

Tompkin Wood, Leek, Staffordshire

5.88 acres, £85,000 (freehold)

Woods4Sale

Nearest postcode: ST13 8SB **OS Map No:** 118 SJ 9801 5922 **what3words:** Entrance gate: ///insiders.crafts.crass



A beautiful and accessible mature broadleaf woodland on the edge of the Peak District

Tompkin Wood occupies moderately sloping ground near the top of a broad hill about two miles north of the historic market town of Leek. The immediate landscape is of rolling fields and woods with more distant views to the moors of the Peak District. Stoke-on-Trent is 10 miles to the southwest and Buxton a similar distance to the northeast. J16 of the M6 is about half an hour's drive to the west.

Tompkin is designated as 'ancient semi-natural woodland' suggesting the area has been wooded for four or more centuries. This is reflected in a rich flora from mature full canopy oaks to a diversity of woodland flowers and ferns. In between you will also see large beech stems, sweet chestnuts and a few lofty conifers including Scots pine, larch and Norway spruce. A scattering of birch, ash and rowan completes the treescape.

The woodland floor ranges from areas of dense holly through to open glades populated with ferns, soft grasses and woodland flowers such as anemone and bluebell.

Unsurprisingly, this ancient habitat supports a heathy array of wildlife. Both red and roe deer inhabit the area, and our autumn visit also revealed hares, along with a wide variety of woodland birds and a pair of buzzards patrolling the skies above. Thrushes, tits, tree creepers, nuthatches, finches and robins (to name but a few) are all to be found here. Quiet observation will be well rewarded.

An all-weather stoned track leads from the public road to the wider woodland. This in turn links to an unsurfaced track which connects with the northwest boundary of Tompkin. There is also a shared parking area at the start of the access track between the first two entrance gates.

Tompkin is readily accessible from the pottery towns of Staffordshire but is very much a rural property. The new custodian of this pretty woodland will enjoy privacy, tranquillity and abundant amenity.

Our Forester's Thoughts

Alastair says...

"I would control the denser areas of holly to make space for the regeneration of other species, and if needs be protect emerging stems from deer with the use of tubes.

A glade in the heart of the wood is marked by a sentinel Norway spruce surrounded by large spreading broadleaves – an ideal site for woodland recreation and perhaps a deck. I might also level out a small area for camping."

Please remember some management operations require approval and/or a licence.

Directions

- Head north out of Leek on the A523 Macclesfield Road.
- After ⅔ mile turn right onto High Up Lane.
- After ½ mile turn left at the T-junction onto Meerbrook Road.
- Continue up the hill for about ¾ mile. The entrance (**A**) is a metal field gate on your right next to an equestrian road sign.
- Park where safe to do so and continue on foot.
- Walk down the track for 300 metres (through three gates) to reach a fourth gate (**B**) leading into woodland.
- Climb the gate and continue for 100 metres to a Woods4sale sign (**C**) to enter Tompkin Wood.



Rights of Way

- *There is a right of way at all times for all purposes over the route **ABCD**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*
- *A public footpath runs through the wood (**DG** on the plan).*
- *The owner of Tompkin Wood has the right to park one motor vehicle in the area just in through the first gate at point **A** on the plan.*

Boundaries

- The west boundary (**CD**) is the east side of the unsurfaced track.
- The west boundary (**DE**) is the north side of a grass ride and (**EFG**) the field edge fence.
- The southeast boundary (**GH**) is the field edge fence.
- The northeast boundary (**CH**) is periodically marked with blue paint spots on trees.
- There is a Woods4Sale sign at **C**.

Viewing Instructions

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

When viewing a woodland, please wear suitable outdoor footwear and appropriate clothing, carefully following the directions provided in the property brochure. Any accompanying children must be supervised, and dogs must be kept on a lead at all times. Please be aware of any uneven ground, exposed roots, falling branches, deep water features, biting/stinging insects, and hidden drops, along with any other potential hazards that are inherent within natural environments. Viewings are carried out at your own risk, and Woods 4 Sale Ltd do not accept liability for any injury to persons or property during your visit.

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

Mineral Rights
The mineral rights are owned and included in the sale except as reserved by statute.

Fencing Liabilities
There are no known fencing obligations.

Residential Planning Permission
You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

There are historic covenants that state that the property cannot be used for any of the following::

1. Clay pigeon shooting or target practice of any kind.
2. Rough shooting or pest control at such times or in such manner as to be or become a nuisance or annoyance to any person.
3. Racing or speed trials with cycles or any motorised vehicles.
4. A commercial camp site.
5. Business purposes other than that of forestry.
6. Any use that causes or is likely to cause damage to access tracks other than fair wear and tear.

