



Southall Wood, Telford, Shropshire

9.75 acres, £90,000 (freehold)



Nearest postcode: TF4 3LD **OS Map No:** 127 SJ 689 066 **what3words:** Roadside gate (A): ///fended.lately.masts

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An urban oasis offering a sanctuary for wildlife, nestled within a thriving, well connected town with excellent access.

Set within the Shropshire town of Telford, Southall Wood offers the best of both worlds - a tranquil woodland escape with exceptional connections to the nearby countryside, such as The Wrekin historic hill, and even further beyond via the M54 to the north. As an urban woodland, Southall provides a much-needed habitat for nearby wildlife making it the perfect opportunity for a keen individual with a passion for conservation to take forward the guardianship of a vital ecosystem.

Accessed directly off Southall Road, upon first entering the woodland, there is a very useful flat area which could be used for parking several vehicles or even siting a handy shed or storage unit with the appropriate permissions. From here the woodland rises steeply on both sides, before levelling off again at the top of the slope, this space could be ideal as a central hub for recreational or management activities.

The tree canopy consists of a delightful mix of sycamore, ash and oak, complemented by holly, laurel, birch and hazel within the shrub layer. Expect to see foxes, badgers, weasels and stoats weaving across the woodland floor, whilst sparrowhawks, owls and a wide variety of songbirds find shelter within the upper canopy.

Given the location of Southall Wood, there are some great opportunities to establish a woodland based business, such as a forest school, a community interest project, or perhaps a woodland cooperative. With the right stewardship, this woodland could flourish as a thriving nature reserve in an urban setting.

Our Forester's Thoughts

Harry says...

"I find urban woodlands fascinating, and their importance as a refuge for wildlife cannot be understated - I would certainly lean into this and embark on a restoration project to establish the woodland as a small nature reserve.

Clearing some of the trees in the rides and glades would open up the canopy and allow the regeneration of new species, which would encourage a wider diversity of wildlife to take residence. I would supplement this by planting additional saplings and perhaps temporarily fencing off some areas whilst the growing trees get established.

I would remove some of the laurel and holly which dominate the lower canopy, allowing native species with greater wildlife value to establish here. I may then cut some steps and pathways into the slope to ease access up to the higher levels and perhaps create a seating area using timber from the glade clearing operations to enjoy many days and evenings hidden away, unwinding from the hustle and bustle of everyday life."

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

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Directions

From M54 Junction 4 – Telford (westbound)

- Take Junction 4 of M54 westbound.
- Take second exit on roundabout A464 Telford.
- Follow A464 for 5.2 miles.
- Merge onto Queensway, first exit at roundabout.
- Stay on Queensway for 2.6 miles.
- At Castlefields Roundabout, take the 4th exit onto Castlefields Way/B4373.
- Continue on B4373/Southall Road for 1 mile.
- You will pass Southall School on your right, the entrance to the woodland is 20 metres further on your left, indicated by a gate and our for-sale sign.
- Please park here and enter the woodland on foot. You are now at point **A** on the map and the eastern boundary of the woodland.

Rights of Way

- *There are no public rights of way within the woodland.*

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 northern boundary is indicated by residential fencing, with houses beyond.
- The eastern boundary is indicated by the edge of the council road.
- The southern boundary is indicated by an old fence, with residential properties beyond.
- The western boundary is indicated by residential fencing, with houses beyond.

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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.

Conservation Designations

Southall Wood is located within the Natural England 'Green Infrastructure Framework' – this is unlikely to affect day to day management of the woodland. More information can be found via the link on the woodland webpage.

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



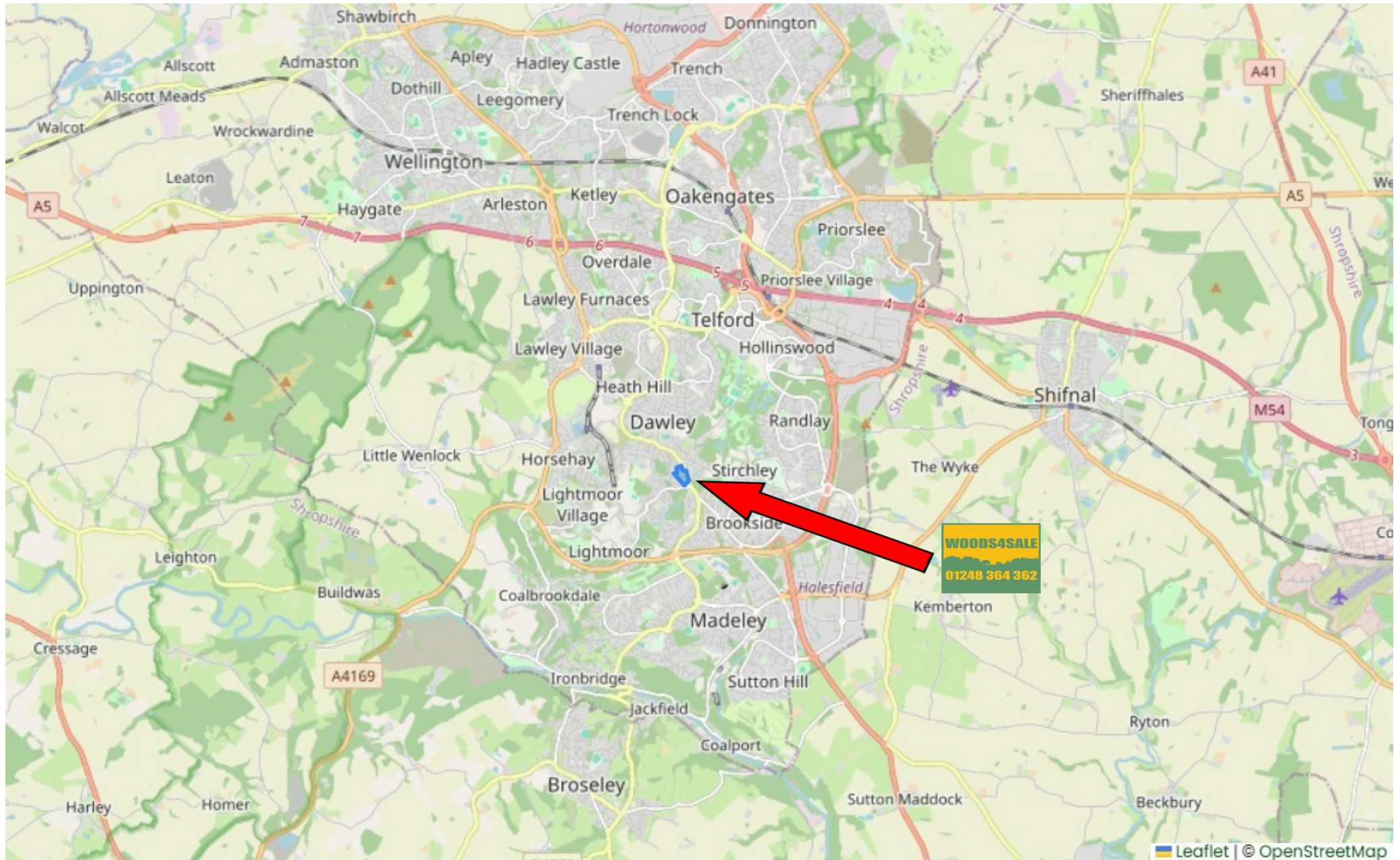
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Disclaimer

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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