



Glede Wood, nr. Telford, Shropshire

5.31 acres, £78,000 (freehold)



Nearest postcode: TF10 9HT **OS Map No:** 127 SJ 699 164 **what3words:** Entrance: [///rollover.aunts.remove](https://www.what3words.com/rollover.aunts.remove)



A delightful parcel of well-established native hardwoods offering good accessibility, ideal for family camping adventures.

Glede Wood is located at the far end of a forest and looks out over green pasture and the attractive village of Lilleshall. The wood is a compact area of mixed hardwoods sited on well-drained ground with a level aspect. Planted in the 1990s, the trees are established and growing strongly on level fertile ground.

The wood has a good range of species including oak, wych elm, horse chestnut and sycamore. The fringes are dominated by mature trees, remnants of the older establishment. Over the years, the ash in the woodland have been felled, creating some lovely open areas.

Glede Wood is rectangular, with an open aspect to the east, giving far-reaching views across farmland. The clean woodland floor provides excellent opportunities for quiet woodland recreation.

Within the wood are a few shallow ponds, providing a great draw to local wildlife including ducks which are frequently seen in the area, as are toads. Dragonflies have been spotted too. Walking quietly through the wood you will hear woodpeckers and at dusk, the resident owls. You may even startle a woodcock or two which are known to inhabit the area. Flora includes wood sorrel and sedge. Patches of bluebells and wild garlic add to the seasonal woodland blooms here.

Three boundaries of the wood are indicated by ditches, the northern one is maintained by the Strine Internal Drainage Board (SIDB), a part of the local council. The SIDB undertakes maintenance every year on all its channels to remove silt which has accumulated due to the slack channel gradients. This means that any disturbance to the environment is kept to a minimum as the amount of material removed is nominal.

Previous owners have used Glede Wood as a regular place to camp with the family and some of the camping additions remain in place such as a caravan and a large canvas tent. For someone looking to do the same, this woodland is perfectly set up for someone to take over and enjoy the tranquillity of this setting.

Our Forester's Thoughts

Jude says...

"I would thin out some of the poorer trees (this would make perfect firewood). With a view to encouraging further wildlife to the area, I would look to enhance the ponds, perhaps clear the sides a bit to open them up and make into more of a feature."

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

Directions

Please do not set off to view the wood without calling the office on 01248 364362 as per the viewing arrangements below.

- From Newport, drive along the A518 heading southwest towards Telford.
- Drive until you reach a roundabout with the Redhouse Inn on the right-hand side. Drive straight on at this roundabout for approximately another mile.
- Take the second turning on the right, onto the road called Kynnersley drive, directions towards Hincks and The Humbers.
- Drive down this road for a little over a mile and you will eventually pass the Wychwood Kennels and Cattery on the left-hand side.
- The track will turn into a stoned track, continue on for another 200 metres, you will pass two gates (one metal and one timber), and when you reach the third gate, which is a timber gate, please park in a safe place, not blocking the track nor the gate. (Point **A** on the plan below)
- Climb the gate (sorry we do not provide keys for viewing) and follow the track and take the first right and walk until you find the plain wire fence with orange painted tops (**B**). This is the start of the woodland.

Viewing this property is strictly by appointment. Please telephone the Woods4sale office to make an appointment on 01248 364 362.

Rights of Way

- *There are no public rights of way in this wood.*
- *There is a right of way at all times and for all purposes over the routes **AB** and **ACD**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The north boundary is indicated by a ditch.
- The south boundary is indicated by a ditch.
- The east boundary is indicated by a ditch.
- The west boundary is indicated by a plain wire fence with orange painted tops.

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

There are historic covenants associated with Glede Wood stating that an owner will not do any of the following:

- Clay pigeon shooting or target practice of any kind;
- Rough shoot or pest control at such times or in such manner as would become a danger nuisance or annoyance to any person;
- Racing or speed trials with cycles or any motorised vehicle;
- A commercial campsite;
- Business purposes other than that of forestry;
- Any use that causes or is likely to cause damage to the Access Tracks other than fair wear and tear;
- Any use that would be or become a nuisance or annoyance to any neighbouring owners or occupiers of land including the Transferor;
- The installation or display of any sign board that is or become visible from the public highway
- Provided that neither the Transferee nor his personal representatives shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land or such part thereof
- The Property thereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in 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.



