



Beazley Wood, Gosfield, Essex

3.49 acres, £59,500 (freehold)



Nearest postcode: CO9 1RT **OS Map No:** 167 TL 780 281 **what3words:** Roadside Entrance (A) ///competent.buzzards.sideburns



An interesting fusion of beech, oak and Scots pine with many possibilities for an enthusiastic hobby forester. Two miles north of the market town of Braintree.

Beazley Wood forms part of an expansive gated woodland on the outskirts of the village of Gosfield in pastoral Essex. It is situated in the Braintree district and within easy reach of the cities of Chelmsford and Colchester. Access to the woodland is along a track via locked gates.

Situated over level fertile loamy clay soil and designated as a Plantation on Ancient Woodland Site (PAWS), the mature canopy principally consists of lofty beech and oak with scatterings of cherry, sycamore, sweet chestnut, ash, birch and some Scots pine to the southeast. Flanking the southwestern and northern boundary, you will see lovely hornbeams mixed with occasional lime and yew. Some sizable poplar occupy an area with a seasonal pond towards the far northwestern point, adding a delightful contrast to the wood.

Holly and sporadic hazel coppice are found in the shrub layer below with smaller burgeoning holly clumps at ground level.

Having recently undergone a sympathetic thinning, the beech stems might now produce some quality timber in years to come. A new custodian may want to consider selectively thinning some of the beech again in 15 to 20 years' time to create an enduring legacy for future generations.

The woodland has ample material to hand for a bushcraft enthusiast to hone their skills – along with a number of spaces for onsite wood processing. The woodland enjoys lovely rural views from the southwest and north – the former is particularly favourable at sundown!

The feathered populace consists of owl, jay, blackbird, green woodpecker, lesser redpoll and a host of warbling songsters. Friendly robins are a common sight in the woodland. Roe, muntjac and fallow deer, hare, wood mouse, squirrel and fox make up the mammal inhabitants at Beazley and the wider woodland.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Our Forester's Thoughts

Sam says...

"Brash gathering from the thinning would make a very handy fuel supply for a log burner. I would consider a management plan going forward with options that may include both amenity and occasional domestic timber produce."

"I would look into deer management to reduce tree damage, but most of all I would enjoy spending quality time here camping with the family and soaking up the beauty of this majestic wood."

Please remember some management operations require approval and/or a licence.

Directions

- Leaving the village of High Garrett on the A1017, you will arrive at the entrance to the woodland on the left after 0.6 miles, indicated by a pair of wooden gates set back with post and rail fencing, and our Woods4Sale sign (point **A** on the plan below). If you pass the 40mph sign for Gosfield village, you have gone too far.
- Please park in a safe, suitable place, not obstructing the gates.
- Climb over the gates (sorry, we do not provide keys for viewings) and continue along the track, bearing left shortly after, keeping the timber stack and woodland shed on your right (point **B**).
- Continue along the main track through the woodland following occasional white arrows on trees.
- After roughly 500 metres, you will pass a relatively open glade on the right (point **C**) but stay on the track and continue back under the cover of the woodland, following the white arrows.
- After roughly 530 metres (from the glade) you will nearly reach the far end of the wider woodland (point **D**), turn left.
- Continue along the track for 115 metres, and you will cross over a ditch (point **E**); Beazley Wood is to the right of the wooden posts and trees with blue paint.

Rights of Way

- There is a right of way granted for all times and for all purposes over the route **ABCDE**.*
- There is a short section of public footpath near the northwestern point (approximately **G**) with two footbridges that cross over the ditches.*
- A maintenance clause covers all the shared rights of way with liability according to use.*

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Boundaries

- The southeastern boundary **EF** is indicated by blue paint on occasional wooden posts and trees.
- The southwestern boundary **FG** is the top of an earth bank with the ditch, a scattering of trees and farmland beyond, indicated by green paint on occasional trees.
- The northern boundary **GH** is the top of an earth bank with the ditch and farmland beyond.
- The northeastern boundary **HJ** is indicated by red paint on occasional wooden posts and trees, and short section **JE** is indicated by the centre of the ditch.

