

WOODLAND AT HOLFORD



BRIDGWATER





Woodland at Holford

Bridgwater, TA5 1SA

Bridgwater Town 10.8 miles; J25, M5 13 miles

A beautiful block of historic mixed woodland occupying an outstanding rural position with the benefit of a well known water fall and affording considerable amenity and conservation appeal. In all about 37.3 acres.

Available as a whole or in lots.

Freehold Guide Price as a whole £150,000

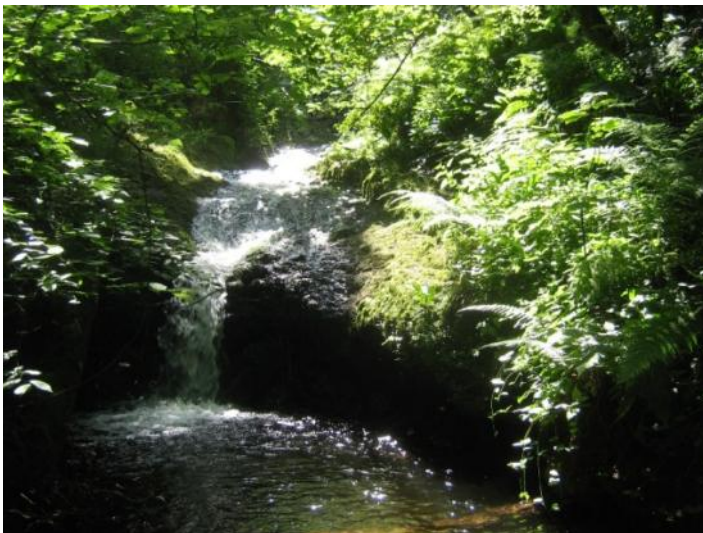
DESCRIPTION

The sale of Holford Woods offers prospective purchasers the rare opportunity to acquire this fabulous mixed woodland located on the edge of the Quantock Hills by the historic village of Holford. The woodland falls within a site of scientific interest and comprises a mix of ancient oak and broadleaf woods with some dense woodland and a large area of woodland pasture. Holford Wood is made up of three woodlands, namely Alfoxton Wood, Oyle's Wood and Withering Wood.

Oyle's Wood is in Holford Glen Valley and a stream runs across the western boundary, a haven for aquatic wildlife, flora and fauna. Also within this parcel is a beautiful waterfall which is featured on a number of historic postcards, further adding to the amenity appeal. Withering Wood adjoins Oyle's Wood on the other side of the valley and has a more diverse variety of trees whilst Alfoxton Wood is a mix of oak and beech with dense areas of holly and other shrubs, as well as bracken. It also contains a number of veteran oaks, field maple and holly. In all the land extends to 36.9 acres, as shown on the attached plan.

SITUATION

The woodland is situated just on west Somerset on the north



eastern slopes of the Quantock Hills, an area designated as being a national landscape. The historic village of Holford is within walking distance and hosts a village pub, village hall and cricket ground. Fantastic walks can be gained via the wood out into the Quantock Hills further adding to its appeal.

LOTING

The woods are being offered for sale as a whole or in three lots as follows;-

Lot - 1 Oyles Wood, 6.53 acres shown in blue on the attached ID plan. **Guide Price £30,000**

Lot - 2 Withing Wood, 12.76 acres shown in yellow on the attached ID plan. **Guide Price £50,000**

Lot - 3 Alfoxton Wood, 18.01 acres shown in red on the attached ID plan. **Guide Price £70,000**

DESIGNATIONS

The land falls within a site of special scientific interest and the Quantock Hills National Landscape.

TENURE

The property is of freehold tenure with vacant possession upon completion.

SERVICES & OUTGOINGS

There are no mains services currently connected. The land benefits from natural stream watering.

DIRECTIONS

The Wood are located to the northwest of Holford village. The driveway to Alfoxton House passes through Alfoxton Woods and forms part of the sale. For the exact location the what3words are: [///scarecrow.armrest.gazes](#)

Sporting rights:

The sporting rights are not included and are held by League Against Cruel Sports.

Outgoings, Rights and Easements:

The property has two bridleways traversing the land, as well as a public footpath. The property is sold and as far as required by the vendors will be conveyed subject to all other rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on the passing over or under the property and



subject to the agreements affecting the same (if any).

