



Rookham Plantation, near Wells, Somerset

8.81 acres, £76,500 (freehold)



Nearest postcode: BA5 3AW **OS Map No:** 183 ST 550487 **what3words:** ///unwraps.bravery.improve

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Incredible views over the Mendip Hills give this thriving and diverse pocket of regenerating woodland a truly wild feel.

Rookham Wood is just north of the cathedral city of Wells, with its array of shops and beautiful historic buildings. Although this woodland requires a bit of imagination, due to the fact it is in its infancy, the incredible views across the expanse of the Mendip Hills makes it easy to get lost in one's thoughts of how this charming little pocket of regenerating native woodland might fit into this ancient landscape.

Fallen trees thick with turkey tail fungi, pockets of bluebells and wood anemone fill the open areas where an adder suns itself on an ancient dry-stone wall, a sparrowhawk weaves nimbly along the hedgerow, hoping to make a meal of one of the profuse songbirds which fill the spring air.

This is a young woodland, with significant conservation and amenity potential for the right owner and could be an opportunity to leave a lasting legacy of ecological restoration on this ancient and beautiful landscape. The Mendips are significant not only for their geological features in the forms of the large ravines, but also the ancient

woodland ecosystems which inhabit these gorges.

Rookham is a gently to moderately sloping site, which has undergone some felling and restocking in recent years, mostly as a response to ash dieback and part of an ongoing objective to restore this area to a healthy, resilient and diverse example of native woodland.

There is an area of open ground in the southwestern corner of the wood, which has never been planted with trees, and would make a great opportunity to establish an orchard, forest garden or a wood pasture restoration project by introducing some grazing livestock.

Our Forester's Thoughts

Harry says...

"I would continue to manage the competing vegetation while the saplings become established. This will be less of a task as the trees grow and the canopy develops and begins to cast shade over the weeds.

Being the custodian of a newly planted woodland has its own challenges and focus; as the trees begin to move through stages of maturity, I would prune away lower limbs to promote straight trees with good form and air flow around the base of the tree.

I would protect my trees from squirrel and deer damage, to ensure they get the opportunity mature for future generations to enjoy this rich and diverse woodland. I would keep rides clear to encourage floral diversity and preserve an important habitat for reptiles which are associated with this area; perhaps a rockery with some fallen trees around to act as a mini nature reserve for European adder. "

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

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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.

Directions

- From Wells, head north on Old Bristol Road towards Milton/Priddy.
- Continue on Old Bristol Road for 1.9 miles .
- Turn left onto Dursdon Drove.
- The gateway to Rookham Plantation is 100 metres on your left, indicated by a Woods4Sale sign (point **A** on the plan).
- Please park here without blocking access, climb the gate, and you are now at the northern boundary of the wood.

Rights of Way

There are no public rights of way within the woodland

Residential Planning Permission

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



Boundaries

- The northwest boundary is indicated by a series of stock fence posts, with agricultural land and buildings beyond.
- All other boundaries are indicated by old dry-stone walls

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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 liabilities.

Management Obligations

There is an obligation to maintain levels of tree cover in the newly replanted area until 2035. Further details are available upon request.

Restrictive Covenants

There is a covenant from 1986 that states the woodland owner must not do anything which may cause a disturbance to neighbouring landowners



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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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.

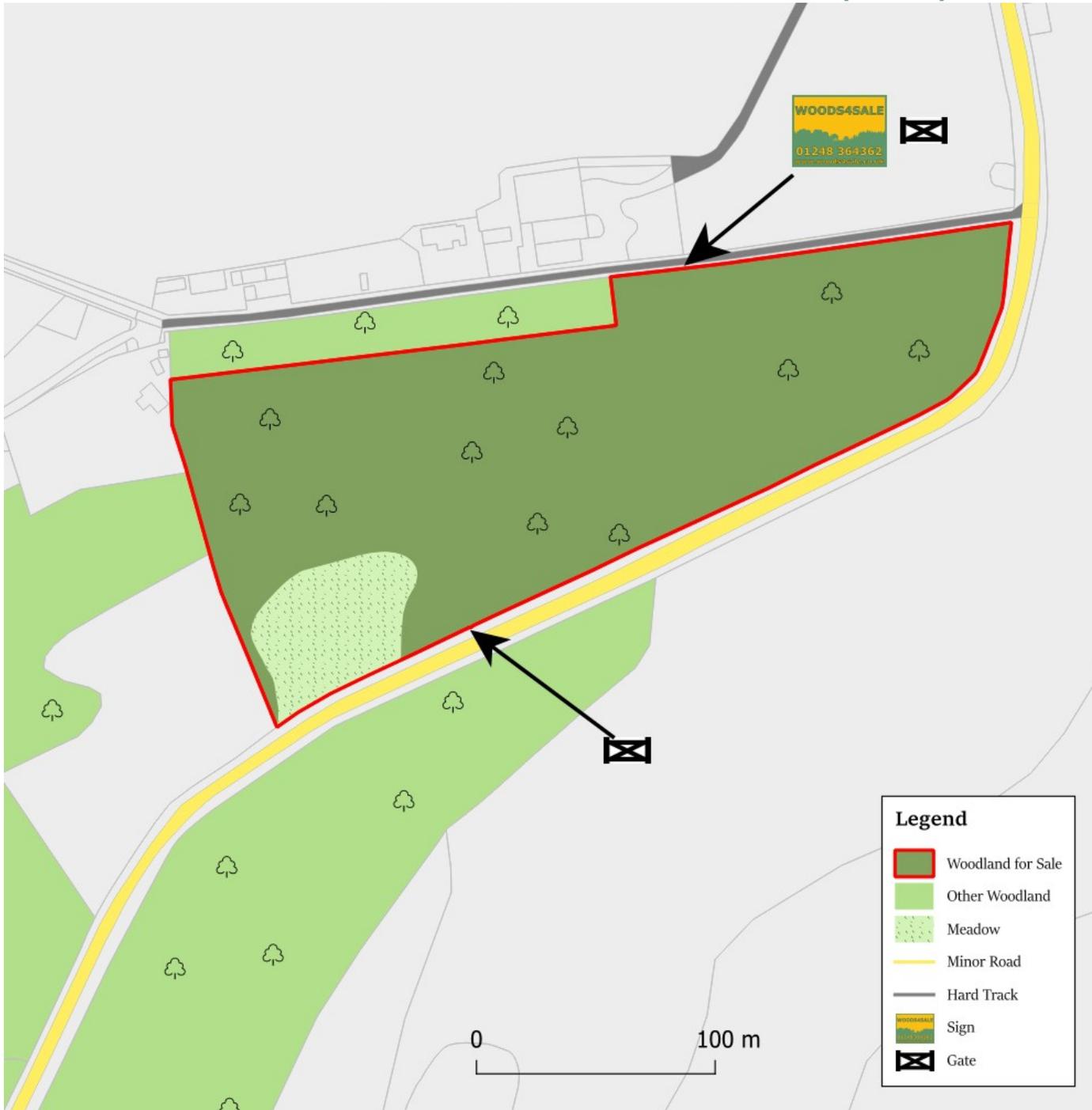
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