Sporting Rights:

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights:

The mineral rights are owned and included in the sale except as reserved by statute.

Fencing Liabilities:

There are no known fencing obligations.

Tree Preservation Order:

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

- (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors





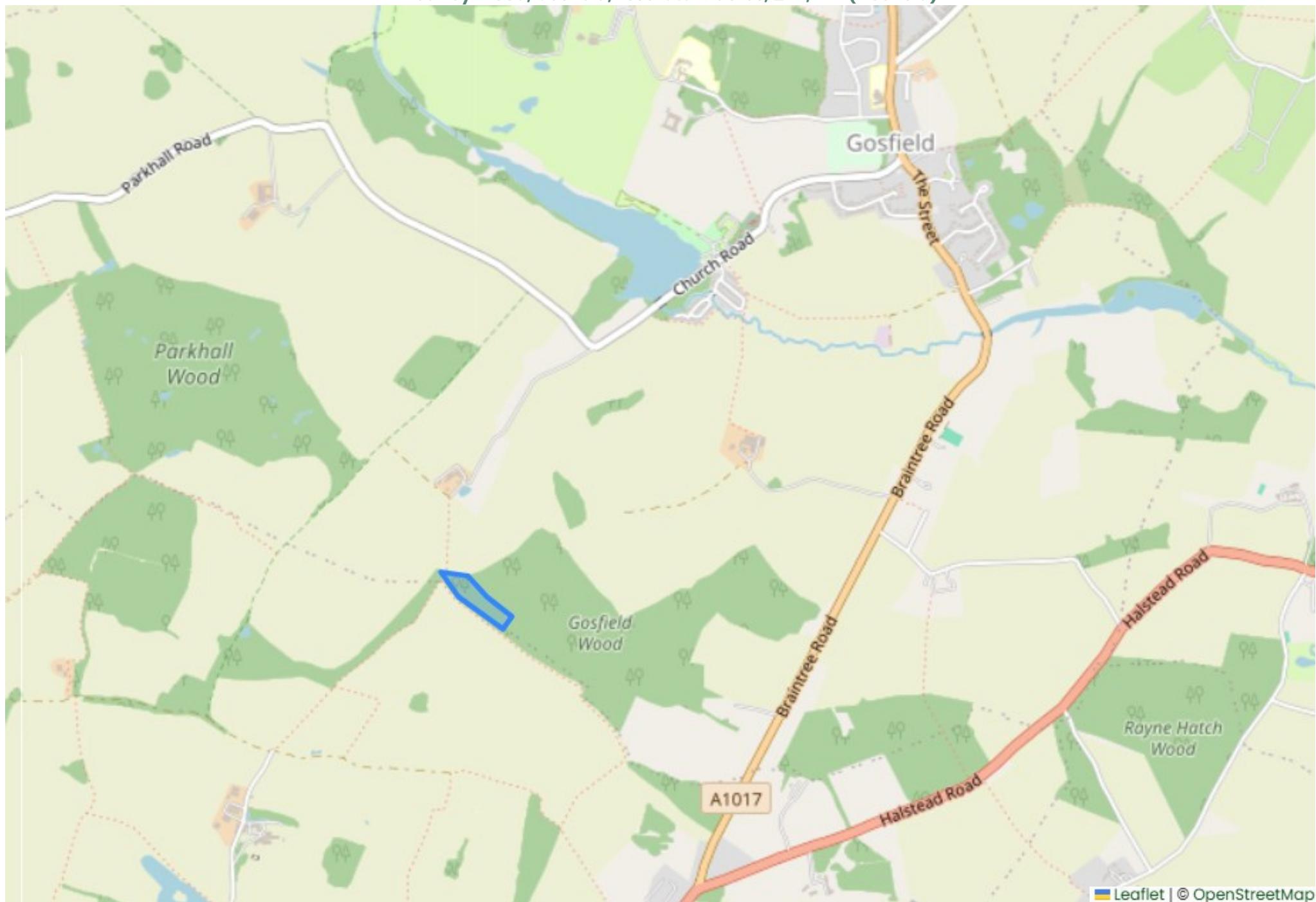
Disclaimer

Woods 4 Sale 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 Woods 4 Sale 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 Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Note