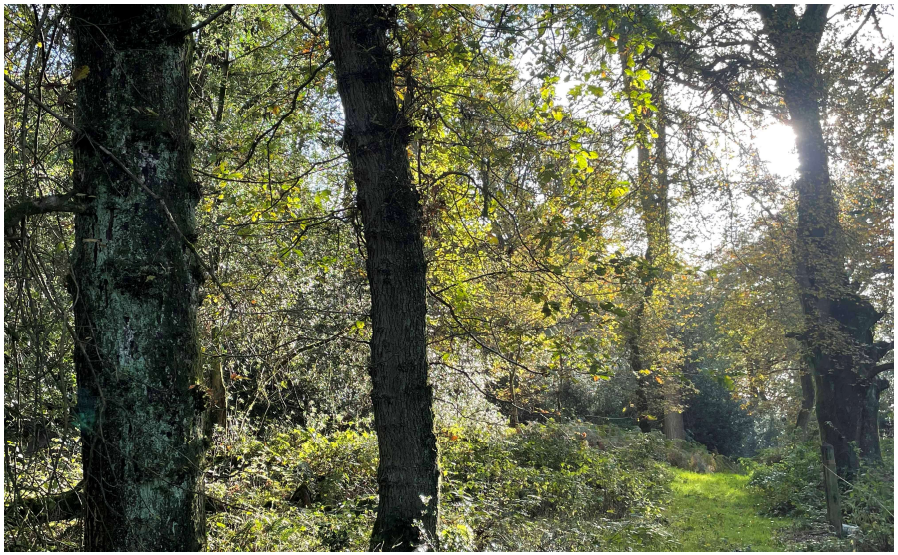
And in any case no use shall be made of the property that would or become a nuisance or annoyance to neighbouring owners or occupiers including the Transferors and the property not be sold leased or otherwise disposed of except in whole as opposed to part

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available (you will need to provide evidence for your source of funding to your solicitor and Woods 4 Sale Ltd as part of the purchase process).*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



