



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**37.73 Acres (15.27 Hectares)**

# **Sallow Coppice**

Craven Arms, Shropshire

**Offers Around £260,000 are invited for this property**

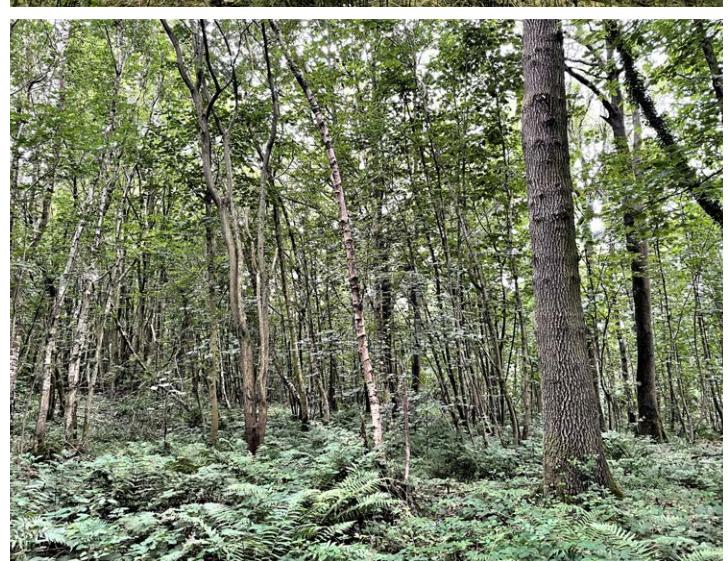
OS Grid Ref: SO422821 Lat/Long: 52.433268,-2.850796 Nearest Post Code: SY7 9AB

### **Selling Agents**

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



#### **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 August 2021.

## **LOCATION**

The woodland is situated just outside Craven Arms on the old Roman road known as Park Lane heading south to Shelderton. The historic medieval market town of Ludlow is a 15 minute drive to the south.

## **DESCRIPTION**

Sallow Coppice is a mature broadleaved woodland set within an agricultural landscape near to the town of Craven Arms, Shropshire. It enjoys road frontage, and sits in an elevated position boasting commanding views.

The woodland is classified as an Ancient and Semi Natural Woodland (ASNW) meaning it has been under continuous tree cover of native tree and shrub species since at least 1600 AD.

Situated on the side of a gentle hill, along a quiet council road in an attractive rural location, it has a prominent and appealing approach. From Craven Arms, drive under a railway bridge, pass a few houses and climb the hill where the woodland emerges from grass fields on the left. Shortly after there is a hard standing area alongside the road which provides access the wood. Emerging from here are currently overgrown extraction tracks and paths that circle and intersect the wood providing plenty of management opportunities.

Where the paths emerge at the top of the wood there are breathtaking views of the Shropshire Hills, an area of Outstanding Natural Beauty. From here you can see the valley into Wales known as the "Gateway to the Marches". To the east, just outside Craven Arms, is the finest and best-preserved fortified medieval manor house in England, Stoksay Castle, built by the richest man in the country in its time.

The trees are various ages and generally mature, with some pole stage areas where the last thinning opened wider areas. The dominant trees are oak, ash and sweet chestnut, with significant numbers of birch and sycamore. Form is generally good; there are some characterful trees which are aesthetically attractive. The density of tree numbers is high and, from a silvicultural perspective, thinning some of the lesser trees will allow the remaining trees to develop along with the ecological functions that nature provides.

The level of vegetation underfoot is not too high allowing one to explore amongst the trees. There are areas of bracken and bramble that are strong this time of year and significant areas of bluebell are evident in the spring and early summer. Of particular note are the honeysuckle vines providing colour and a lovely aroma in the cooler summer hours.

The boundary of the wood is well marked, indicated by livestock fences and hedges. There is a residential property set along the road whose boundary is marked with a row of leylandii trees.

Vehicular access is now overgrown but with a little work this could once again become a productive woodland for regular small quantities of timber, and will make an excellent retreat for the hobby woodsman.

## **SPORTING AND MINERAL RIGHTS**

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

## **FENCING**

There are no known fencing liabilities.

## **V.A.T.**

The sale of the woodland is not subject to VAT.

## **WAYLEAVES, RIGHTS AND EASEMENTS**

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

The woodland is 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**

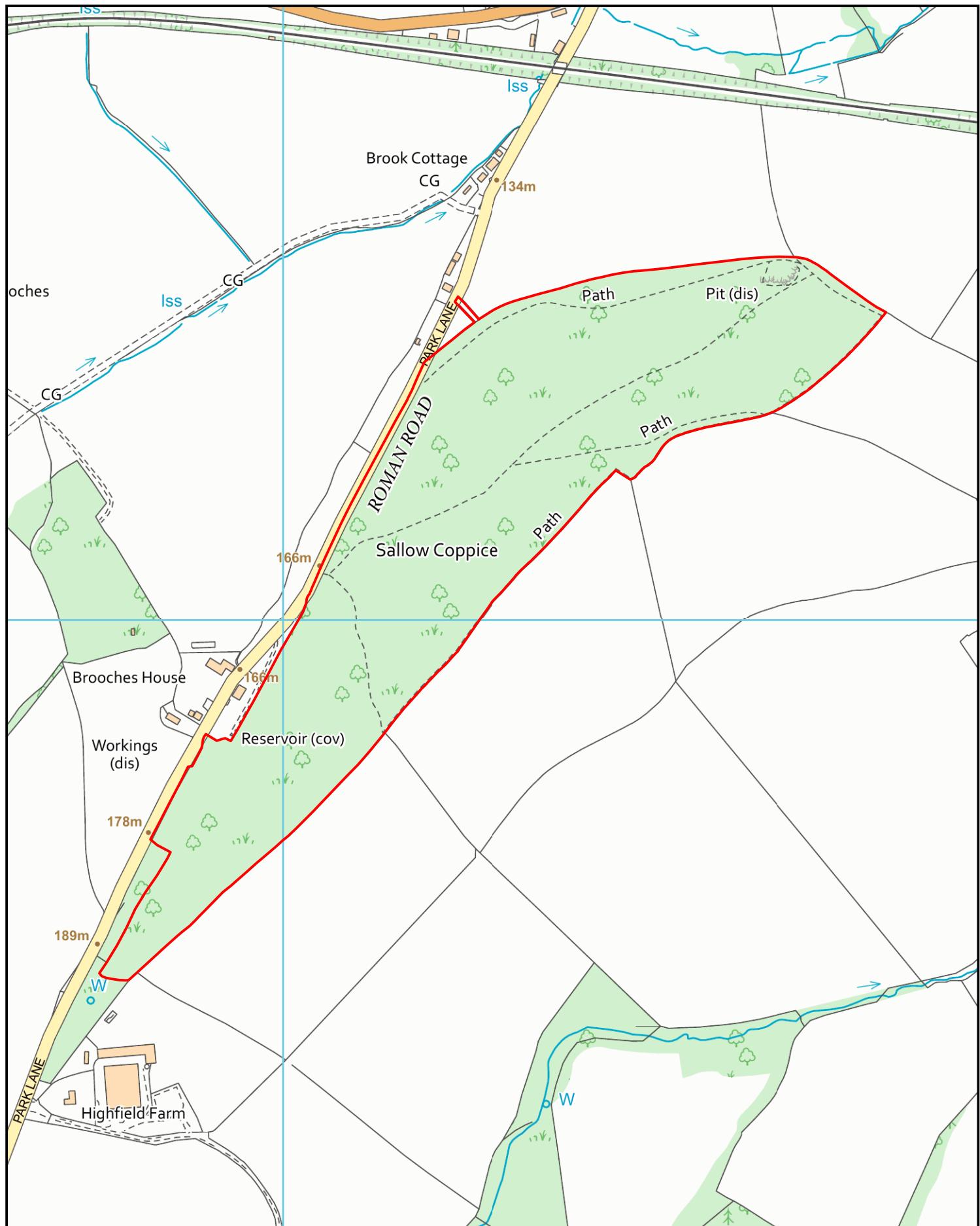
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## **METHOD OF SALE**

Sallow Coppice is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## **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](http://www.gov.uk)