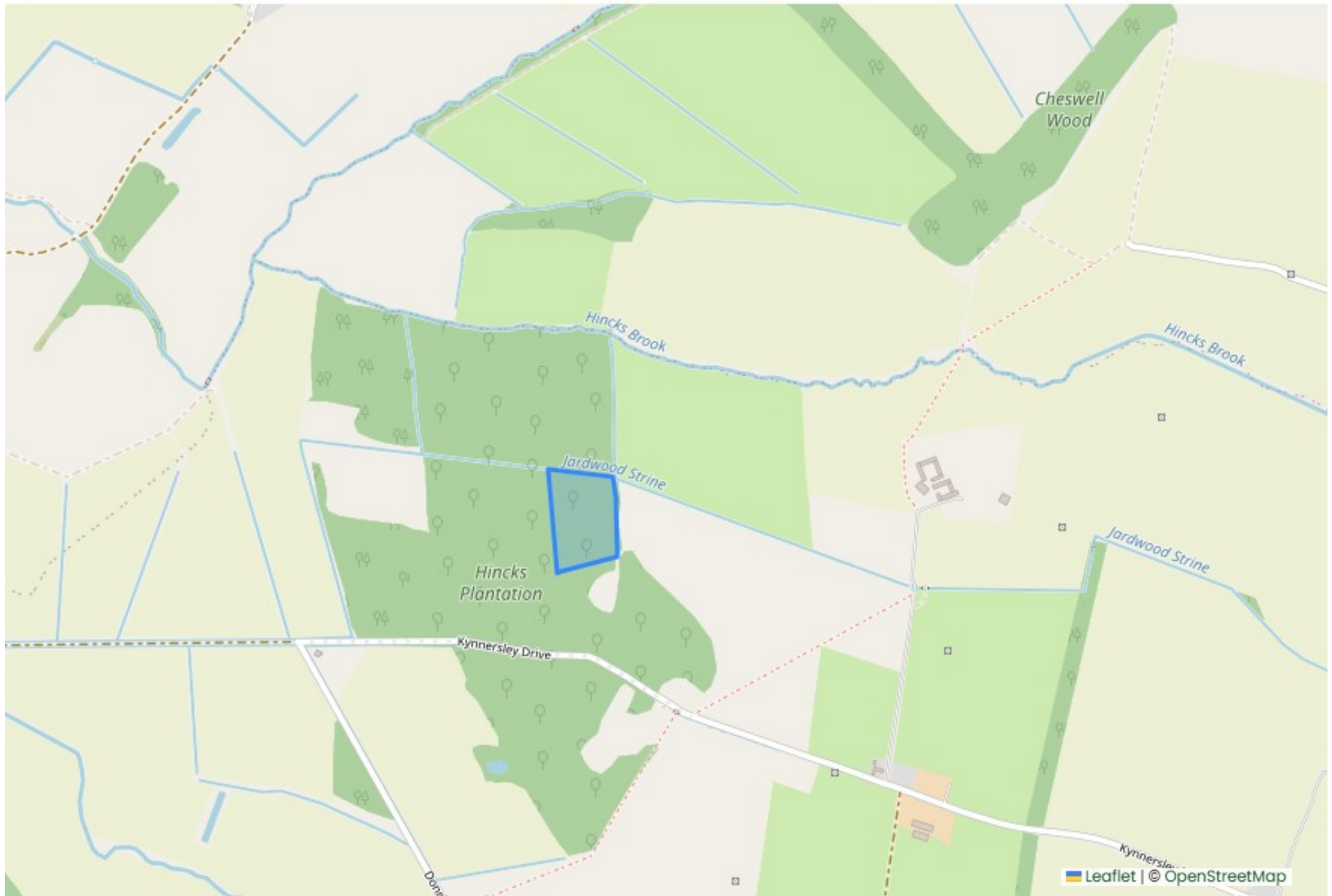
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Disclaimer

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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