



Bickley Quarry Wood, Hanham Mills, South Gloucestershire

6.12 acres, £78,000 (freehold)



Woods4Sale

Nearest postcode: BS15 3NU **OS Map No:** 155 ST 645 701 **What3Words:** Entrance ///votes.area.normal

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An intriguing intersection of habitats, just outside Bristol situated alongside the stunning river Avon; a woodland with rich conservation and amenity potential.

Part of the wider Bickley Wood, this is a unique offering to say the least – the flyover overhead dominates Bickley Quarry Wood, but once you are inside, it is easy to look beyond this feature. The combination of the shade, rock faces and moisture from the structure has created a rich habitat and also a handy covered area to shelter from the worst of the weather.

Bickley Quarry Wood could be a perfect site for a CIC, forest school or outdoor education/training venture. There is a lot more here though for the motivated conservationist or ecologist; there are some wonderful overlapping habitats which support a rich diversity of wildlife. Wall pennywort, spleenwort, bryophytes and mosses grow in the damp shade created by the cliffs, badgers have setup home on the rocky outcrops, and a kestrel sits high on the

rocks looking for prey on the woodland floor.

Being located right next to the River Avon gives this woodland appeal and charm and offers plenty of opportunity for leisure activities on the river, and wildlife watching from the woodland; you might get lucky and see an otter, or the iridescent flash of a kingfisher. Access via the tidal River Avon by boat is possible – what a way to access your woodland!

The remnants of a carboniferous pennant sandstone quarry, including a ruined stone workshop in the southeast corner make an interesting historical and geological feature, and offer a potential restoration project.

Bickley Quarry Wood is gently to moderately sloped, with some useful flat areas. The wood is accessed by a hard track with a small parking area and has a series of footpaths throughout giving great access. Just five minutes from the bustling town of Keynsham, well-appointed with shops and services, and next door to the charming Hanham Mill, this is a wonderful location.

