



FREEHOLD FOR SALE BY PRIVATE TREATY

3.46 Acres (1.40 Hectares)

OLD WOOD COPPICE

Merrington, Shrewsbury, Shropshire

Offers Around £40,000 are invited for this property

OS Grid Ref: SJ461201 Lat/Long: 52.776159 -2.799221 Nearest Post Code: SY4 3PW
what3words: hoping.remaining.lungs

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 just to the south west of the hamlet of Merrington near to Bomere Heath, approximately 5 miles to the north west of Shrewsbury and within 4 miles of the A49 Trunk road.

DESCRIPTION

These two parcels of woodland are situated on the edge of a fabulous area of ancient woodland known as Old Wood. They are good, small broadleaved woodlands separated by agricultural fields. Access is via an unmarked track approximately 1000 metres over grass fields and starts from the field entrance on the unclassified road to Bomere Heath, point A on the sale plan. The access gate is located just after the railway bridge on the left. The route of the track is unmarked. It passes through the immediate field and then follows the field boundaries.

Some 40 years ago this ancient woodland was partially coppiced retaining some standards. The subsequent regrowth was supplemented with poplar. Now we see all the features of an oak and hazel woodland but with mature poplar planted throughout. These are now entering their productive phase and 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. Around the perimeter and in patches throughout there are areas of native woodland where you will find a variety of tree species including elm, oak, chestnut, birch, rowan, sycamore, wild service tree and hazel. You will also find ancient woodland flora such as various ferns, bluebells, wild garlic, rose, primrose, dogs mercury and even purple orchid.

The first woodland that you reach is just within the boundary of Old Wood and takes a crescent shape as shown on the sale plan. It is packed with ancient woodland features and contains a delightful small pond. There are numerous undulations and faint remnants of a ditch marks the north boundary.

The second section of woodland is an offshoot of Old Wood and its south west boundary meets the main railway line to Shrewsbury. Stocking is more consistent with good quantities of sycamore and chestnut mixed with mature poplar. There are also some elm trees. The density of trees is much higher in this section and the floor is free of encumbrances. A heavy thin aimed at bringing light onto the ground will rejuvenate this woodland and at the same time create good quantities of firewood and fencing materials.

Both woods border agricultural fields down to grass which are grazed by livestock and mown for silage.

The track is upgradable should a new owner wish and with appropriate permissions.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodlands are sold with the benefit of a right of way for all purposes over the route shown with a brown line 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.





IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2022. Photographs June 2021.



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. Purchasers will be expected to satisfy themselves 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

Old Wood Coppice is 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





Old Wood Coppice

Location SJ 460 201
 Scale 1:60,000 @ A4
 Drawing No. U13431-12
 Date 08.03.22



Tustins

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Merrington, Shrewsbury, Shropshire



Tustins

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