



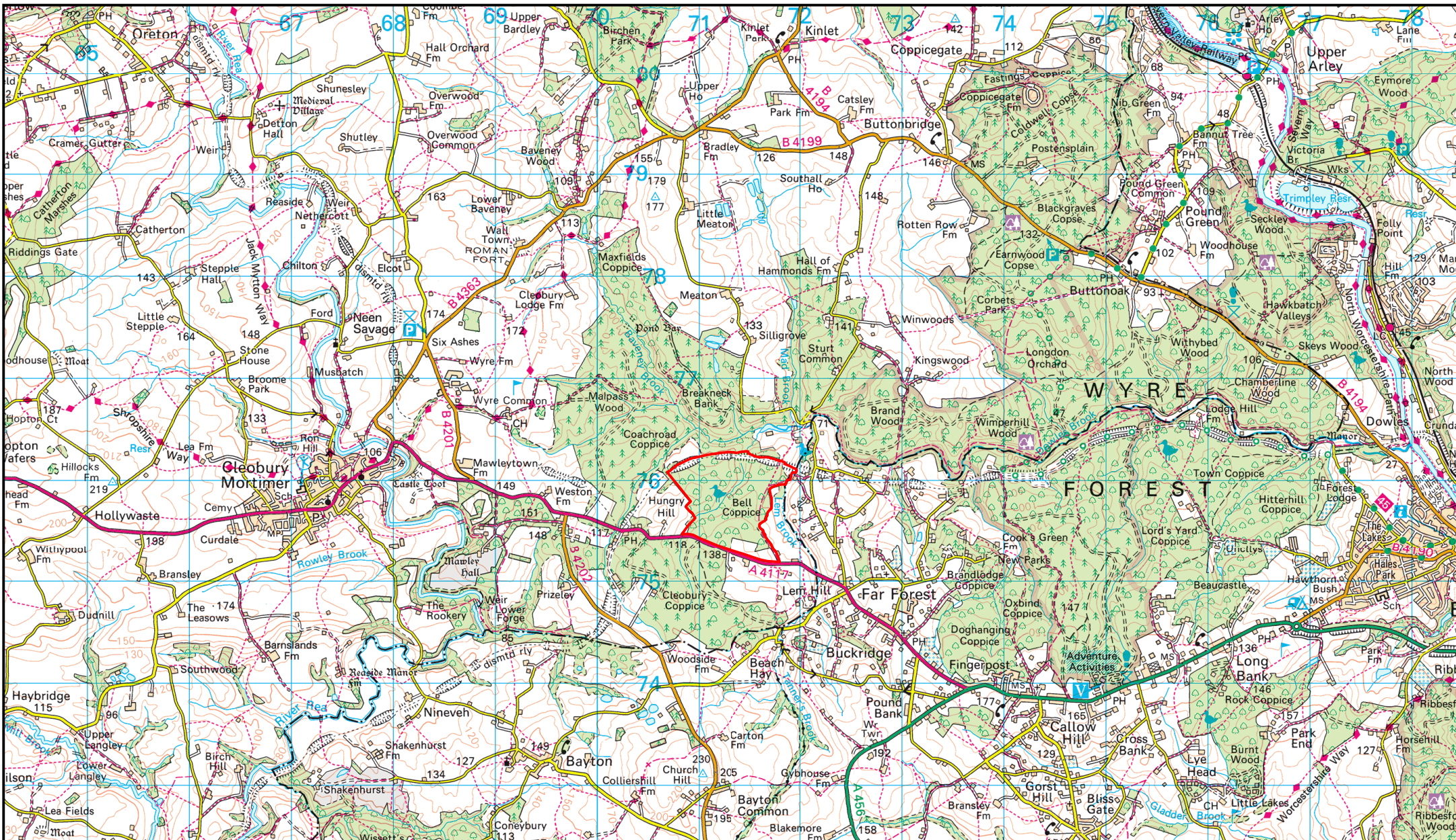
BELL COPPICE

Far Forest, Cleobury Mortimer, Shropshire

Offers Around £1,690,000 are invited for this property

203.45 Acres (82.33 Hectares)

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Bell Coppice

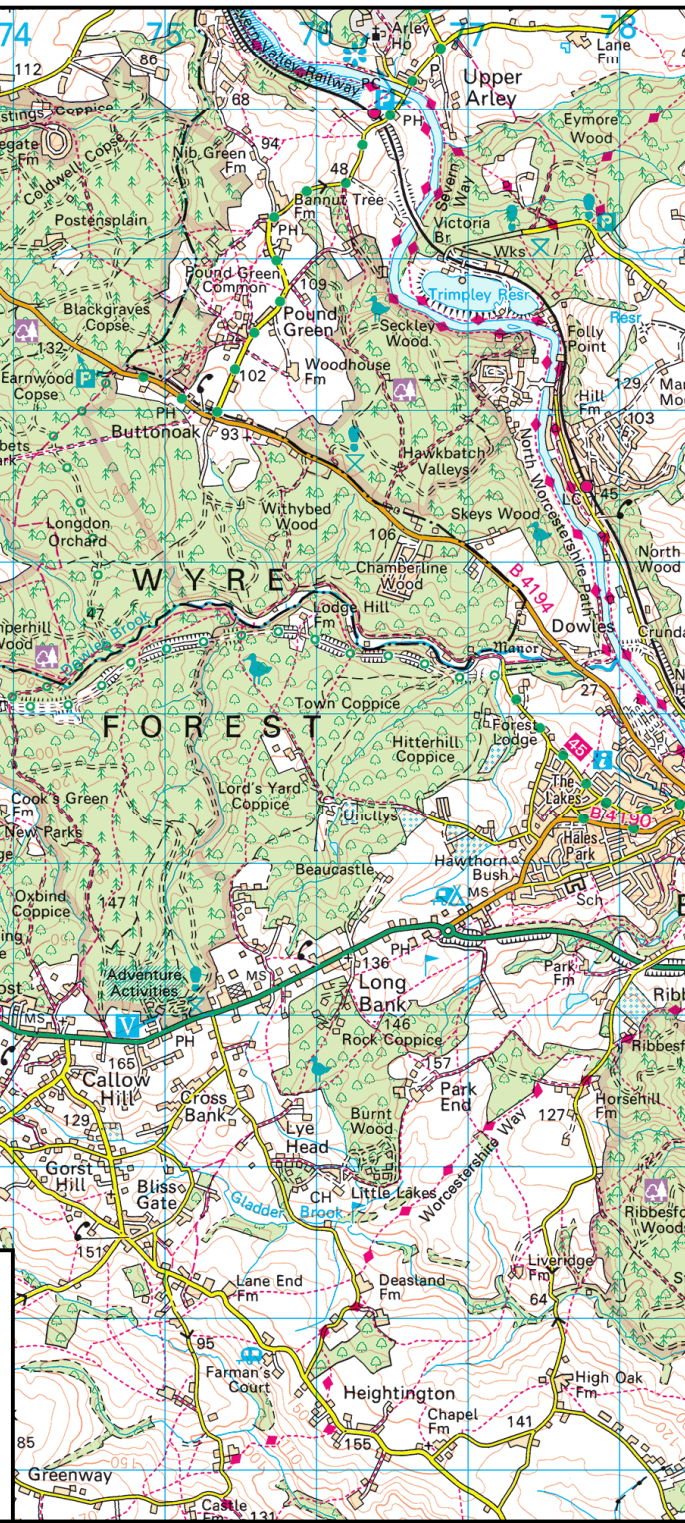


Location SO 714 757
 Scale 1:50,000 @ A4
 Drawing No. Y22678-102
 Date 02.07.24



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

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BELL COPPICE

203.45Acres (82.33 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SQ712 753 Lat/Long: 52.375224,-2.423197 Nearest Post Code: DY14 9EA
what3words: forced.bulge.betrayed

Offers Around £1,690,000 are invited for this property

Bell coppice offers potential purchasers the opportunity to own one of the premier productive oak woodlands in the UK. The amount of mature timber ready for harvest and the condition of naturally regenerating saplings is inspiring.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin

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 July 2024.

