



Elland Park Wood, Elland, West Yorkshire

49.5 acres. Offers in the region of £245,000 (freehold)



Woods4Sale

Nearest postcode: HX5 9JA **OS Map No:** 104 SE 115 224 **What3Words:** Entrance [///rarely.lines.zoom](https://www.what3words.com/entrance-rarely-lines-zoom)



Mature broadleaf woodland with road frontage overlooking the River Calder

Woodland Elland Park Wood lies on south-facing slopes above the River Calder on the northeast outskirts of Elland. Halifax and Huddersfield are both less than 5 miles away while the proximity of the M62 affords easy access from Leeds and beyond.

The upper northern part of the wood is designated as 'Ancient Semi-natural Woodland', meaning it has been woodland for at least 400 years. This is borne out by a near-continuous canopy of impressive oak trees. The rest of the wood is designated as 'Ancient Replanted Woodland' – here oak remains the dominant species, but you will also find minor elements of sycamore, beech and birch.

Aside from some areas of holly and occasional thorn bushes, the woodland floor beneath the canopy is largely clear of entangling vegetation, being dominated by native species like bluebell, wood rush, fern and wild garlic.

Access is via two gated entrances off the A6025 Park Road into the wood's southern boundary. These both connect with a network of internal switchback tracks giving access to the higher ground above. These internal tracks have not been used for some time and are in need of clearance and upgrade.

An annual wayleave payment is made to the woodland owner for the pylon on the south side of the wood, and for the underground wayleave beyond. Wayleave payments (which are currently under review) will pass to the new owner.

Native oak woodlands of this size are rare to the market in this area. Aside from owning a sylvan heritage, Elland Park contains a significant volume of oak stems which (subject to the necessary consents) hold the promise of some valuable lumber.

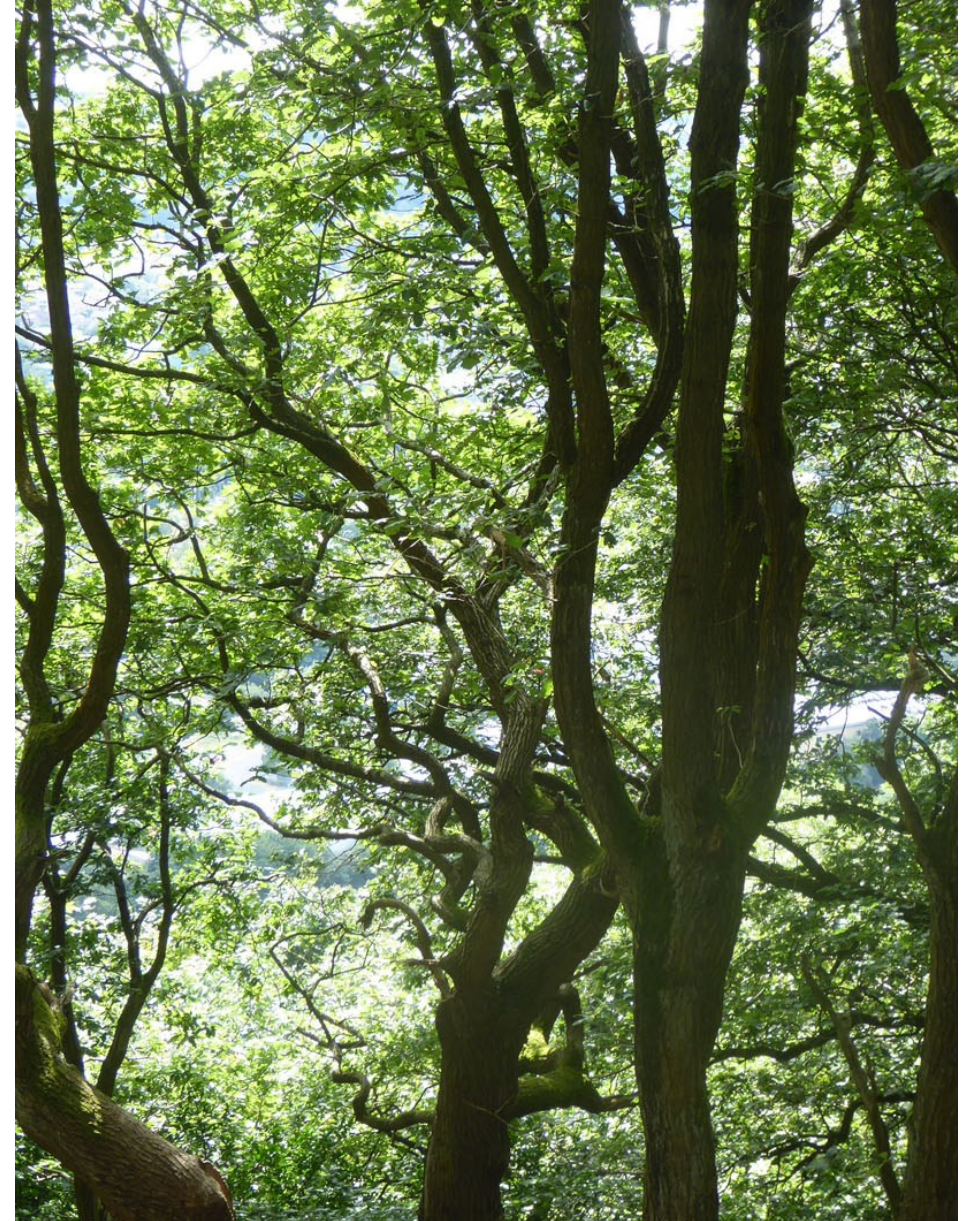
Our Forester's Thoughts

Alastair says...