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

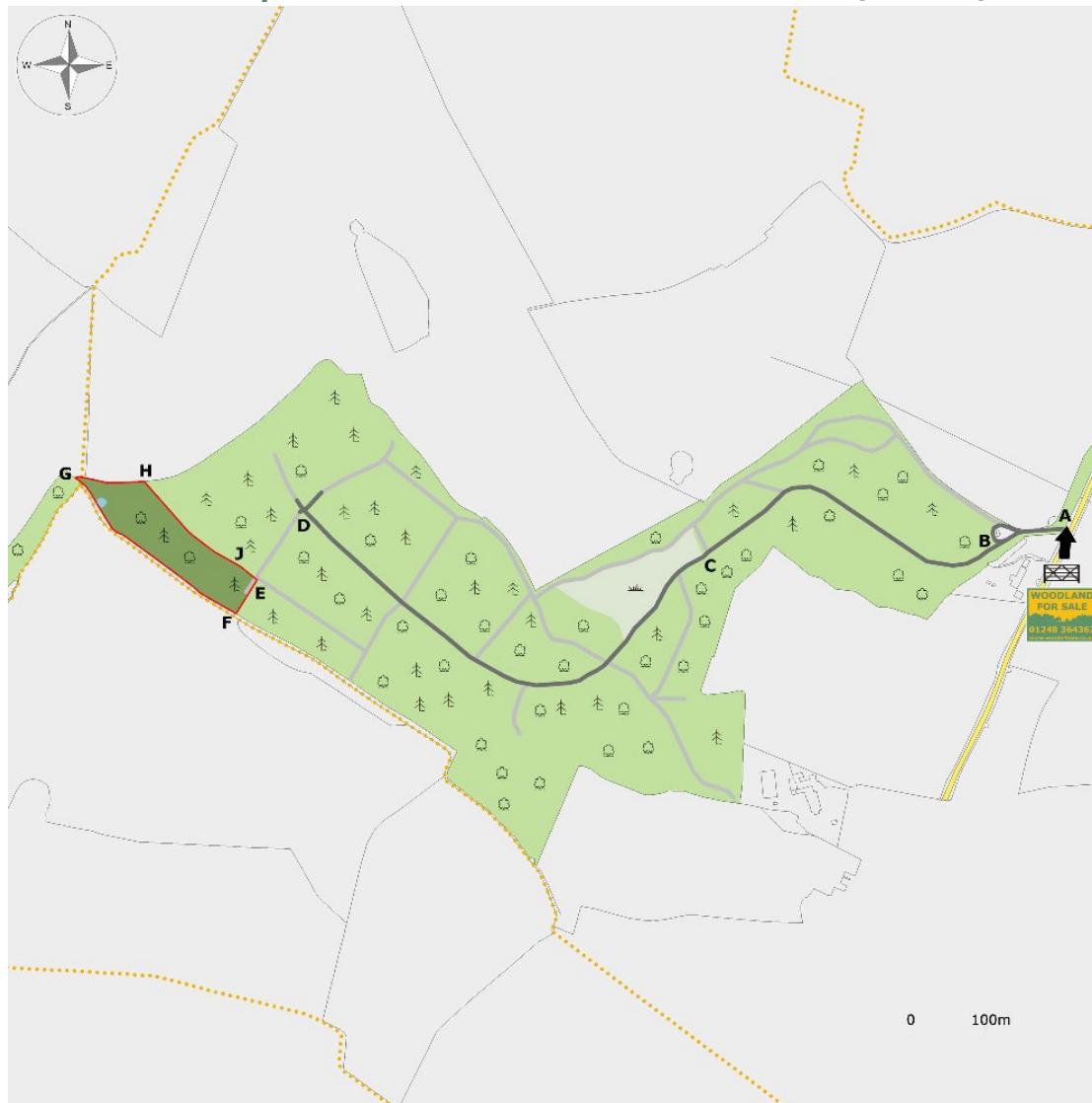
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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track		
B Road	Bridleway		
Minor Road	Public Footpath		
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		

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Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk