



Meadowside Wood, Winson, Cirencester, Gloucestershire



7.37 acres, £84,000 (freehold)

Nearest postcode: GL7 5EQ **OS Map No:** 163 SP 090 074 **what3words:** Centre of Woodland : ///vent.boards.drag



A wonderful, secluded woodland with poplar, oak and ash with numerous recreational possibilities.

Located in the heart of the Cotswolds Area of Outstanding Natural Beauty, 6 miles north-east of Cirencester in rural Gloucestershire, Meadowside Wood forms part of a bigger wooded area known as Cadmore Copse. Access is via a series of tracks and gates across agricultural fields which lead to the wider woodland.

Situated over a mostly level topography with a few gentle undulations, the soil is generally of a chalk/lime composition. The mature woodland canopy consists of lofty poplar with oak, ash, willow, elm, sycamore and field maple. Smatterings of Norway spruce, larch and Lawson Cypress are also present.

Within the lower levels hazel coppice, hawthorn and some regenerating shade-tolerant broadleaves (ash and sycamore) are present. There is a significant

amount of shrubby box in parts of the woodland – groves like this could offer secluded spots for camping. The entire woodland generally has a lovely, remote feel about it and is bound to inspire an enthusiastic new custodian seeking a tranquil retreat.

An area to the east of the wood is designated as Ancient Replanted Woodland, meaning this is an Ancient Woodland that has been under tree cover since at least 1600 AD, but was felled and replanted, (often with conifer species). Nonetheless, many of these woods still retain their essential Ancient Woodland ecological features such as undisturbed soils, flora and fungi.

A variety of creatures known to the area includes deer (muntjac, fallow and roe), rabbit, hare and fox. Tawny owl, woodpecker, skylark, and innumerable acoustic songsters make up the feathered species drawn to this tranquil location. A seasonal pond to the northeast will likely offer nourishment for both passing and resident wildlife.

Our Forester's Thoughts

Sam says...

"I would certainly think about gently removing the ash; this would provide a good stock of fuel for the home hearth. I would also clear some footpaths into the woodland and create a few spaces for camping and bushcraft. Perhaps a bench near the southwestern side of the woodland could be positioned to allow me to enjoy the delightful views of the adjacent landscape – this would be a nice place to sit with a book and drink and absorb the tranquillity of my surroundings "

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

Directions

- Directions...From Cirencester, head northeast towards the A417.
- Continue over the A417 dual carriageway, onto the B4425 following signs for Burford, Barnsley and Bibury.
- Continue along the B4425 passing through Barnsley.
- Around 2 miles from Barnsley, turn sharply left into Hay Lane, just before the 'Welcome to Bibury' signs and a wooden bus shelter.
- Continue along Hay Lane, signposted to Foss Cross and Chedworth.
- After passing the Kubota farm machinery dealer on the right, the road turns 90 degrees right and then 90 degrees left.
- Seven hundred metres after the second bend, there are two steel gates on the left leading into a field (point **X** on the plan).
- Please park in a suitable place that does not obstruct access.
- Climb over the gates (sorry, we do not provide codes or keys for viewings) and continue along the edge of the field with the hedge on your right.
- After 430 metres, turn left (point **Y**) and continue along the edge of the field.
- After 380 metres, turn right (point **Z**), and continue along the edge of the field, keeping the low stone wall and tree line on the left.
- After 250 metres, you will see a steel gate tucked into the hedge on the left (point **A**), walk around this to the right and keep right following the bridleway just inside the wider woodland.
- After 300 metres, Meadowside Wood is on the left (point **B**), indicated by red paint on trees and our Woods4Sale sign on a tree.

Rights of Way

- *There is a right of way for all times and all purposes over the route XYZABC.*
- *The woodland can also be accessed on foot along the public bridleway which is marked on the plan.*
- *There are no public rights of way within this woodland.*



Boundaries

- The northeastern/northern boundary is indicated by red paint on occasional trees.
- The southeastern boundary is indicated by red paint on occasional trees on the northwestern edge of a ride.
- The southwestern boundary is indicated by a wall, partly dilapidated in places, with meadow and bridleway beyond.
- The northwest boundary is indicated by a wall, partly dilapidated in places, with the bridleway beyond.

