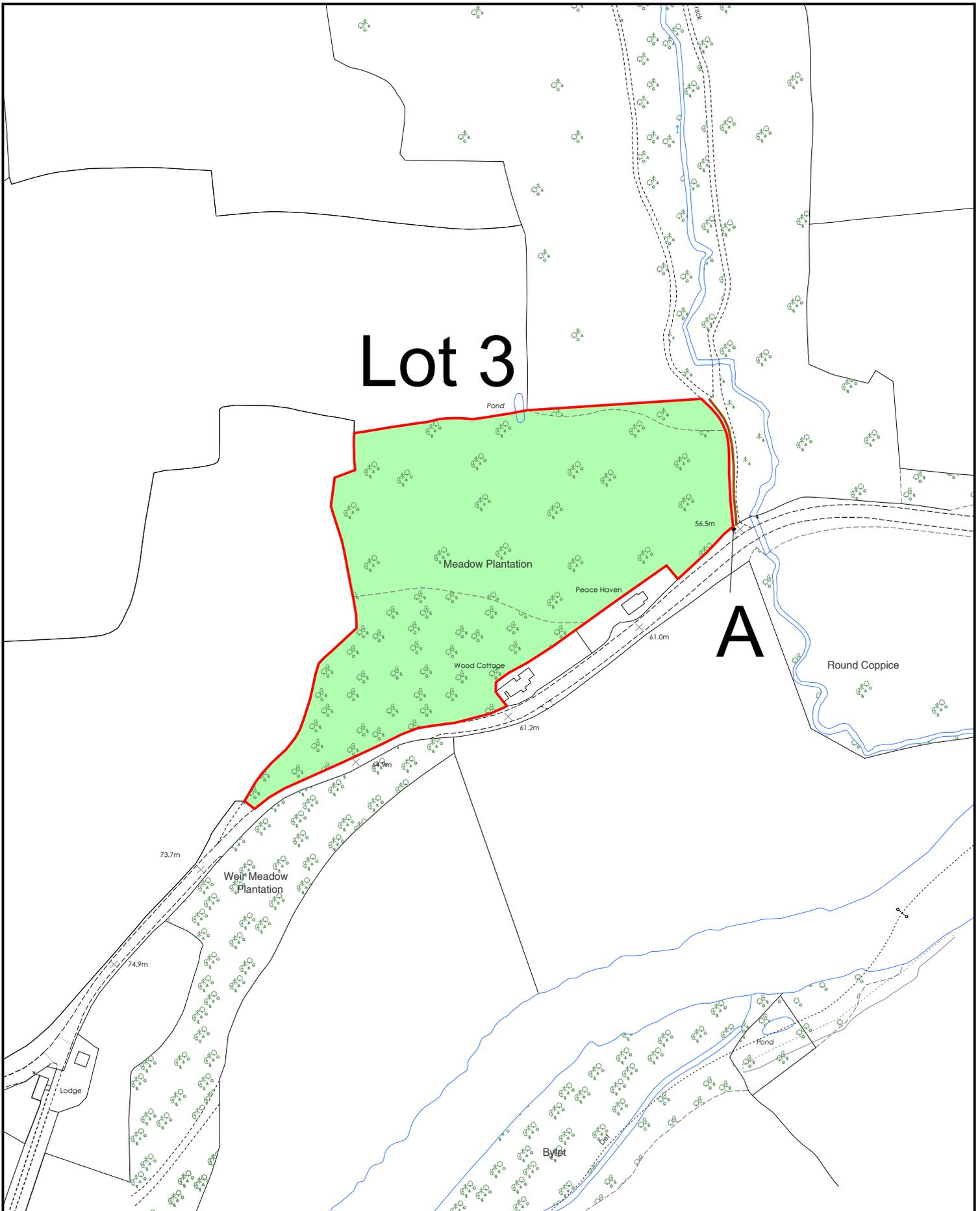
Location SJ 461 197
 Scale 1:5,000 @ A4
 Drawing No. U13431-05
 Date 17.07.20



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Lot 3



Leaton Forest Estate - Lot 3

Location SJ 452 184
Scale 1:2,500 @ A4
Drawing No. U13431-06
Date 15.07.20



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Shrewsbury, Shropshire



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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