



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

As a Whole, 176.05 Acres (71.25 Hectares)

BEDSTONE AND BUCKNELL WOODS

Bedstone, Shropshire

Guide prices from £400,000

OS Grid Ref: SO352760 Lat/Long: 52.378215,-2.950837 Nearest Post Code: SY7 0BL
what3words: ideals.requiring.varieties

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Situated 1 mile to the west of the village of Bedstone and 28 miles to the north-west of Hereford. All distances are approximate.

GENERAL DESCRIPTION

Bedstone and Bucknell Woods are situated within the Shropshire Hills Area of Outstanding Natural Beauty and forms part of a wider publicly owned forested landscape.

The trees throughout the woodland are predominantly conifer of varying ages and include Douglas fir, Sitka and Norway spruce, Japanese larch and Scots pine. Broadleaf species also feature, notably beech, ash, oak and sweet chestnut. These two woodlands contain a significant stock of mature timber that is ready for harvest (subject to felling permission). A new owner can choose between maintaining capital value possibly for inheritance tax purposes or creating regular tax free timber income.

Both woodlands have been regularly thinned and display good form. All apart from a small area at the eastern end of Bedstone Wood are unclassified in terms of Ancient woodland status. As such a new owner will have a lot more flexibility when it comes to replanting felled areas in the future.

Soils within the woodland are loamy free draining over shale mudstone and possibly limestone deeper still and are all favourable to tree growth. Climate in this upland part of Shropshire is also moist and nearly all commercial conifer species are able to thrive.

Existing well surfaced tracks provide access throughout.

The Lots comprise:-

LOT 1: Bedstone Wood

126.81 acres / 51.32 hectares

Offers over £1,160,000

Bedstone Wood is a predominantly north-east facing upland south Shropshire wood occupying different sides of a valley and hill.

The woodland principally comprises of generally mature conifer species including Douglas fir, Japanese larch and Norway and Sitka spruce. These were planted at various points in the last 70 years with the oldest most mature trees being Douglas fir, larch and pine, some of which date back to 1952. These trees have developed into magnificent specimens so common in planting stock dating back to this period. Since then various crops have been felled and replanted with further commercial conifers creating a highly productive woodland.

The stands are of good form and have been regularly thinned with the oldest stands thinned to final crop spacing.

There is a 13 hectare block east of the main access road which was clear felled and restocked with Douglas fir and Norway spruce in 2018. This is looking good as it rises above the bracken and other regrowth.

Small areas of windthrow in a mature final stage crop is evident on the northern edge of the woodland against the clear felled area.

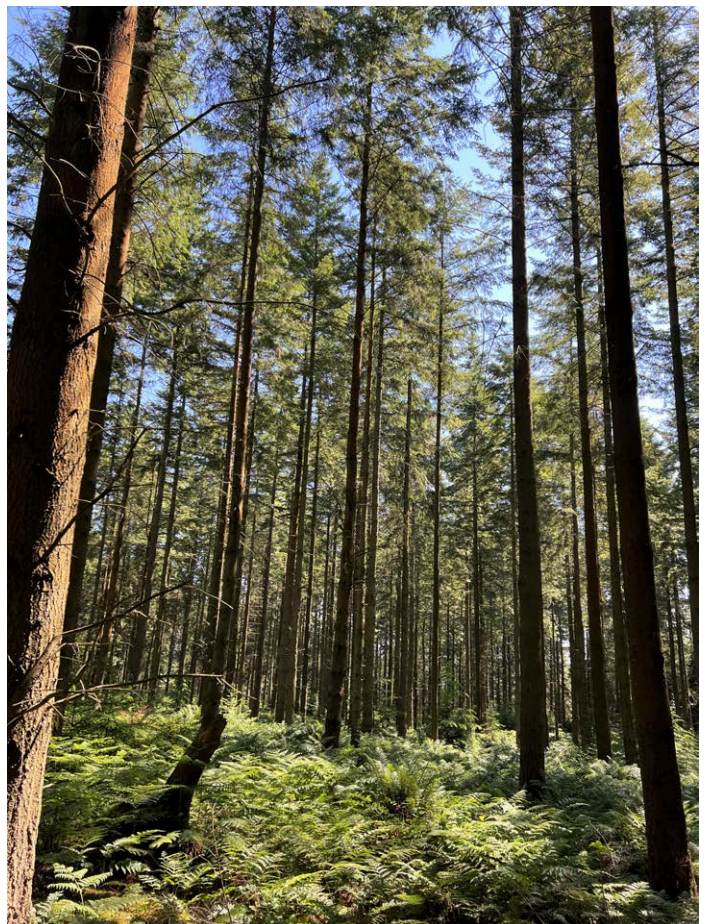
The woodland benefits from a hard turning and stacking area at point X on the sale plan from which unsurfaced but firm tracks provide access into the southern half of the woodland.

Access

Access is via the unclassified local authority road located to the east of the woodland which terminates at point X as shown on the sale plan.