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.

Restrictive Covenants

The historic covenants that apply to this woodland are defined as :

The Transferee covenants for himself and his successors in title not to use the property hereby transferred or to suffer or permit it to be used for any of the following:

1. Clay pigeon shooting or target practice of any land.
2. Rough shooting or pest control at such times or in such manner as to be or become a danger or nuisance to any person.
3. Racing or speed trials with cycles or any motorized vehicle.
4. A commercial campsite.
5. Business purposes other than that of forestry.
6. Any use that is likely to cause damage to the access tracks other than fair wear and tear, any in any case no use shall be made of the property that would be or become a nuisance or annoyance to neighbouring owners or occupiers including the Transferors and the property shall not be sold leased or otherwise disposed of except in whole as opposed to part

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)*

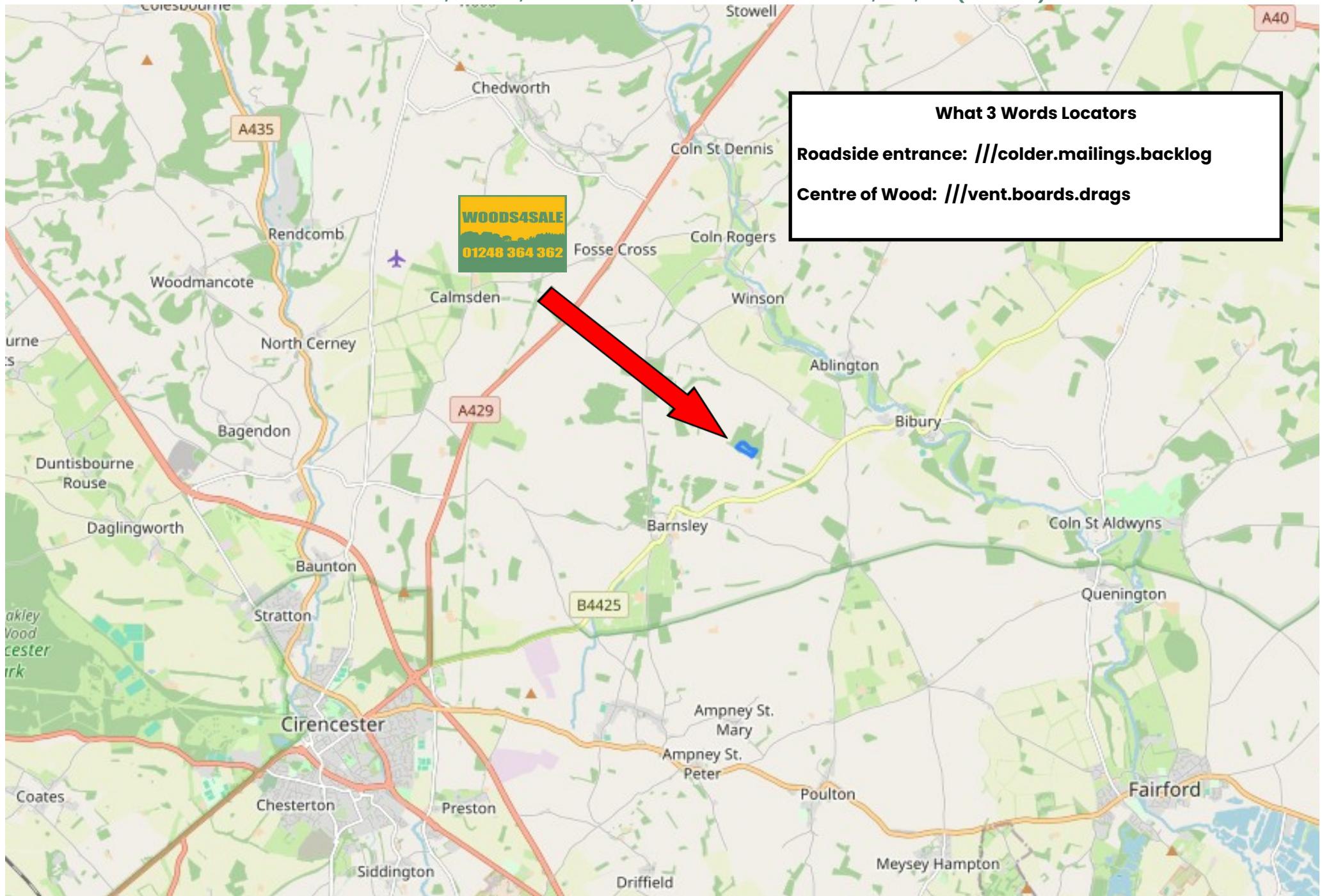
More information is available on our website where you will also find a list of recommended solicitors



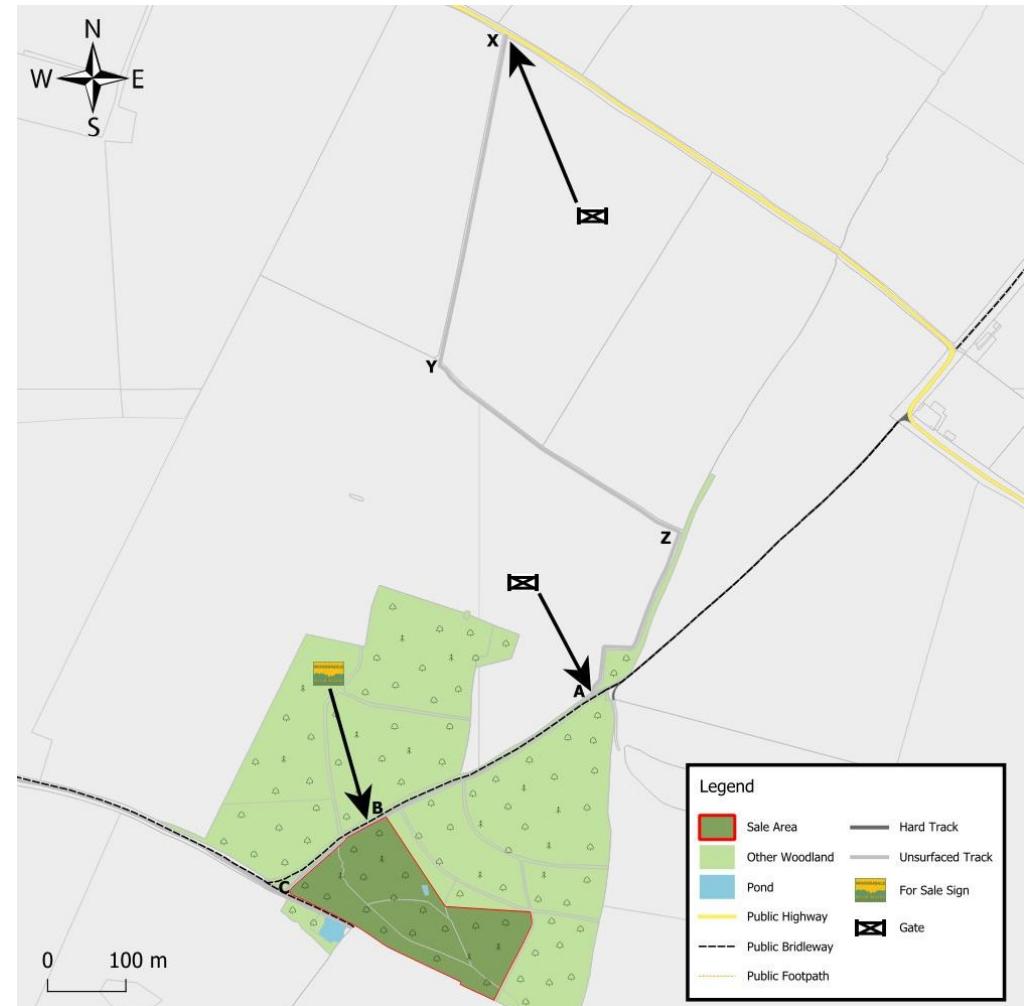


Disclaimer

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.



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