

Stowell Wood, Chard, Somerset

6.5 acres, £80,000 (freehold)

Woods4Sale

Nearest postcode: TA20 4HE **OS Map No:** 193 ST 346 067 **What3Words:** Roadside gate: ///servants.help.huddling



A unique mix of broadleaves, pine, fragrant eucalyptus and rhododendron flowers alongside a meandering stream.

The fragrant young gum trees mixed with the vibrant foliage and flowers of the rhododendron and hemlock give this woodland a wonderfully wild and exotic feel. It is easy to feel transported to the tropics whilst sitting next to the babbling stream, listening to the melodic chorus of the song thrush on a summer's day.

There are a series of meandering streams through Stowell Wood, which form a couple of wildlife ponds - providing key habitat for wildlife such as Bechstein's bats, spotted flycatchers and roe deer. The streams are believed to flow from freshwater streams at the north-eastern boundary, bubbling up through the gravel. Other woodland creatures known to inhabit the woodland include badgers and woodpeckers.

The mixed canopy is composed of beech, sycamore maple, oak, birch and western hemlock, with young eucalyptus - a species prized for its resilience to climate change and vigorous growth - and there are obligations to maintain the cover of the newly planted trees until 2031. Rhododendron, and some hazel form the shrub layer where you will also find wild blackberries and raspberries.

This mostly flat woodland is accessed off the adjacent lane via a hard track, with a small turning area, suitable for year-round use by any vehicle. From here the main body of the woodland is accessed via cleared footpaths which could be easily widened to provide 4WD or ATV access.

Our Forester's Thoughts

Harry says...

"I would continue to clear some of the rhododendron, creating wider glades and rides within the wood. After clearing these areas, I would carry out some planting to diversify the species composition of this woodland further - wild service, hornbeam, hazel, field maple and holly would start to break the dominance of the rhododendron and provide good wildlife value.

A seating area next to the pond would be a lovely addition for get togethers in the woods!"

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

Directions

From Chard

- Head south on Forton Road B3162
- Continue for 1.4 miles
- Pass through Forton village
- Turn right at Alpine Grove Touring Park
- Continue for 0.5 miles with the wider woodland on your left
- When you pass Forton Nursery, the gateway for Stowell Wood is a further 100m on your left, with a Woods4Sale sign attached.
- Park here and climb the gate, you are now in the south west corner of Stowell Wood

Rights of Way

- *A right of way is reserved at the entrance to Stowell Wood, just inside the woodland boundary, to allow access to the woodland to the west.*
- *There are no public rights of way within the woodland.*





Boundaries

- The northern boundary is indicated by orange paint on posts and trees
- The eastern and southern boundaries are indicated by stock fencing
- The western boundary is indicated by blue paint on posts and trees

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.

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.

Tree Preservation Order (TPO)

A tree preservation order covers all the trees in this woodland. This should not prevent tree felling in the course of good management, it simply requires that approval is sought from the council tree officer.

Restrictive Covenants

For the benefit of the retained land of the Transferor and for each and every part of the same the Transferee covenants for himself and his successors in title not to use or suffer or permit to be used the Property hereby transferred or any part of the same 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.
7. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor.
8. The installation or display of any signboard that is or may become visible from the public highway.

Provided that neither the Transferee nor his personal representatives shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land or such part thereof.

The Property hereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in 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*
- *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



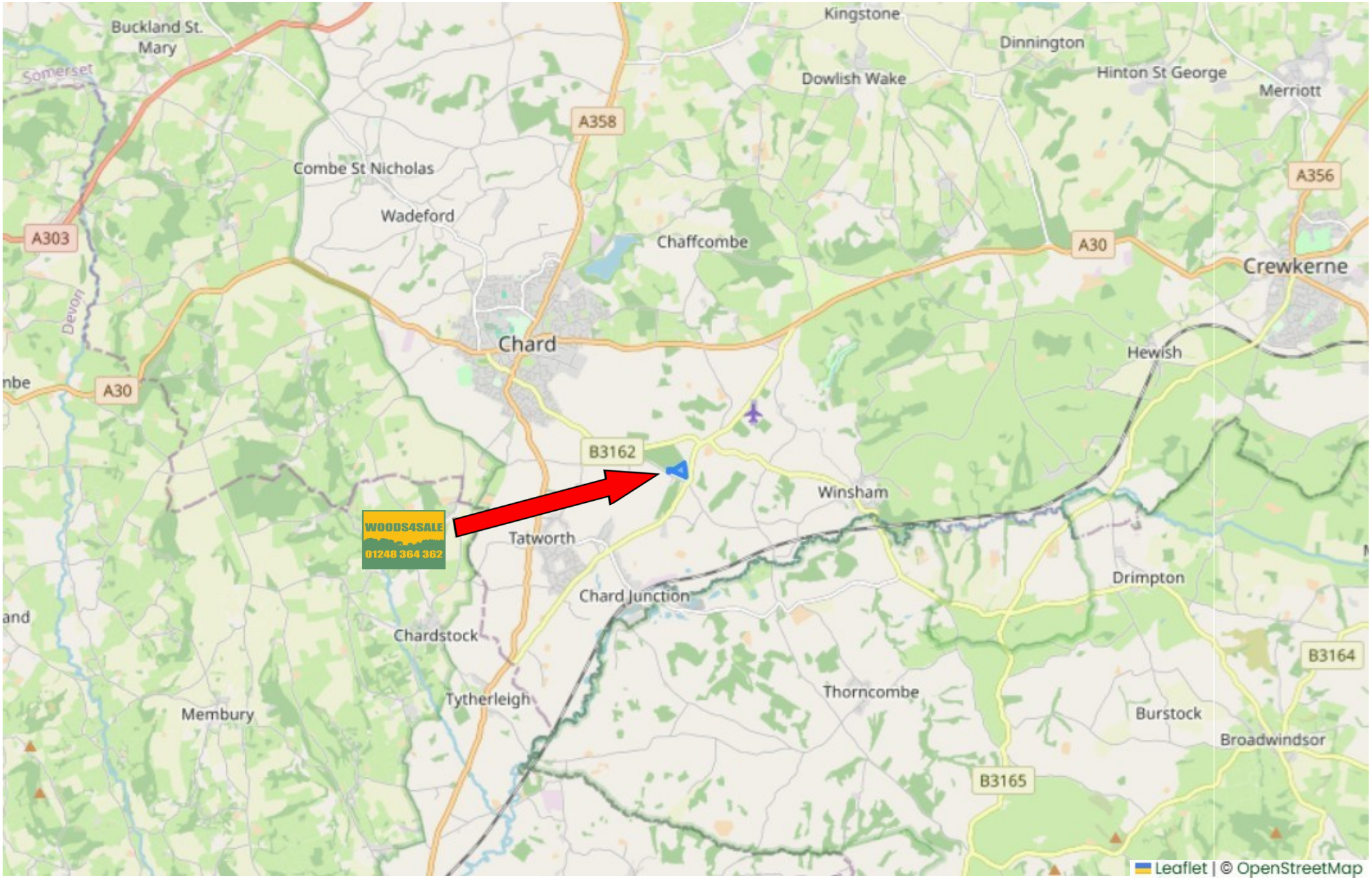




Disclaimer

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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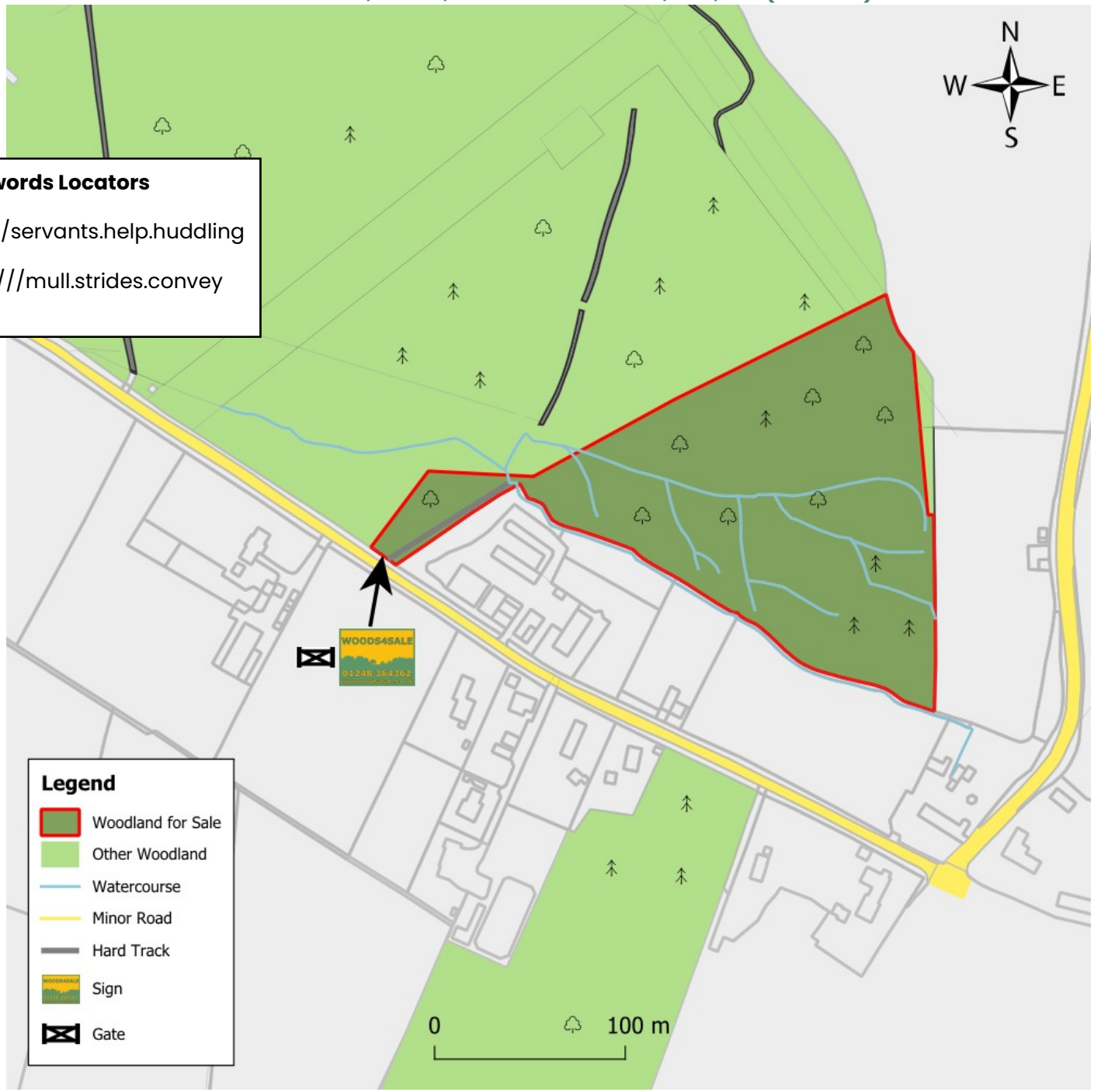


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what3words Locators

Roadside Gate: ///servants.help.huddling

Centre of Wood: ///mull.strides.convey



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Woods4Sale

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