



FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 3 LOTS

As a Whole, 109.02 Acres (44.12 Hectares)

SELATTYN WOODS

Selattyn, Oswestry, Shropshire

Guide prices from £110,000

OS Grid Ref: SJ255336 Lat/Long: 52.895154,-3.108296 Nearest Post Code: SY10 7HU
what3words: intelligible.servers.nicer

Selling Agents

Tustins, Unit 4 Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Mike Tustin or John Clegg

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LOCATION

Selattyn Woods are located just to the west of the village of Selattyn, just 3 miles to the north west of Oswestry on the very edge of Shropshire adjacent to Offa's Dyke.

GENERAL DESCRIPTION

The Selattyn Woods, closely situated around the village of Selattyn, offers purchasers productive no frills commercial woodland ownership. The woods are close to a cluster of large wood processing businesses and so income from harvesting can be maximised with very low haulage costs. Woodlands situated this close to markets can create really significant additional income from these haulage savings. Within 20 miles is Kronospan's board factory as well as numerous traditional sawmills.

The woods are now a large second rotation resource of timber, developing fast and approaching the stage of first thinning. Some areas are now no more than 20 years from final felling. Site conditions are technically excellent with well drained mineral soils on gentle, easily accessible slopes, along with a near perfect climate for growing spruce trees. Improved tree stock has been used where possible in the restock sites and this shows in the dark greeny blue colour of the trees indicating their obvious vigour along with their long annual leader growth.

Access to all three of the woodlands is excellent and well tested with the previous rotations being felled upto 20 years ago with regular management visits since.

The Lots comprise:-

LOT 1: Selattyn Hill Wood

48.32 acres / 19.55 hectares

Guide price: £250,000

Selattyn Hill Wood is a large single aged woodland occupying the summit of Selattyn Hill. It contains a stone tower overlooking the village that was probably once a folly within the large local estate. The wood is mainly stocked with A13 improved Sitka spruce planted in 2007. This crop looks to be growing well with very good leader extension. In our view thinning is not far away which could yield a small income subject to a felling licence being granted. There are some remnant trees from the original crop on the northern corner of the wood close to the public footpath. These trees show how well that crop grew.

Access to the woodland is via the route AB on the sale plan. This access was last used in 2008 when the previous crop was felled in its entirety. This route can be seen from the google earth picture. The route is only made up over part of its length and a new owner may choose to upgrade it to improve the management access to the wood for the future.

RIGHTS OF WAY

Lot 1 is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line and marked AB on the sale plan. Stacking is permitted at point C.

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 DE on the sale plan.

The woodland is sold subject to a right for an adjoining owner to construct a borehole in the area shaded pink on the sale plan.



LOT 2: Selattyn Wood

20.31 acres / 8.22 hectares

Guide price: £110,000

Selattyn Wood is accessed directly off the highway through a double gate, point F on the sale plan. This gateway opens onto an unsurfaced track that leads down into the woodland.

This is a pleasant small woodland within walking distance of the village. The wood is situated within a deep valley, creating a wonderfully enclosed feeling for the visitor.

This sheltered woodland, which was felled in two phases, is stocked with two crops of A13 improved Sitka spruce which have planting years in 2007 and 2017. These trees all appear to be growing well and should deliver large amounts of timber in the future. The older crop looks like it will need thinning soon to create larger sized sawlogs. Of the three woods this one has the most amenity potential due to its situation close to the village and its very private feel.

ACCESS

Access is via the gateway (point F on the sale plan) that leads directly into the wood off the county road. Behind the gate there is a small but currently overgrown loading area.

RIGHTS OF WAY

An adjoining owner has a right of way over the route shown with a broken blue line and marked FG on the sale plan.



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 and revised January 2026.



LOT 3: Carreg y Big

40.39 acres /16.35 hectares

Guide price: £225,000

Carreg y Big is a good sized solid compartment of A13 improved Sitka spruce planted in 2018. The wood is almost entirely stocked with this fast growing commercial crop save for a few areas of native species that add a useful conservation element to the wood.

The Sitka spruce is mostly doing very well apart from a few areas that need a little work to release them from the gorse which has developed strongly in some places. We would anticipate that one cleaning operation over some of the wood would be more than ample and thereafter the Sitka should continue to dominate the site.

Access to the woodland is off a loading area that was developed with access directly off the county road to make timber harvesting as easy as possible. This access/stacking area is really well thought out and would allow very easy access to all types of current timber haulage vehicles.

ACCESS

Access is via the large purpose-built loading area directly off the county road, point X on the sale plan.

RIGHTS OF WAY

Lot 3 is subject to a right of way in favour of the third party owner of Llawrypant Hall along the route shown with a broken blue line and marked WZ on the sale plan.



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.

