



FREEHOLD FOR SALE BY PRIVATE TREATY

36.78 Acres (14.88 Hectares)

QUATFORD WOOD

Quatford, Near Bridgnorth, Shropshire

Offers Around £250,000 are invited for this property

OS Grid Ref: SO745913 Lat/Long: 52.519098,-2.376211 Nearest Post Code: WV15 6QS
what3words: kilt.strictly.folds

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website

LOCATION

Quatford Wood is located just 2 miles to the south west of Bridgnorth just off the A442 Bridgnorth to Kidderminster road. All distances are approximate.

DESCRIPTION

Quatford Wood is an ex-Dudmaston Estate woodland that was planted with a mixture of conifers and natives in the 1950s. The current owner's family have owned the forest for the majority of this time having once owned a house on the edge of the wood. Many of these trees, which include Scots pine and Douglas fir, remain today and could be used to generate timber income to assist with regenerating the woodland for the future.

The current owners have already removed three sections of the wood in the eastern half of the property and these have all been replanted with productive conifers including Douglas fir and some Norway spruce. A new owner could continue maintaining these for future income.

At the bottom of the valley in the western half of the property is an area termed by the current owner as "The Cathedral". This part of the wood, which is in a deep gully, has encouraged height growth of the trees. Included here is an area of huge Douglas fir and equally large native oak which shows the tree growth potential of the site.

Soils are fertile, well drained sandy loams associated with the underlying sandstone. As with many steeper sandstone sites there are a number of sandstone crags on the top edges of some of the steeper slopes. Under one of these there is a natural cave, currently fenced off for safety reasons. Visitors to the woodland need to be aware of this as it is not possible to walk everywhere in the wood without coming across a few areas of very steep land.

Quatford Wood is classified as a Plantation on an Ancient Woodland Site (PAWS). This classification does not prevent reforestation with conifers but can offer a buyer with intentions along the lines of native restoration enhanced grant aid.

Access into the wood is easy via a wide gateway at point A on the sale plan. This access is sufficient for timber extraction vehicles. The track AB is owned within the woodland's title but a third party has the right to use it to access their fields on the south-eastern flank of the wood.

Prospective purchasers should be aware that four small areas of land are being sold to adjoining land owners. These sections of the wood have been marked out and will be re-fenced by those purchasers shortly after the conclusion of each sale.



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.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown with a broken blue line and marked AB on the sale plan.



MANAGEMENT

Quatford Wood is managed by Bronwin & Abbey Forestry. Their Mr Andrew Bronwin will be pleased to discuss future management with prospective purchasers. He can be contacted on 01597 825900.

V.A.T.

The sale of the woodland is not subject to VAT.



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 April 2025.



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 annual license in favour of an adjoining property owner.

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.