Woodland Management Grants: There are a number of available grants which could include the following:

- £127 per hectare per year, as a basic payment
- Manage native woodland including ancient semi-natural woodlands (ASNW) supplement grant rate is £144 per hectare per annum
- £77 per 100 metres for maintaining public footpaths and £158 per 100 metre² for bridleways (keeping vegetation cut back)
- £1,500 grant towards the cost of a woodland management plan



VIEWING

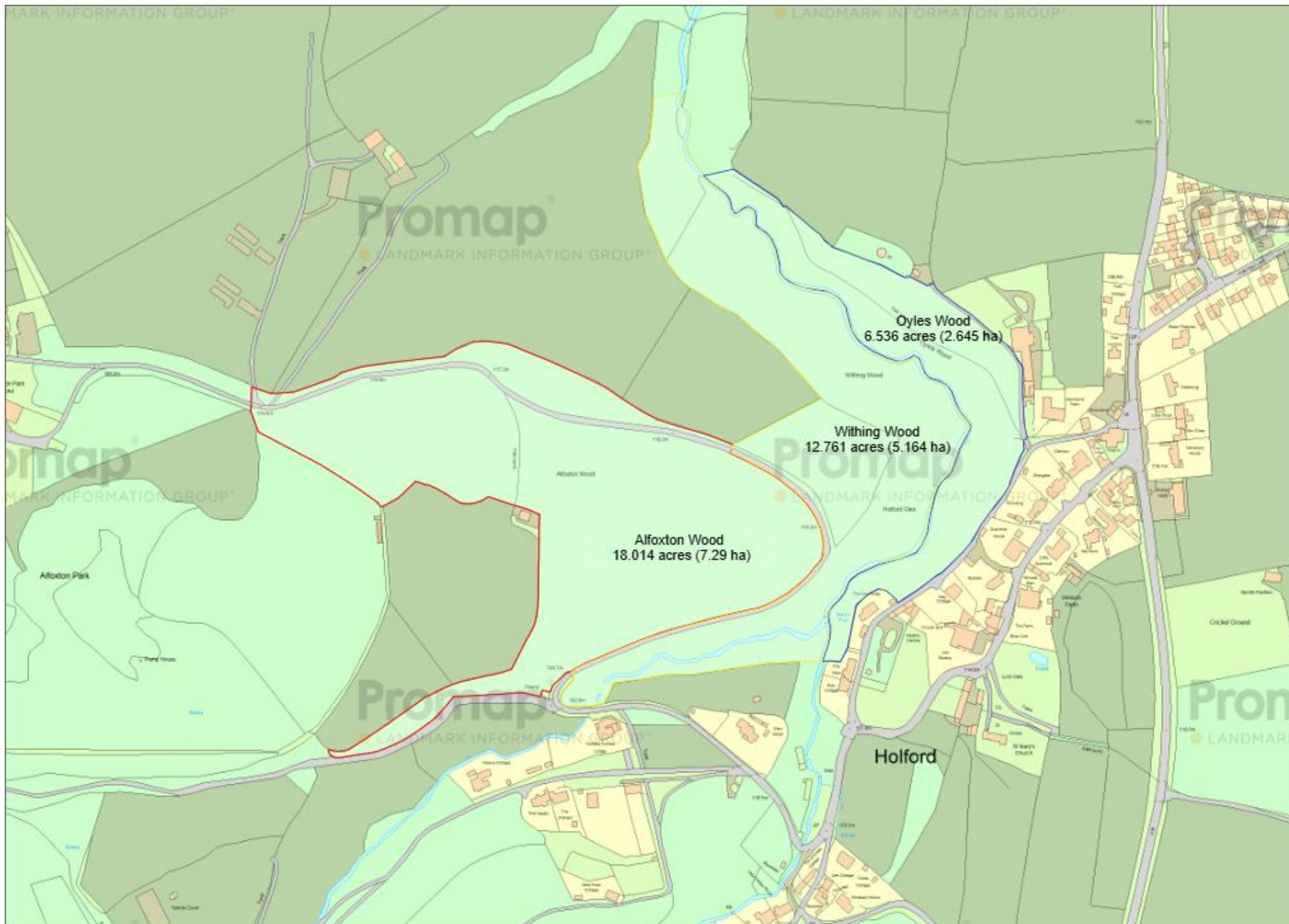
Strictly by appointment with the agents
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