LOCATION

Bell Coppice is located between Cleobury Mortimer (2.5 miles) and Bewdley (4 miles) with road frontage to the A4117 Bewdley to Ludlow road. Kidderminster and the wider major road network is only 7.5 miles to the east. All distances are approximate.

DESCRIPTION

Access to Bell Coppice can be facilitated by obtaining the key code from the selling agents. The highway gateway shown as point A on the sale plan gives entry onto a well stoned main forest access track that connects to a variety of unsurfaced rides. These, together with a number of tractor access routes, have allowed the current owners to successfully thin and improve the forest and produce oak timber over the last 76 years of family ownership.

Bell Coppice is an excellent example of Wyre forest oak production with all the nature benefits that come with that species. The forest is also a SSSI (Site of Special Scientific Interest) and NNR (National Nature Reserve) which has been closely supervised and funded to some extent by Natural England. The wood is also classified as Ancient Woodland.

A visitor to the forest will immediately notice a large amount of deer fencing. These fences have been erected to exclude deer from areas within the forest to protect the trees from browsing and help to facilitate oak natural regeneration. The approximate location of the fences is shown on the sale plan.

The effect of this fencing is really noticeable inside the exclusion areas with plenty of oak regeneration at various stages of development that have not been browsed. These fences, together with a strong deer management ethos, has also led to good regeneration outside the fenced areas.

There has been a vigilant and constant control of squirrels within Bell Coppice. It would appear squirrel numbers have fallen significantly and damage to young trees 10 to 40 years of age has been reduced.

There is a small stream that runs through the centre of the woods, running within and outside of the deer compartments. The owners have constructed over twenty "natural flood management dams". The stream has not been known to run dry.

In 1972 the owners purchased from the British Railways Board a 9 acre linear stretch of former railway line which runs the entire length of the northern boundary. An invaluable asset for access and extraction.

The owners of Bell Coppice have a strong attachment to the forest having been brought up with the management of this important woodland. They have constructed a green oak woodland shelter based around an old railway carriage almost in the centre of the wood, shown at point D on the sale plan. This offers a potential investor a focus for family or company events into the future. There are no services connected to this structure but there is a toilet facility in a small outbuilding behind the main oak shelter. There is also a steel container for storage. This cabin's magical location is completely isolated from any outside noise and pollution. Here the only sound to be heard is from bird song and the buzz of insects living amongst the oak trees which contain the most insect and invertebrate diversity of all the UK native tree species.

Please note the felled timber currently on site is the property of the vendors and will be removed prior to completion.

Another interesting feature included in the forest is that of the three meadows situated along the southern edge of the wood. These can be accessed by using a gate in the north east corner of the western-most field. There are also road access points at points B and C as shown on the sale plan.



These fields are also designated as a SSSI from a wildflower point of view and visiting this section of the property provides a visitor with an enormous feeling of well being and happiness with the world. These meadows are of significant importance and together form one of England's most valuable natural wildlife meadows, thriving on a careful and gentle grazing management. There are over fifty known species of wild flowers in these meadows including common spotted and fragrant orchid, yellow rattle, twayblade, pignut and adder's tongue. A full list of discovered species is available for the purchaser.

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

Bell Coppice has been managed by Andrew Woods for several years. Andrew will be pleased to discuss future management with prospective purchasers. He can be contacted on 07957 867472 or emailed on woodsfortrees@yahoo.co.uk The sales agent also has contact details for Natural England's local manager should a prospective purchaser wish to discuss any regulatory issues with them.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over a route along the eastern edge of the wood shown CEF on the sale plan. It is believed that this route is an old animal movement track.

The woodland is sold with the benefit of a right of way between points GH on the sale plan for extracting timber only.

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.

THE NATURAL ENGLAND LEASE

Bell Coppice is subject to a Natural England lease. This lease is for a period of 20 years ending on the 11 April 2025 with a yearly rent of £7,500. The last year's rent has been paid and will not be apportioned on completion. The owners presented a woodland management plan to Natural England which was agreed. In addition, Natural England manages the wildlife meadows, assists with ride and public right of way management and has made contributions to deer fencing.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the terms of the Natural England Lease.

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.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

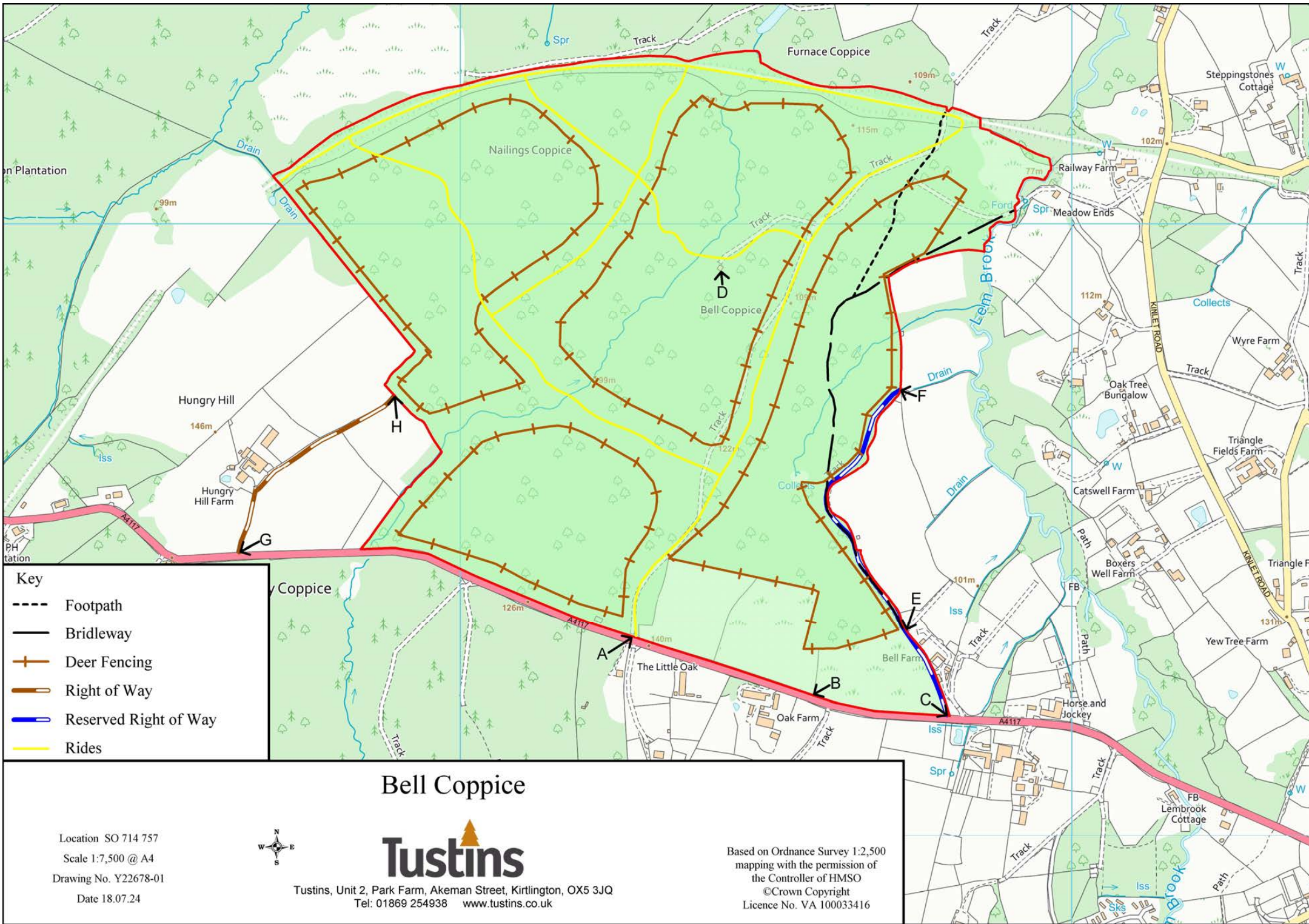
METHOD OF SALE

Bell Coppice is offered for sale 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





Key

- Footpath
- Bridleway
- + Deer Fencing
- Right of Way
- Reserved Right of Way
- Rides

Bell Coppice



Location SO 714 757
 Scale 1:7,500 @ A4
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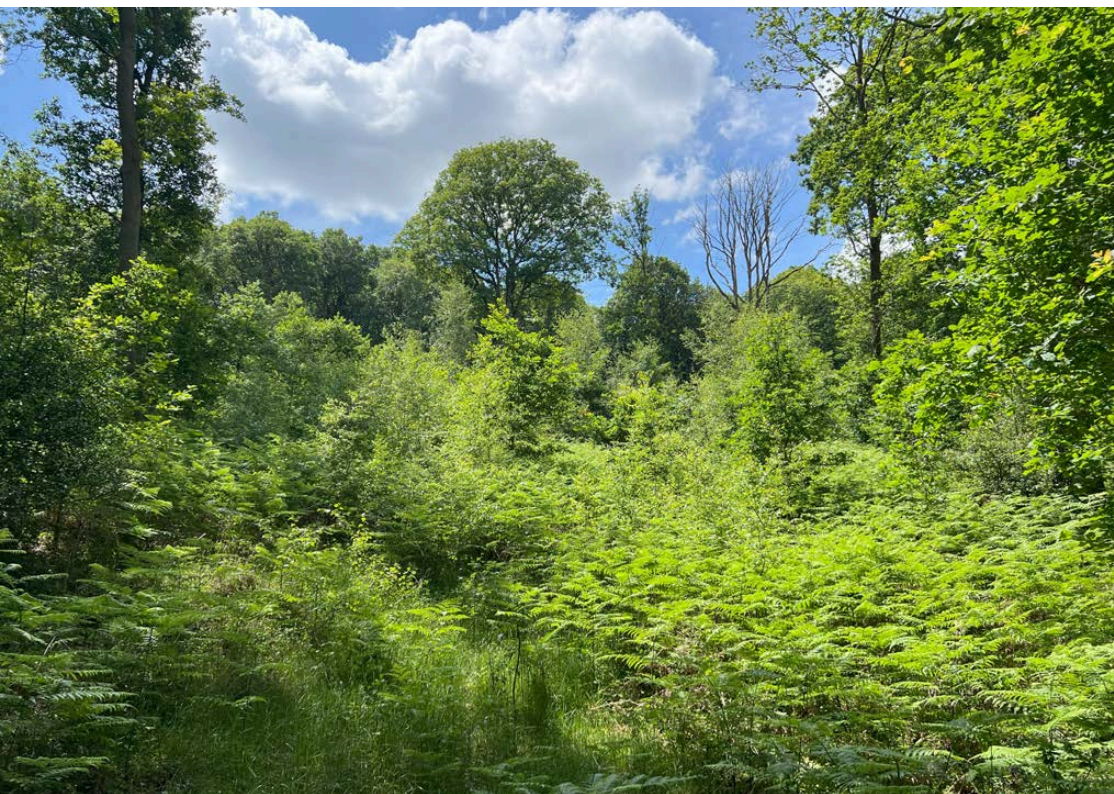
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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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