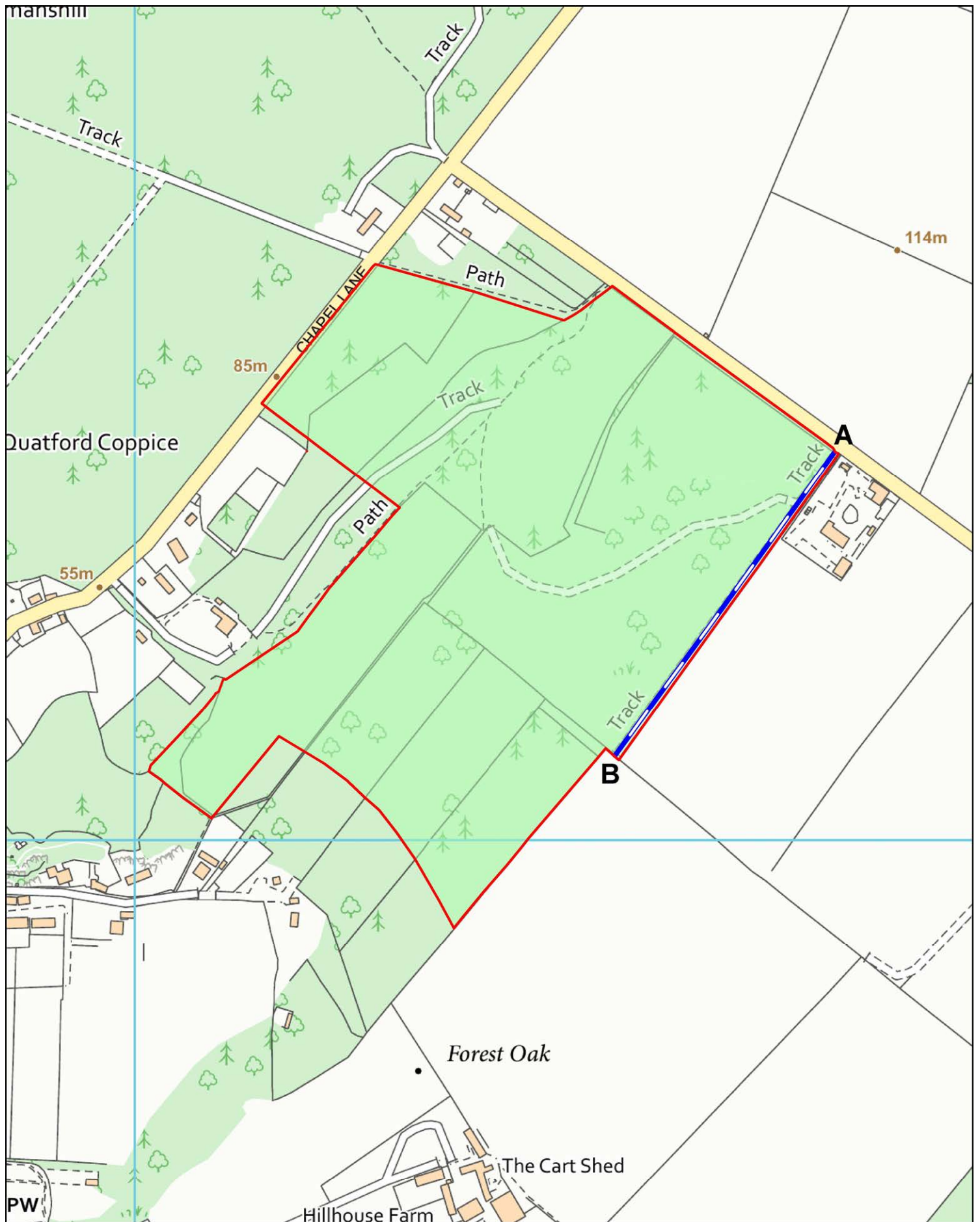
METHOD OF SALE

Quatford Wood 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 purchase. Further information can be obtained from the HMRC website www.gov.uk





Quatford Wood

Location SO 743 911

Scale 1:4,000 @ A4

Drawing No. Z24912-01

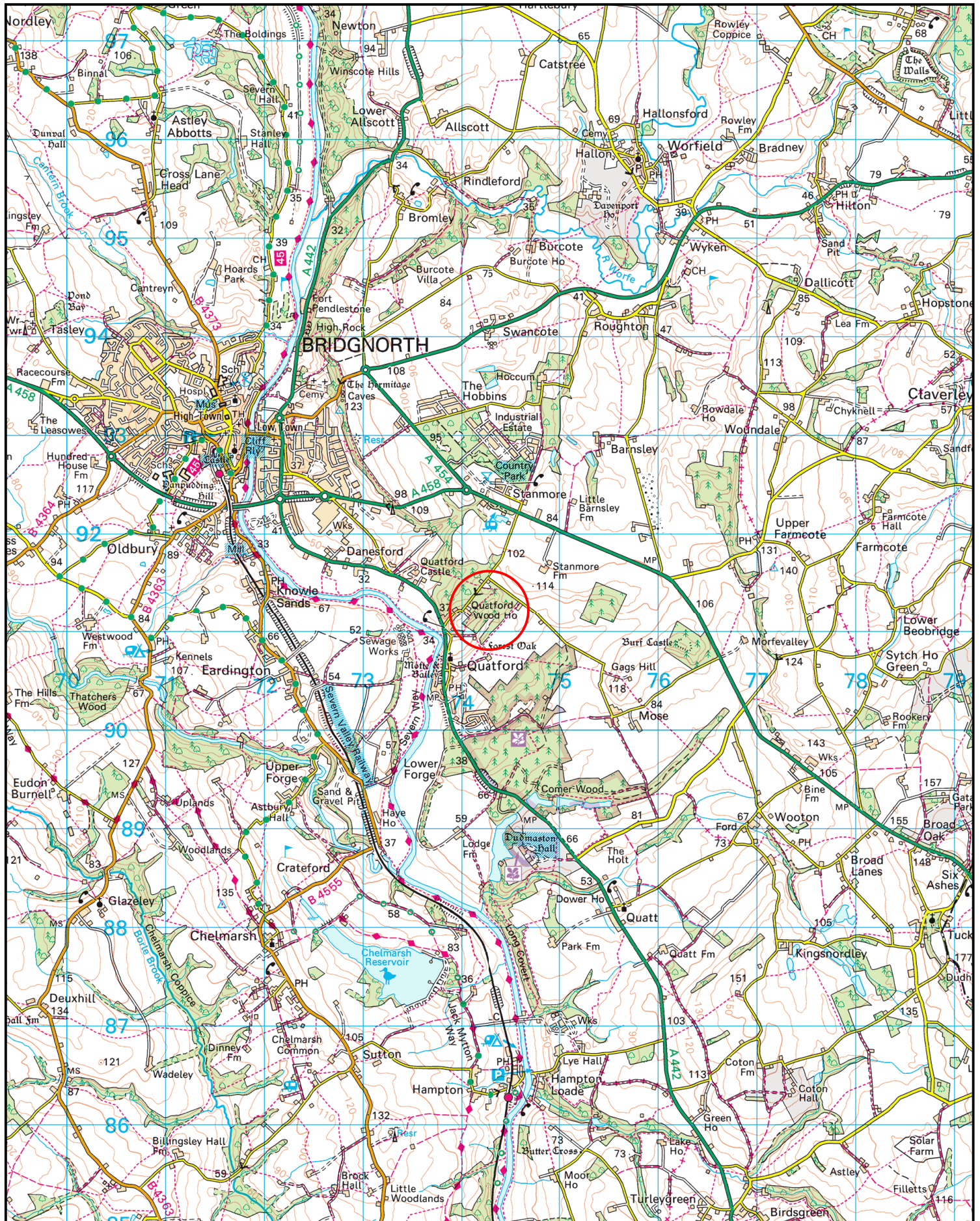
Date 20.06.25



Tustins

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Based on Ordnance Survey 1:2,500
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Quatford Wood

Location SO 743 911

Scale 1:50,000 @ A4

Drawing No. Z24912-02b

Date 07.05.25



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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