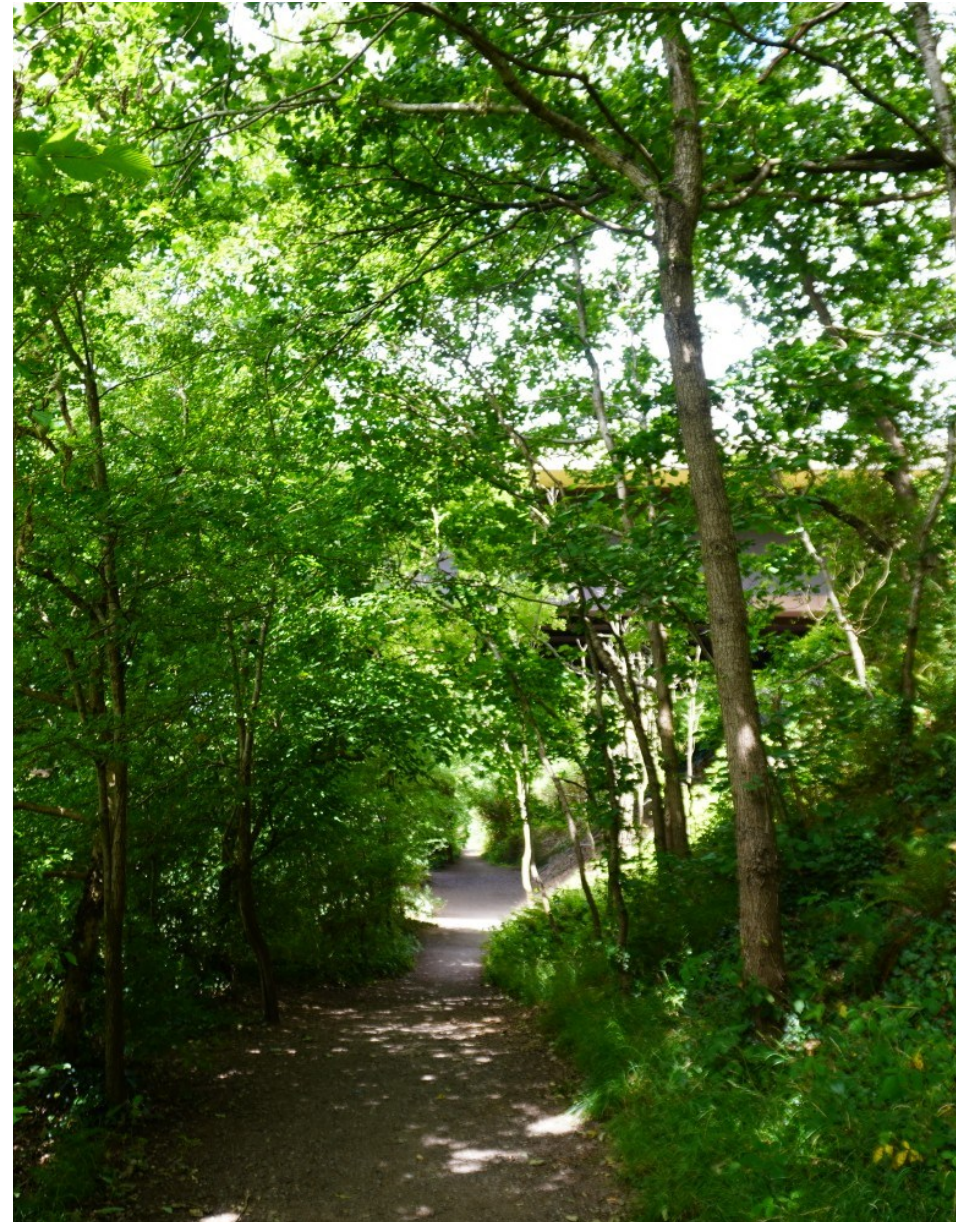
Our Forester's Thoughts

Harry says...

"I would clear some of the trees and vegetation in the wilder areas to create more useable space. Personally, the appeal of Bickley Quarry Wood is the variety of animals who frequent the wood, so I would create some wildlife hides with the timber from the trees, and perhaps a seating area for campouts by the river. The paths are well maintained, but I would create some rides and glades within the denser areas of woodland to promote regeneration and diversity in the woodland. I would plant some alder and willow in the wetter areas of the woodland to help counter erosion."

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

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Directions

- From Bath, take A431 Kelston Road heading northwest.
- Continue on A431 for 5.2 miles.
- At the Willsbridge roundabout take the second exit to stay on A431.
- Continue for 0.5 miles.
- At the roundabout continue straight onto Court Farm Road.
- Continue for 1 mile.
- Turn left onto Ferry Road and Hanham Mills.
- Continue for 0.5 miles past houses with the river on your left, continue past the last house on your right 100m down a surfaced track to a small parking area, you are now in the southeast corner of Bickley Quarry Wood (Point **A** on the plan below).

Rights of Way

The Avon Trail bisects the woodland.



Boundaries

- The northern boundary is indicated by a stock fence.
- The eastern boundary is indicated by a stock fence.
- The western boundary is indicated by posts.
- The southern boundary is the northern edge of the towpath.

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.

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.

Residential Planning Permission

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

Third Party Rights

- Adjacent property has permitted access to domestic oil tank in southeast corner.
- There is a right of access to allow maintenance of the bridge/flyover.

Note

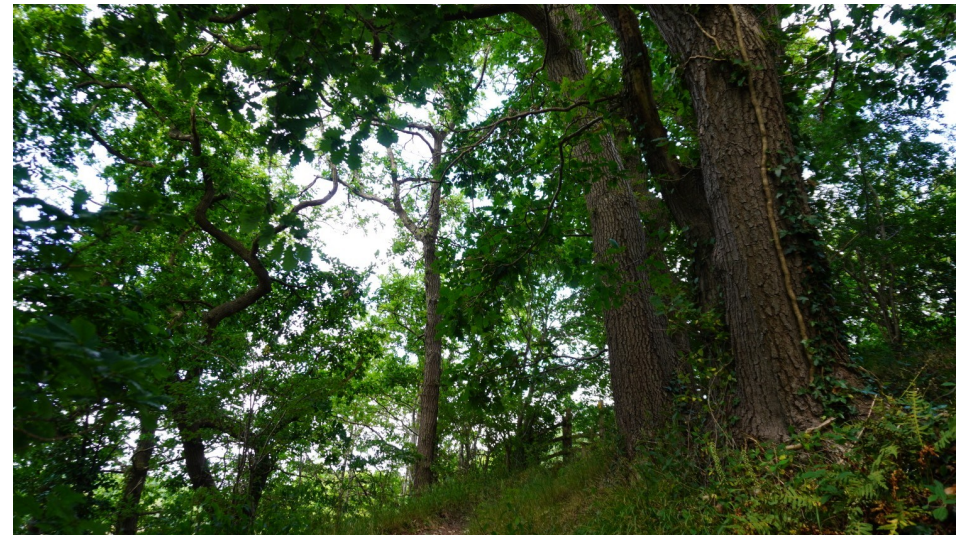
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

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.



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