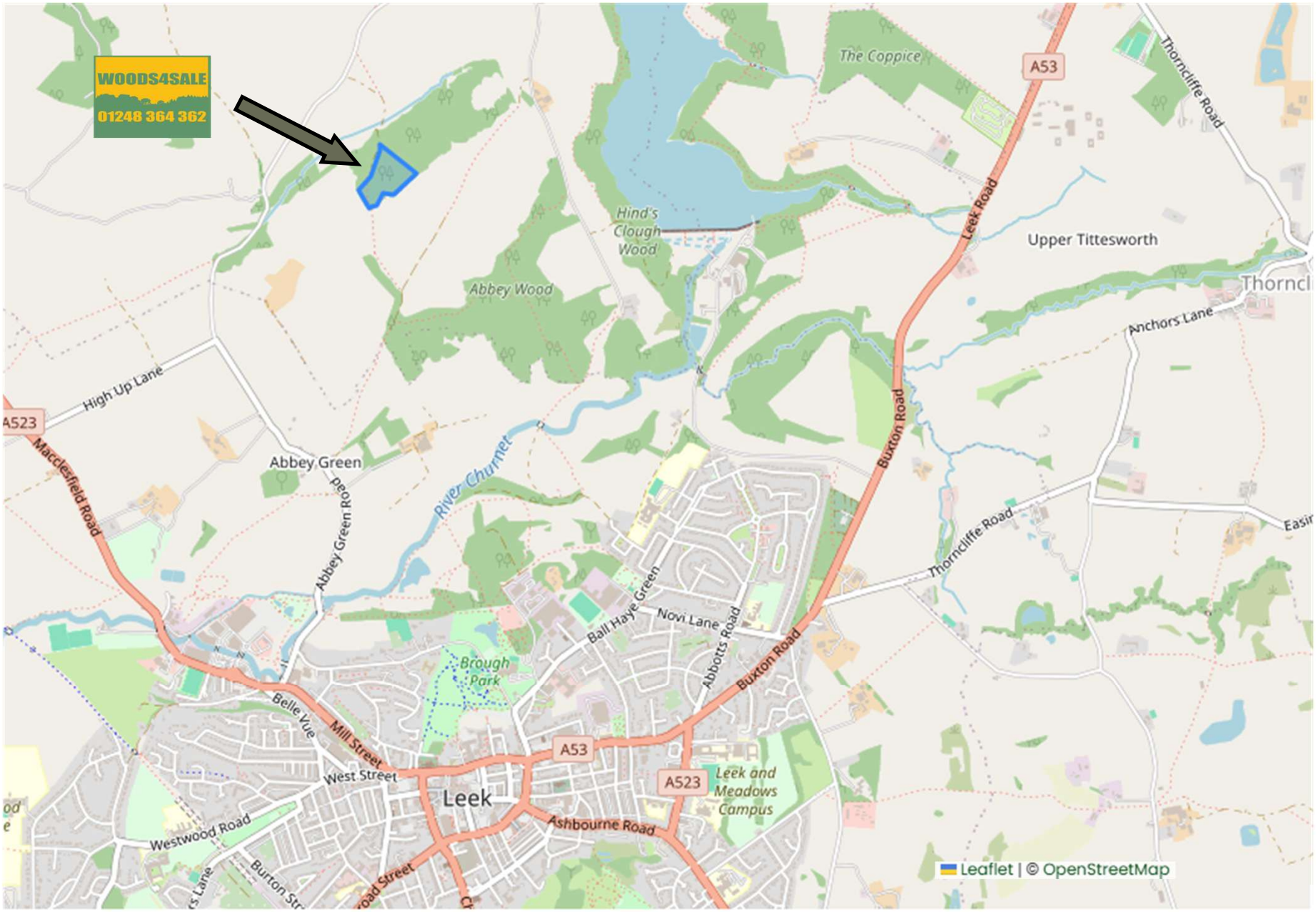




Disclaimer

Woods 4 Sale 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 Woods 4 Sale 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 Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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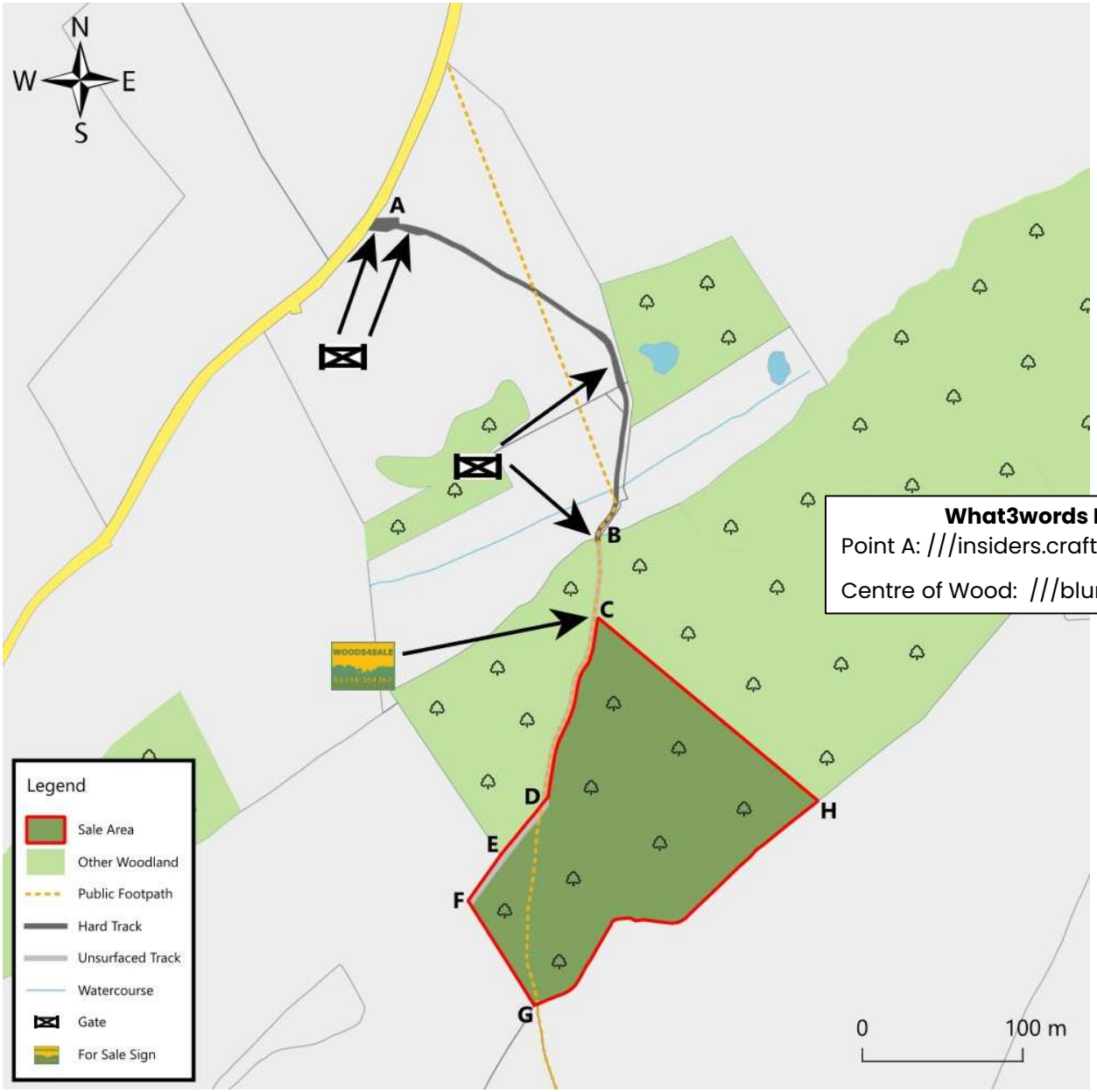


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What3words Locators

Point A: ///insiders.crafts.crass

Centre of Wood: ///blunt.quiz.dozens

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