"I would want to improve the internal 4WD access tracks to better facilitate management and enjoyment. I would also consider acquiring a Forestry Commission approved plan for the sensitive management and utilisation of this ancient woodland."

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

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Directions

- Elland Wood lies on the north side of the A6025, midway between Elland and Brighouse.
- Access is taken via either of two blue-painted gate barriers on the north side of the road (**A** and **B** on the plan), a short distance west of WT Knowles & Sons' traditional pipework factory.

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.

Boundaries

- The west boundary (**DE**) is indicated periodically by blue paint spots on trees and posts.
- The north boundary (**EF**) is the field edge stone wall.
- The east boundary (**FG**) is the line of a derelict wall and (**AG**) indicated periodically by red paint spots on trees.
- The south boundary (**ABC**) is the roadside verge and (**CD**) the edge of gardens.

*Note: The title technically extends south of the boundary **CD** into the adjacent gardens as indicated on the plan. There is also an area of untitled land immediately to the west of Elland Park Wood as bounded and hatched in blue on the plan. The vendor believes this area should be included in his title. It is being investigated and will be included in the sale if Land Registry accepts that the vendor has legal title. The stated sale area of 49.5 acres excludes both areas.*



Rights of Way

- Access is taken directly off the adjacent public road. A right of access at all times for for all purposes will be granted over the short length of track leading to the barrier at **A**.
- A number of public footpaths cross the property.

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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.

Tree Preservation order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate management, but the agreement of the local planning authority must be obtained in advance of operations.

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

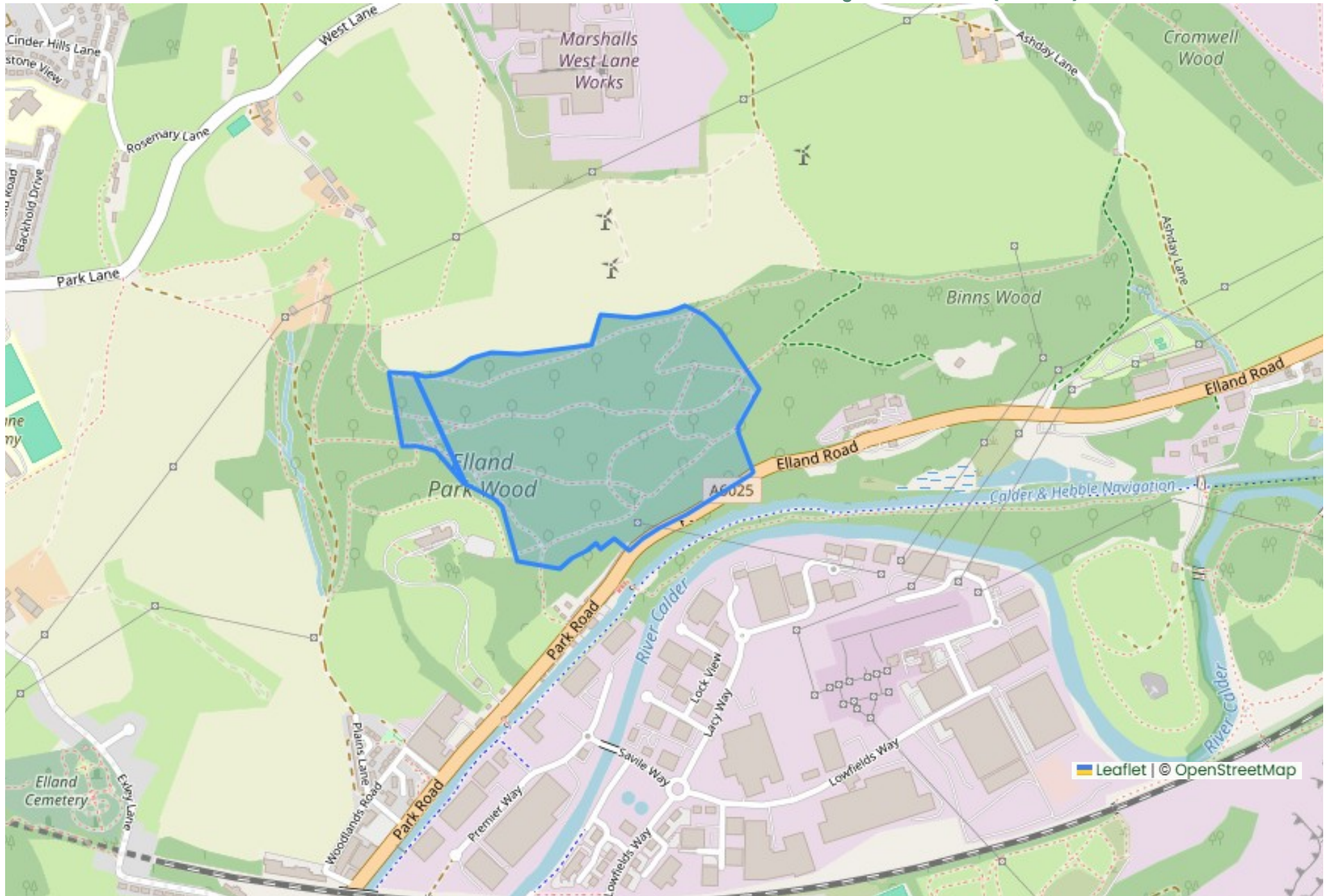
This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):

- *The name of the woodland and the offer you wish to submit*
- *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



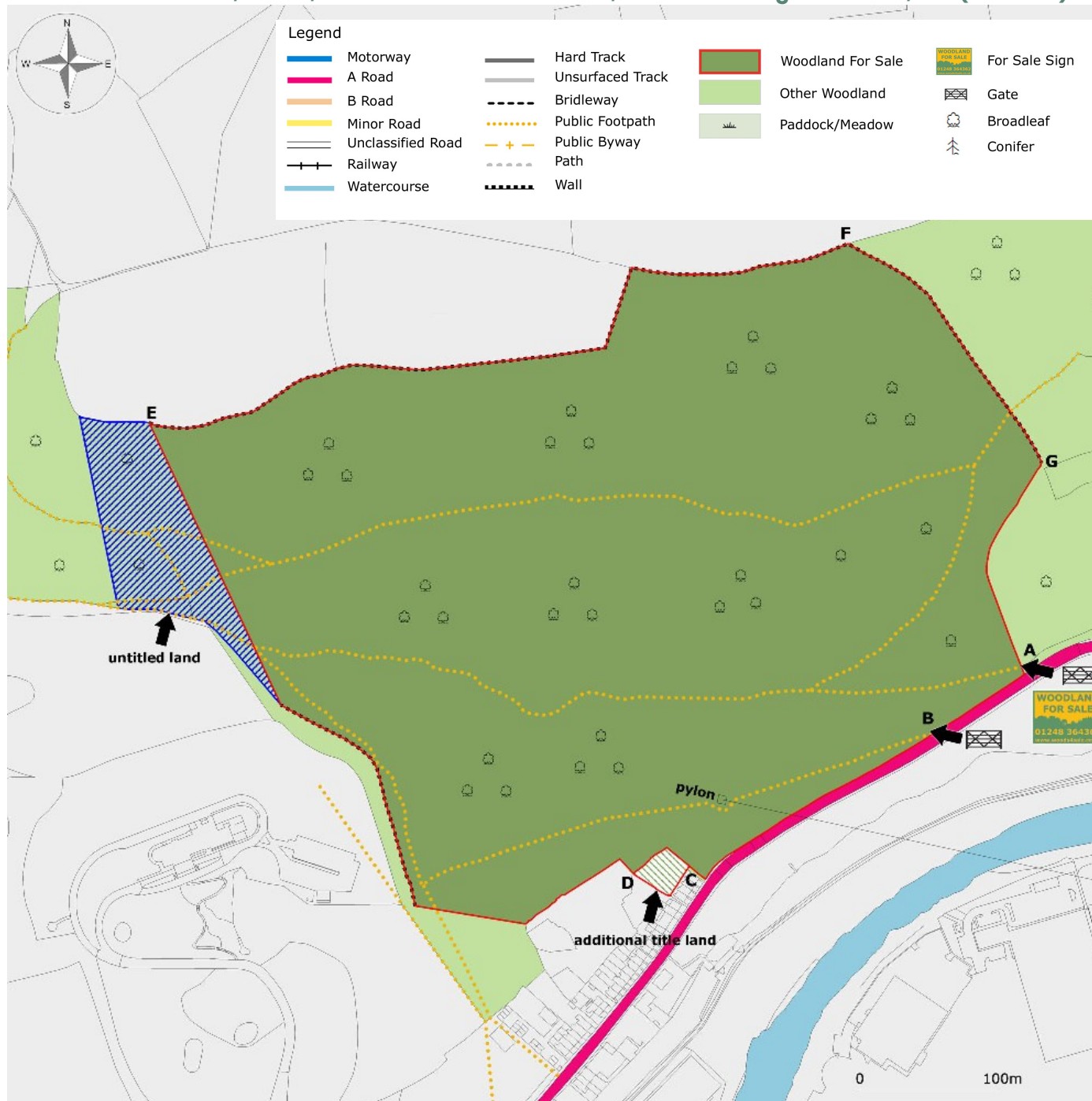
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