



**FREEHOLD FOR SALE BY PRIVATE TREATY**

15.04 Acres (6.08 Hectares)

## **GERBESTON FARM WOOD**

Blackmoor, Wellington, Somerset

**Offers around £125,000 are invited for this property**

OS Grid Ref: ST162186 Lat/Long: 50.961356,-3.194528 Nearest Post Code: TA21 9PF  
what3words: pushy.landlords.montage

### **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

**Find more woodland properties for sale on our website**



**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 2023. Photography March 2023.

## DESCRIPTION

This woodland was planted in the late 1990s with a mixture of native broadleaves and some conifers. The planting was carried out under a Woodland Grant scheme and a new owner will be responsible for taking on the liabilities of this scheme.

The wood, formerly quite fertile grazing land, has been very well planted with native broadleaves (ash, willow, alder, birch, cherry) including some clumps of conifers and Black walnuts planted in good, closely spaced lines. The trees have all grown very well and have just had their first thinning with 1 row in every 6 being removed to create access racks within the woodland. A new owner will be able to continue this thinning in due course and create reasonable volumes of firewood grade material every 10 years or so.

Further thinning will increase the light penetrating to the woodland floor and in time some of the native woodland indicator species could migrate from the older part of Gerbeston Wood.

Our first impression of the woodland was one of very fast growth in the young trees. The height and size that has been achieved already shows just how fertile the land is and how suitable it must be for growing timber.

## Access

Access is via a gateway directly off the roadside, point B on the sale plan, which opens out into a small clearing in the southern edge of the wood. Access to the woodland is easy along the thinning racks that have been created throughout the crop.

## 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.

## MANAGEMENT

Gerbeston Farm Wood is managed by Charles Dutton & Co, Dorset.

Their Mr Charles Dutton will be pleased to discuss future management with prospective purchasers. He can be contacted on 01963 210027.

## V.A.T.

The sale of the woodland is not subject to VAT.