The sporting rights on adjoining land are currently being exercised by their owner. Buyers should be aware that the sale documents contain a clause preventing the owners of Selattyn Woods from disrupting that use.

MANAGEMENT

Selattyn Woods are managed by Scottish Woodlands Their Mr Charles Gittins will be pleased to discuss future management with prospective purchasers. He can be contacted on 01691 770261.

FENCING

There are no known fencing liabilities.

V.A.T.

The sales of the woodlands are 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. 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 be aware of potential hazards within the woodland when viewing.

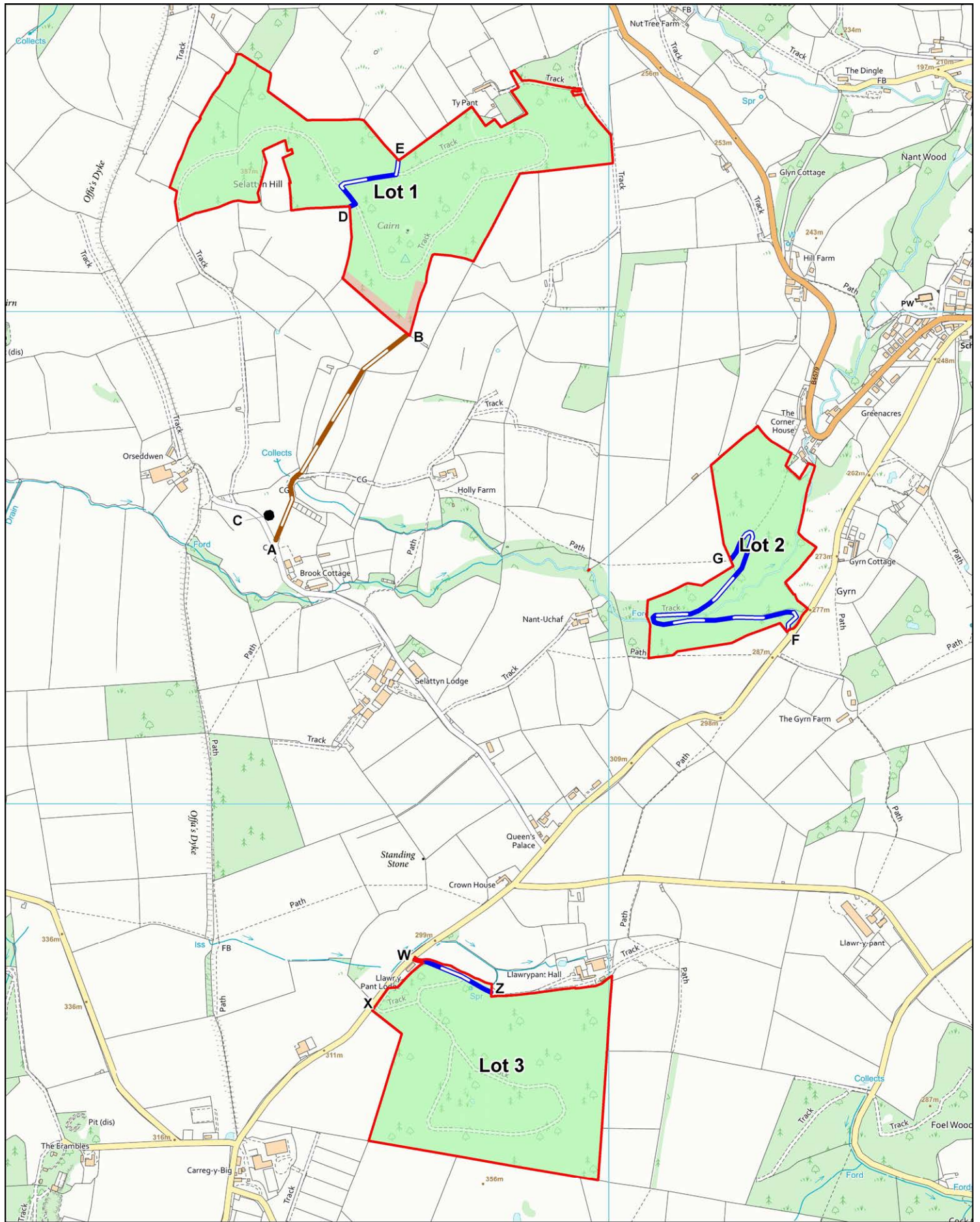
METHOD OF SALE

Selattyn Woods are offered for sale by Private Treaty as a whole or in 3 Lots. 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





Selattyn Woods



Location SJ 257 334
 Scale 1:10,000 @ A4
 Drawing No. Z26435-01
 Date 21.01.26



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

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Selattyn Woods



Location SJ 257 334
 Scale 1:50,000 @ A4
 Drawing No. Z26435-02
 Date 21.01.26



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