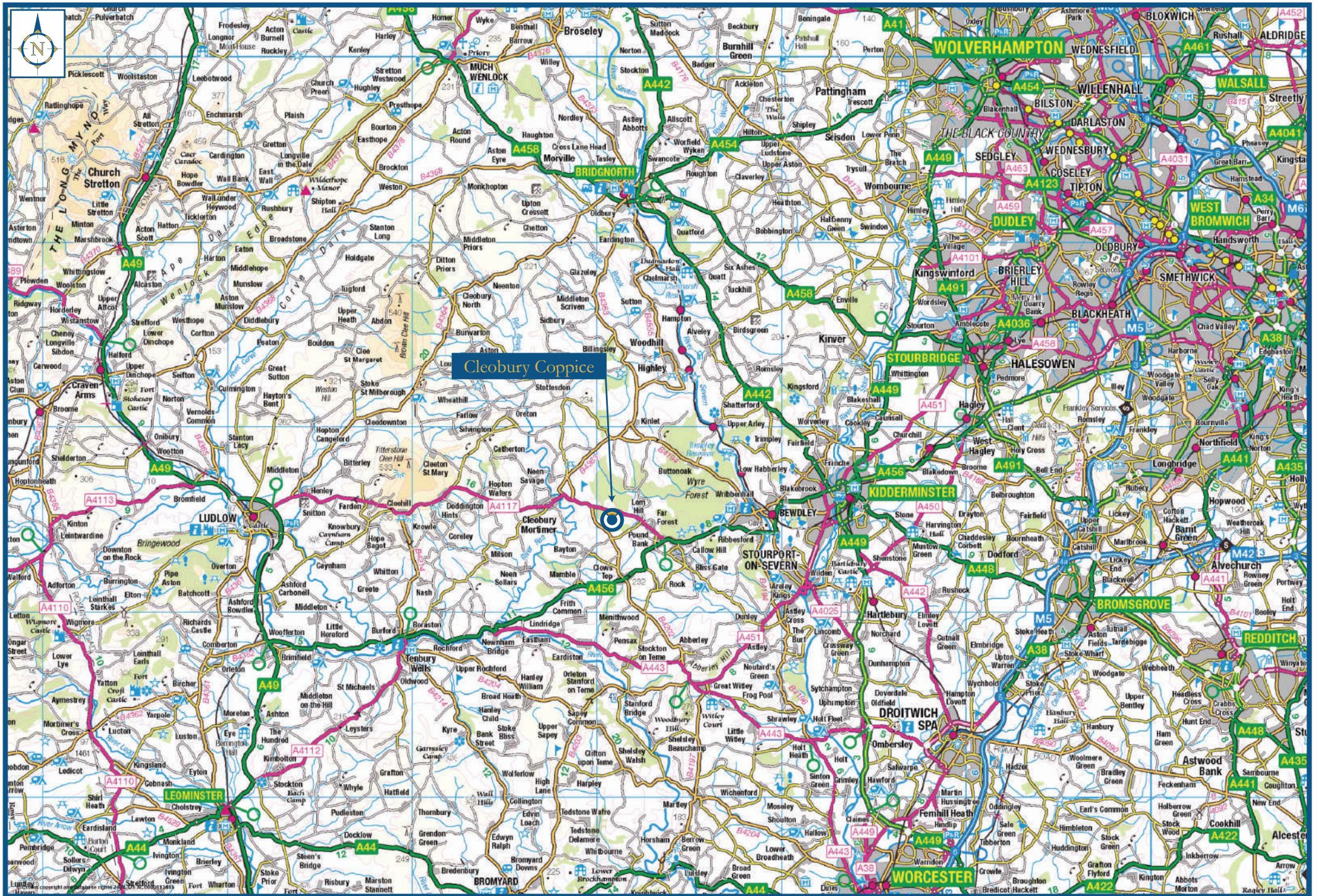


Cleobury Coppice

Cleobury Mortimer | Shropshire

49.30 Hectares / 121.82 Acres





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49.30 Hectares / 121.82 Acres

**A productive mixed plantation close to the
Wyre Forest National Nature Reserve**

- Mature conifer crops
- Mixed broadleaves within a SSSI Ancient Woodland
- Good internal infrastructure
- Close to timber markets
- Fallow and Muntjac deer stalking

FREEHOLD FOR SALE AS A WHOLE

Guide Price £900,000

GOLDCREST Land & Forestry Group

England & Wales Office

PO Box 804, Northwich CW9 9WN

07570 246 022

www.goldcrestlfg.com

Oliver Thompson MICFor

Location

Cleobury Coppice is located between the villages of Cleobury Mortimer and Callow Hill on the A4117, 9 miles to the west of Kidderminster. The grid reference to the main entrance is SO 705 754. The nearest postcode is DY14 9BG and the What3Words code is /// takeovers.graphics.training



Directions and Access

From the A49 at Ludlow, take the A4117 signed Cleobury Mortimer. Follow the road for 10.2 miles, passing through Clee Hill and enter the village of Cleobury Mortimer. Travel through the village and once past the 40 mph threshold sign, bear right, signposted Bewdley A4117, and follow the road for approximately 1.6 miles. Pass the Blount Arms public house on the right; the forest entrance is uphill on the right-hand-side, shown at A1 on the Sale Plan. A secondary access point is 0.3 miles further on, on the right-hand-side and shown at A2 on the Sale Plan. The roads do not meet but terminate at a turning area sufficient for stacking and HGVs.



Description

Cleobury Coppice, which was once part of an ancient hunting forest spanning the English and Welsh marches, is now a compact, commercial plantation with sporting, amenity and natural capital benefits. Replanted predominantly in the 1960s, the property is dominated by mature Douglas fir complimented by Norway spruce, Japanese larch and other mixed conifers. The Douglas fir is of good form and will produce sawlogs for supply to various local sawmills. Previous management objectives have been to use a form of CCF (Continuous Cover Forestry), promoting natural regeneration and an understorey of Douglas fir (and a minor component of other shade-tolerant conifers). A new owner could carry on implementing the CCF approach or adopt a series of clearfell and restock operations (subject to the necessary permissions). Nearby sawmills include Ransfords, Bishops Castle (32 miles), Pontrilas Sawmill, Hereford (45 miles) and BSW Newbridge on Wye (54 miles).

Internal infrastructure is tried and tested and will require little, if any, work prior to another harvesting intervention. Suitable stone can be sourced from Clee Hill Quarry only 8 miles away.

Approximately 8.1 hectares are within the Wyre Forest SSSI, designated for its native broadleaved woodland, which is dominated by oak and yew.



Species	Planting Year							Area (Ha)
	1930	1961	1962	1963	1964	1970	1986	
Douglas fir		9.63	15.42	8.03				33.08
Norway spruce				6.49				6.49
Japanese larch		1.62	1.73	0.60	1.48			5.43
Mixed conifers					2.09			2.09
Corsican pine						0.94		0.94
Mixed broadleaves	0.25	0.42					0.60	1.27
Total	0.25	11.67	17.15	15.12	3.57	0.94	0.60	49.30

Boundaries

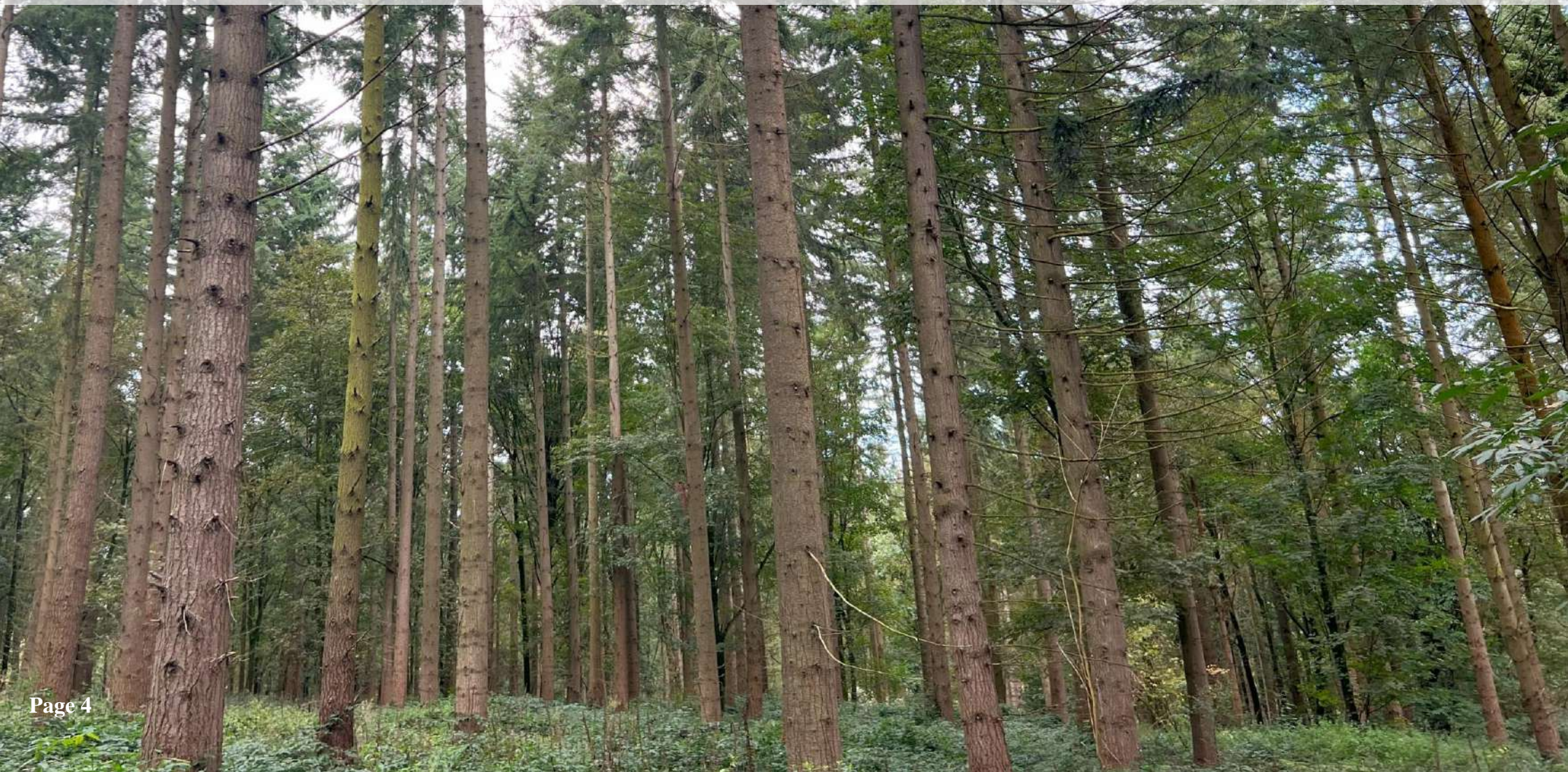
There are no known boundary liabilities.

Wayleaves & Third-Party Rights

There is a right of access a right of access for third parties to the telecommunication masts between A1 and A3 on the Sale Plan. There are two separate leases providing a reliable annual income. For further information please contact the Selling Agents.

Woodland Management

The property is managed by Tilhill Forestry. For more information please contact the Llandovery Office at wales@tilhill.com or on 01550 721442.



Mineral Rights

The mineral rights are reserved to a third party.

Sporting Rights

Sporting rights are included, in so far as they are owned with vacant possession. These rights are currently exercised by Wyre Forest Deer Management Group. The annual cull is 4 fallow and no limit on muntjac.





Forest Grants & FSC Certification

There are no active grant schemes on the property. Cleobury Coppice is currently FSC Certified under the Tilhill Group Certification Scheme. For more information please contact the Selling Agents.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Sole Selling Agents

GOLDCREST Land & Forestry Group

England & Wales Office

PO Box 804

Northwich CW9 9WN

Tel: 07570 246 022

Email: oliver@goldcrestlfg.com

Ref: Oliver Thompson MICFor

Seller's Solicitors

Burnetts

Victoria House

Wavell Drive

Rosehill

Carlisle CA1 2ST

Tel: 01228 552 294

Email: dkb@burnetts.co.uk

Ref: Diane Barnes

Area Measurements

Recent management measurements indicate that the forest extends to 49.30 hectares. The property will be sold as per the Titles.

Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

Authorities

Forestry Commission

Ghyll Mount

Gillan Way

Penrith 40 Business Park

Penrith

Cumbria CA11 9BP

Tel: 0300 067 4029

Shropshire County Council

Shirehall

Abbey Foregate

Shrewsbury

Shropshire SY2 6ND

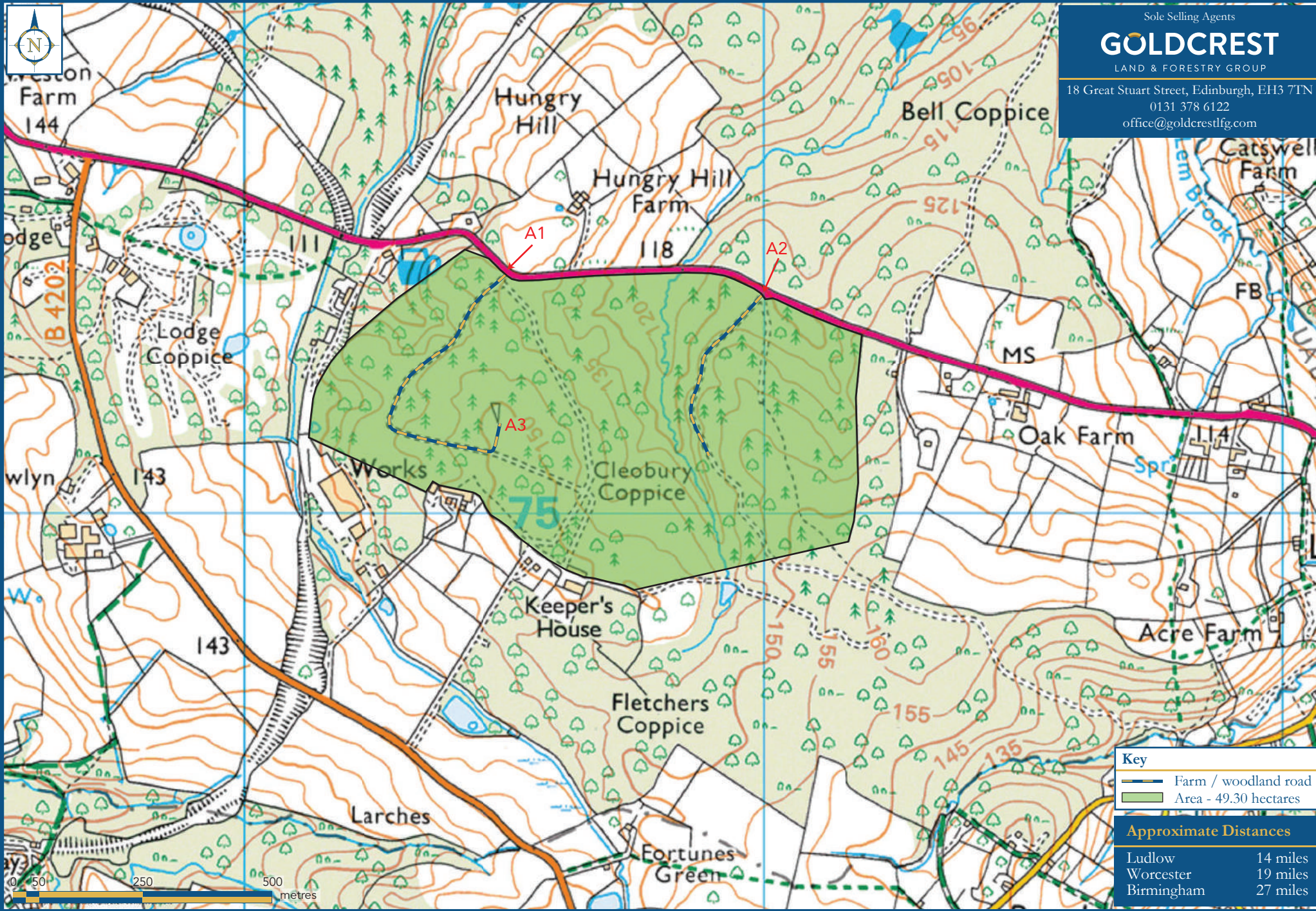
Tel: 0345 678 9000

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Sole Selling Agents
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 LAND & FORESTRY GROUP
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 0131 378 6122
 office@golderestlfg.com

Key

- Farm / woodland road
- Area - 49.30 hectares

Approximate Distances

Ludlow	14 miles
Worcester	19 miles
Birmingham	27 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383



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