From here further access to the woodland is via internal tracks off the large stacking area at point X or via the byway between points X and A.

Access to Bedstone Wood can also be taken via the byway 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 July 2023.



LOT 2: Bucknell Wood

49.23 acres / 19.92 hectares

Offers over £400,000

Bucknell Wood is a west facing and reasonably steep woodland comprising mainly of mature conifer.

Specifically, the woodland is composed of four distinct conifer species being Douglas fir, Japanese larch, Scots pine and Sitka spruce which evenly populate the woodland and were planted in two distinct time periods, 1949 and 1988.

The stands display good form with the oldest stands having been thinned to final crop stage and the younger stands having been thinned at least once.

Three existing tracks cut into the hill and following the contour provide access through the woodland and facilitate the extraction of timber. Most parts of the woodland are accessible with modern timber harvesting machinery and a new owner should be able to begin the process of restructuring the wood for the future.

RIGHTS OF WAY

This Lot is sold with the benefit of two rights of way for all purposes over the routes shown ABC and DE on the sale plan.

Access to Bucknell Wood can also be taken via the byway marked FG 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.

FENCING

There are fencing liabilities on part of the boundary of Lot 2 as shown with inward facing T-marks on the sale plan.

MANAGEMENT

Bedstone and Bucknell Woods are managed by Tillhill Forestry, Pale Estate Office, Llanderfel, Bala, Gwynedd, LL23 7PS. They can be contacted on 01550 721442. Their Mr Kallan Martin will be pleased to discuss future management with prospective purchasers.

V.A.T.

The sale of the woodland is 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.

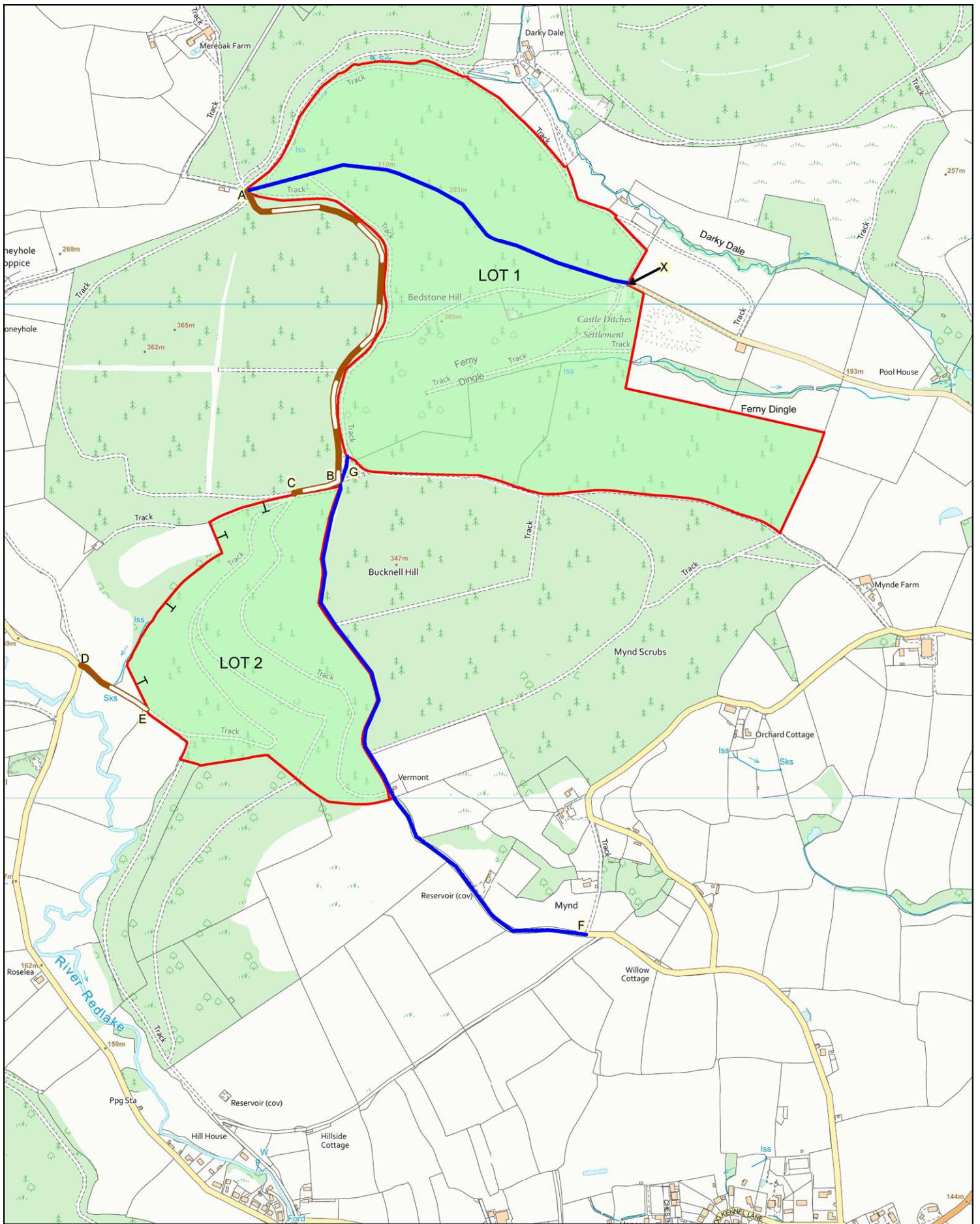
METHOD OF SALE

Bedstone and Bucknell Woods are offered for sale by Private Treaty as a whole or 2 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 and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Bedstone and Bucknell Woods, Bedstone, SY7 0BL

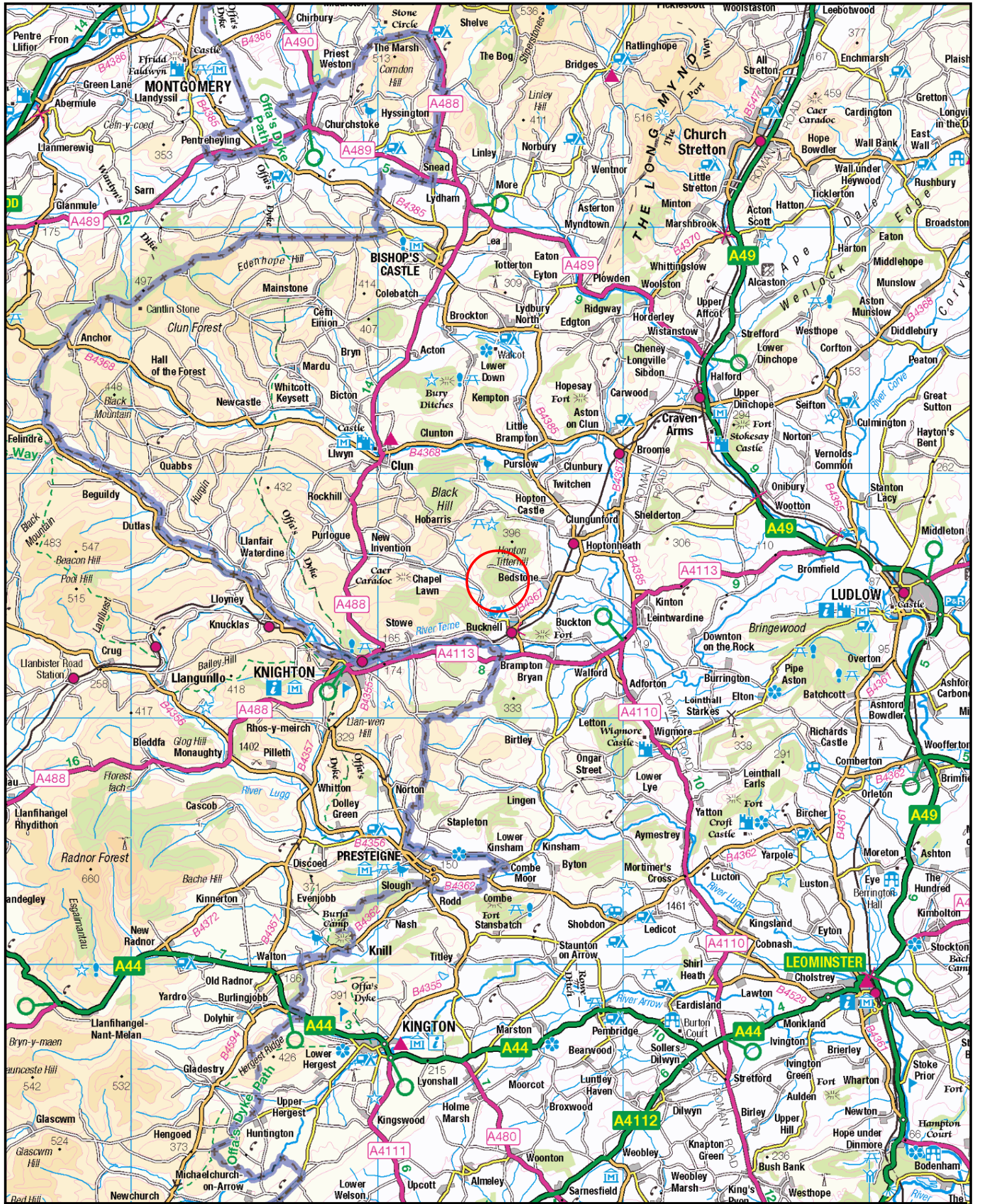
Location SO 348 758
 Scale 1:10,000 @ A4
 Drawing No. X19909-01
 Date 03.07.23



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

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Bedstone and Bucknell Woods, Bedstone, SY7 0BL

Location SO 348 758

Not to Scale

Drawing No. X19909-02

Date 15.06.23



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Bedstone, Shropshire



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01849 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk