



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**32.70 Acres (13.23 Hectares)**

## **HALLSTYLE PLANTATION AND OXENBOLD COPPICE**

**Weston, Shropshire**

**Offers Around £160,000 are invited for this property**

OS Grid Ref: SO59721 Lat/Long: 52.524920,-2.593695 Nearest Post Code: TF13 6QT  
what3words: swatted.ejects.theory

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
**For further information contact Jack Clegg**

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#### 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 September 2025.



## LOCATION

Hallstyle Plantation and Oxenbold Coppice is located 6 miles south of Much Wenlock, 14 miles south-west of Telford and 19 miles south-east of Shrewsbury. All distances are approximate.

## DESCRIPTION

Found within the Shropshire Hills National Landscape (formerly AONB), Hallstyle Plantation and Oxenbold Coppice is a mixed age, predominantly broadleaved woodland set in an attractive rural location surrounded by fields.

The broadleaf crops include oak, ash, cherry and silver birch in the main. Small pockets of conifer also feature, mostly Douglas fir, although much was harvested and has since been restocked in the past year with broadleaves. The restocking looks to be coming along well, especially the oak.

A woodland management plan is in place until 2035. A copy of the management plan can be provided by the Selling Agents on request.

The eastern third of the wood is of ancient origin, classified as a Plantation on an Ancient Woodland Site (PAWS). These designations indicate the land has had trees growing continuously since before 1600 AD. Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are currently let on an annual basis.

Mineral rights are retained by a previous owner.

## FENCING

The woodland owner is responsible for the maintenance of the fences shown with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the routes shown AB on the sale plan.

The woodland is sold with the benefit of a second right of way for the felling and removal of timber over the route shown CD on the sale plan.

The woodland is also sold with the right to stack timber on an area up to 50 sq.yards on the route CD shown shaded yellow on the sale plan.

## MANAGEMENT

Hallstyle Plantation and Oxenbold Coppice is managed by A P Forestry, Woodbine Cottage, Mordiford, Hereford, HR1 4LT. Their Mr Andrew Pickup will be pleased to discuss future management with prospective purchasers. He can be contacted on 07436 228502.

## 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. 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 subject to the Sporting lease and Mineral reservation.

## VIEWING

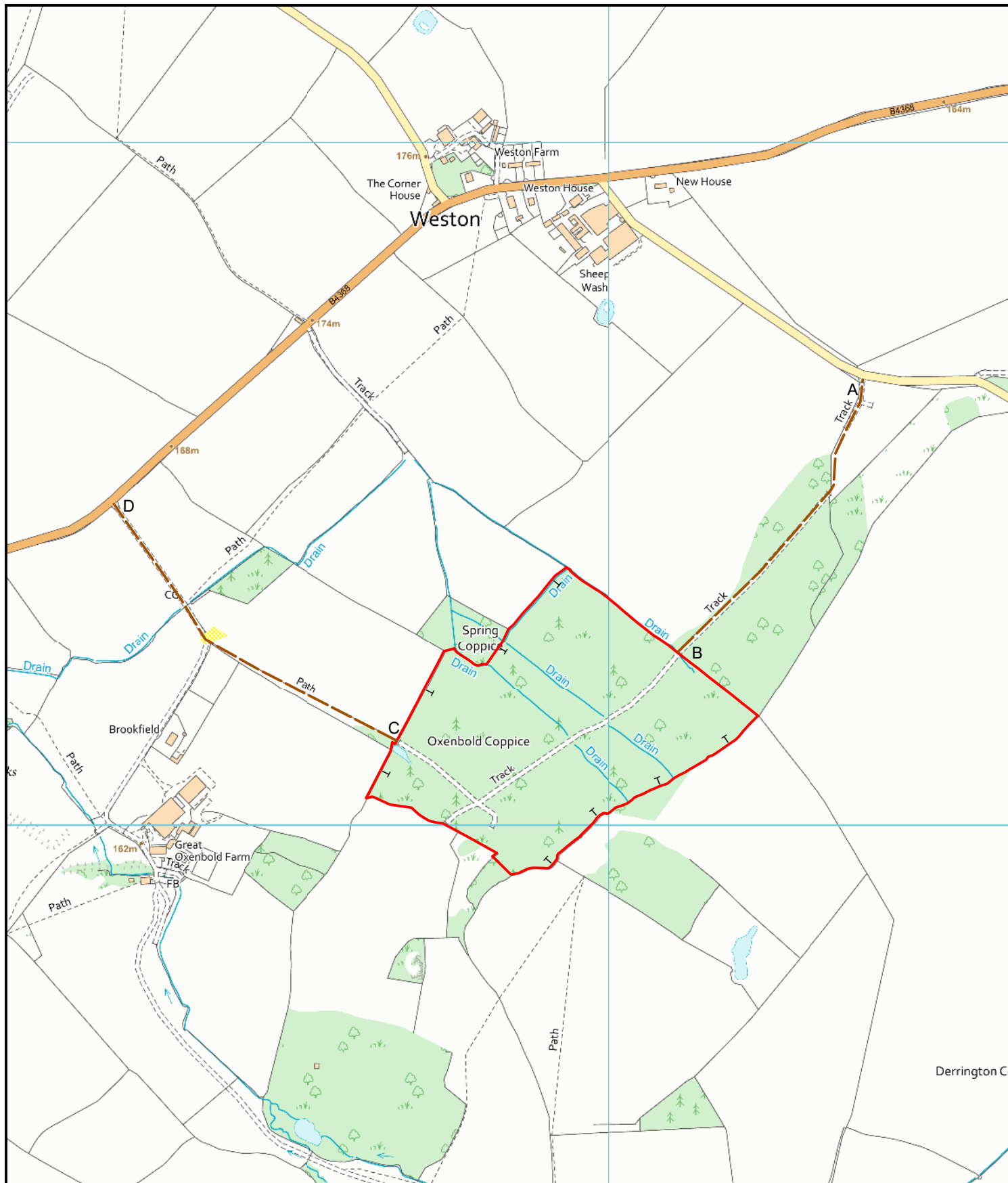
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Hallstyle Plantation and Oxenbold 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)



## Hallstyle Plantation and Oxenbold Coppice

Location SO 599 921

Scale 1:7,500 @ A4

Drawing No. Z26315-01

Date 11.09.25

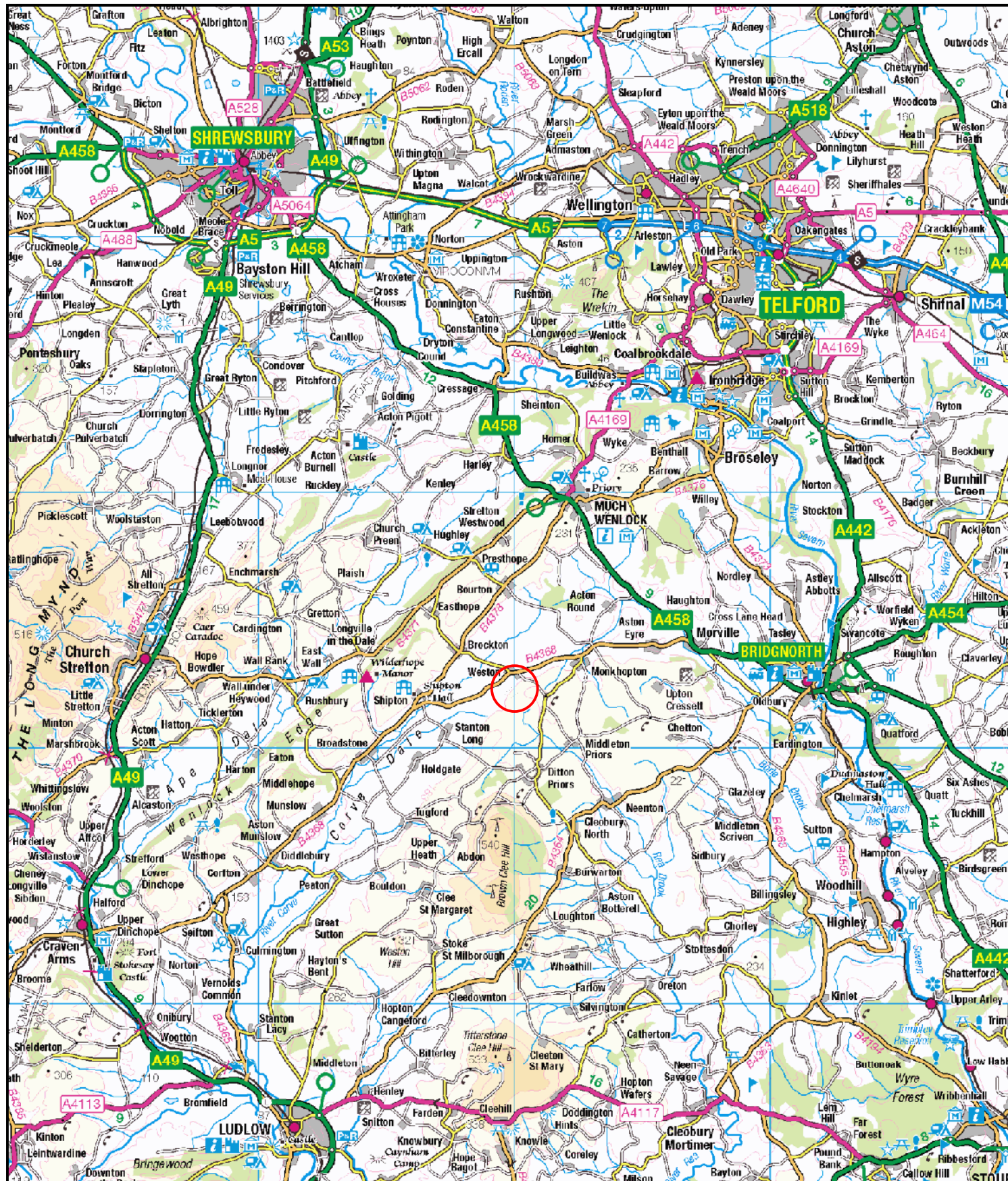


**Tustins**

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:10,000  
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## Hallstyle Plantation and Oxenbold Coppice

Location SO 599 921

Not to Scale

Drawing No. Z26315-02

Date 11.09.25



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Weston, Shropshire



  
**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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