## 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.

## 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.

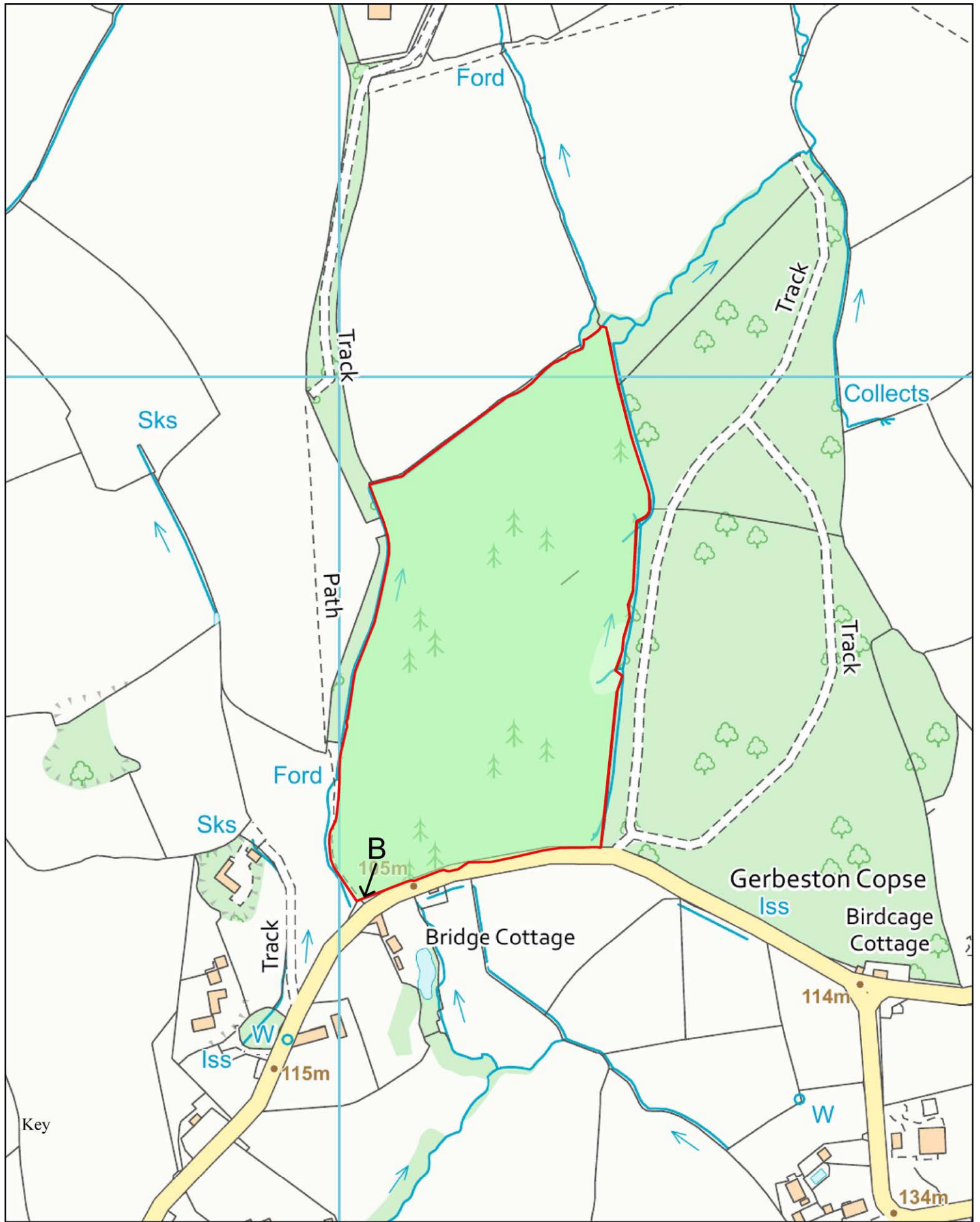
## METHOD OF SALE

Gerbeston Farm Wood is offered for sale as a whole 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 purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





## Gerbeston Farm Wood

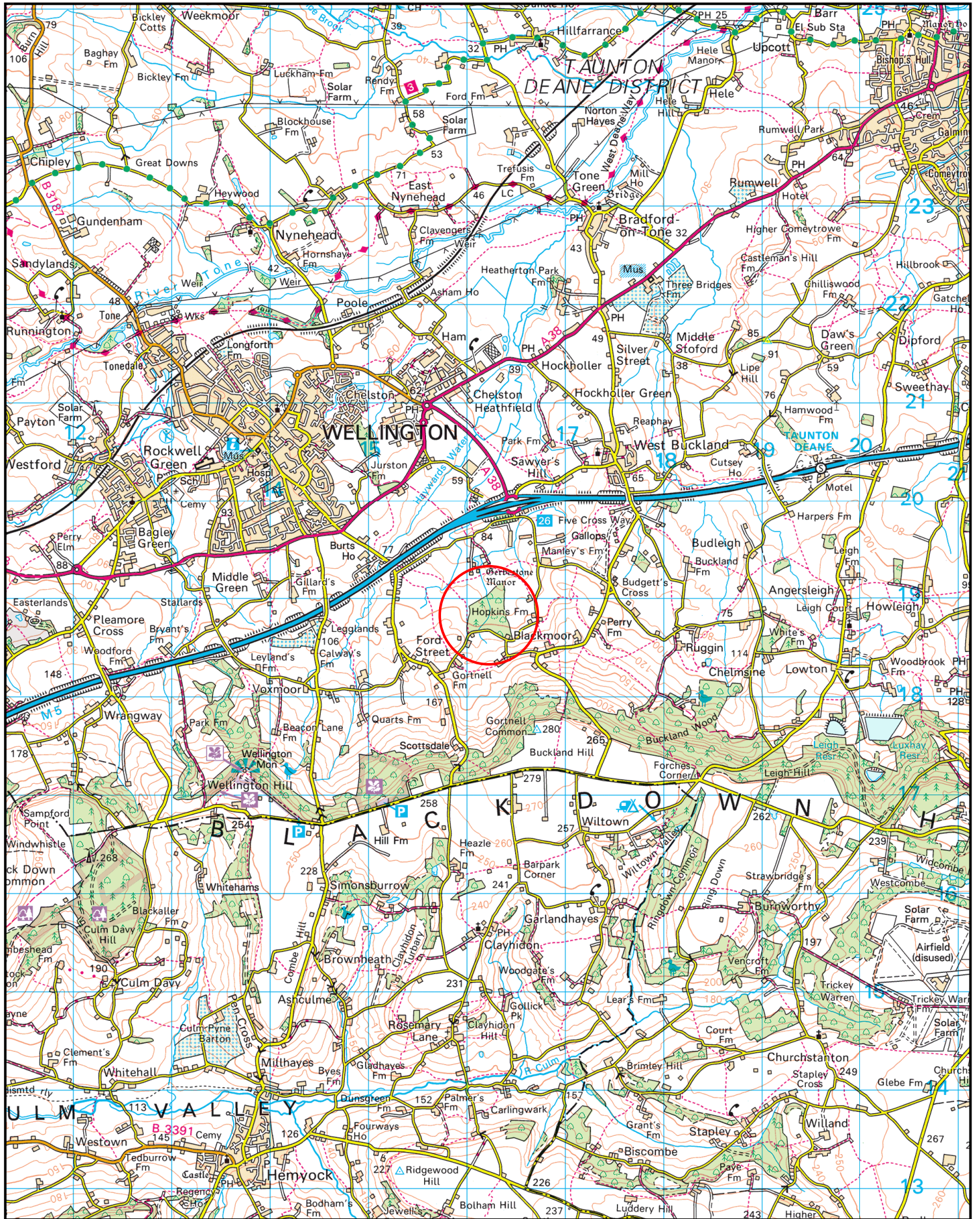
Location ST 162 188  
 Scale 1:4,000 @ A4  
 Drawing No. X19336-03  
 Date 04.09.23



# Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Gerbeston Farm Wood

Location ST 162 188  
 Scale 1:50,000 @ A4  
 Drawing No. X19336-02  
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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

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