## Sallow Coppice

Location S0 421 820

Scale 1:5,000 @ A4

Drawing No. V15538-01

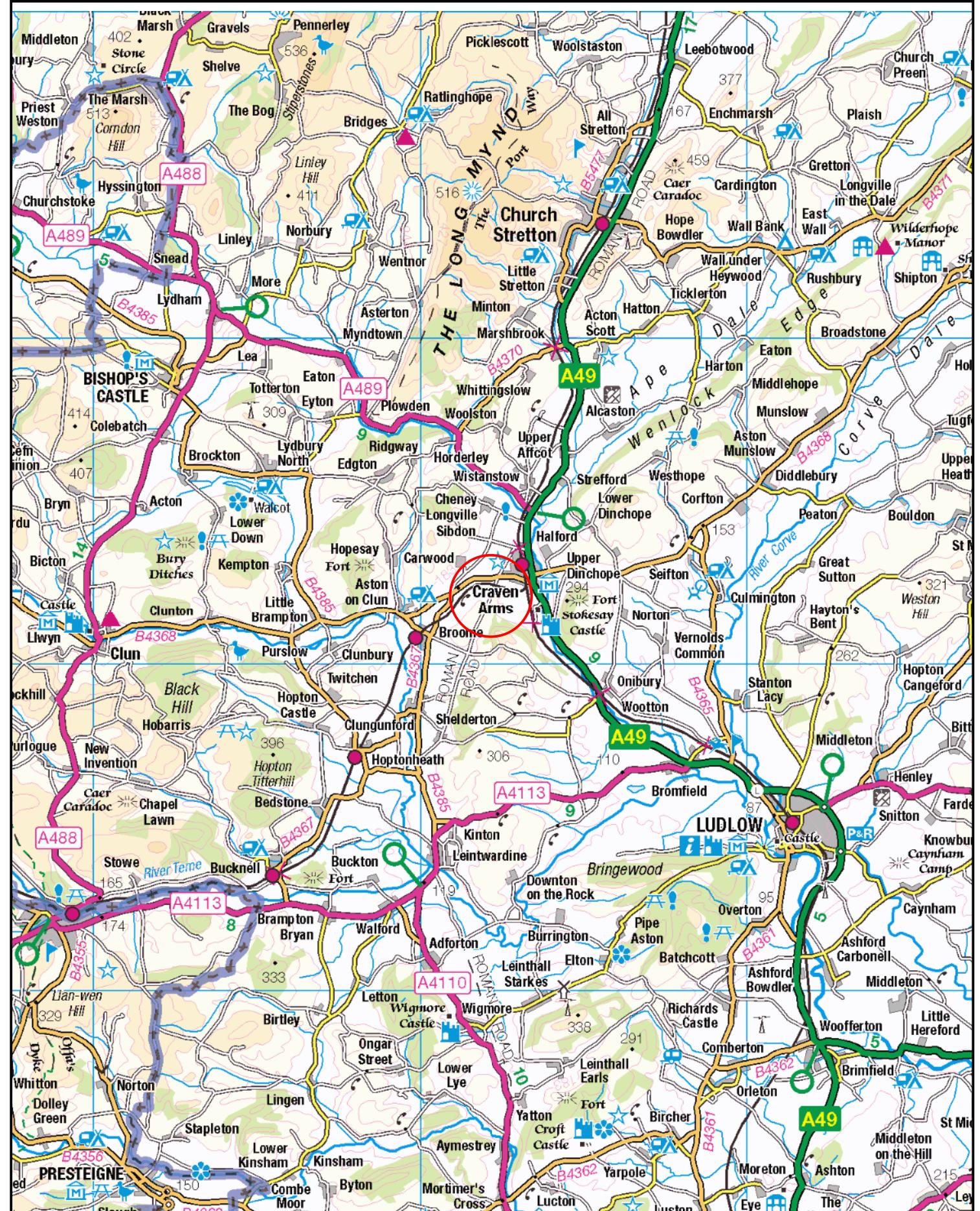
Date 21.09.21



**Tustins**

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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## Sallow Coppice



**Tustins**

Location S0 421 820

Scale 1:150,000 @ A4

Drawing No. V15538-02

Date 13.08.21

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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# SALLOW COPPICE

Craven Arms, Shropshire



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