



Ruin Copse, Banwell, North Somerset



2.76 acres, offers in the region of £89,000 (freehold)

Woods4Sale

Nearest postcode: BS29 6PQ **OS Map No:** 182 ST 407 593 **what3words:** Entrance ///frightens.driveway.admires

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A splendid parcel combining a large open field, ruins of a cottage and a dash of mature woodland.

Ruin Copse forms part of a larger wooded area known as Banwell Wood on the northern fringes of the Mendip Hills National Landscape, on the outskirts of Banwell village. Surrounded by woodland, this unique offering is predominantly a field, with some tree cover to the south, along with the remains of a forester's cottage where there is believed to be a disused well. The addition of a water supply (metered) and trough, opens the land up to a range of uses. Access is through a secure locked gate from the main road and along a stone track.

The grassland, around 1.95 acres, slopes in a north-westerly direction with far-reaching views, ideal for a number of uses – perhaps livestock grazing or the creation of an orchard. The wooded area comprises lofty stems of a blend of beech, ash, hazel coppice, larch and oak – with a magnificent veteran of the latter near the southern boundary.

The cottage ruins are situated amongst the trees and have merged in with the

landscape over the years, creating a delightful tableau. With appropriate permissions in place, a new custodian with a keen eye could perhaps enhance this ruin to use as a tool store or wet weather shelter. The open space between the ruins and the big oak would make a great spot to pitch a tent to gather with friends or family, sharing stories, or enjoying some star gazing. With both Thatchers Cider and Butcombe Brewery within reach, a visit to the shop at either of these could supply some liquid refreshment to enjoy when camping out. The nearby attractions of Cheddar Gorge and Weston-super-Mare are also worth a visit.

A range of mammals have been spotted in and around the wider area, including fox, badger, hare, squirrel and roe deer. Green woodpecker, buzzard, chaffinch, coal tit and many harmonious songsters make up the feathered population.

Our Forester's Thoughts

Sam says...

"I would investigate fencing an area of the paddock, perhaps for alpacas or other small mammals. I would also plant a handful of legacy trees in the glade, such as oak or small-leaved lime. Keeping the land flailed and mowed – if not grazed – would be a regular task.

I would take advantage of the arresting views to the north by siting a picnic table and bench here – the vista on clear summer days is a joy, as is watching unsettled weather come rolling in from the Bristol Channel"

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

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Directions

- From Banwell village, head east on the A368 towards Sandford.
- After approximately half a mile, you will see a layby on the right-hand side with a double wooden gate set back (point **A** on the plan below).
- Please park in a safe place, ensuring there is clear vehicular access through the gates for keyholders (sorry we do not provide keys for viewings).
- Climb the gate and turn immediately right, continue along and up the track for about 650 metres until you reach a T junction (point **B**) with the ruins of a cottage set back to the right.
- Turn right and then again almost immediately (point **C**), this is the start of the property.

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.

Rights of Way

- *There is a right of way granted at all times and for purposes over the route **ABCE** on the plan below.*
- *There is a right of way reserved for over the route **CD** for the benefit of the land beyond.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*
- *There are no public rights of way in this woodland.*



Boundaries

- The southwest boundary is for the most part the edge of the woodland indicated by the fence, along with blue paint on occasional trees within the wooded area.
- The south boundary is the northern edge of the track indicated by yellow paint on occasional wooden posts, which may be offset by a short distance.
- The east and northeast boundary is in part the western edge of the track indicated by yellow paint on wooden posts that may be offset by a short distance, along with the edge of the woodland, indicated by the fence.
- The northwest boundary is indicated by the fence.

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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. This does not prevent appropriate tree felling, however, the agreement of the local Tree Officer must be obtained in advance.

Water Meter and Pipe

The owner will be expected to enter into an agreement regarding the maintenance of the water pipe and payment of the water bill when issued. (based on meter reading).

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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



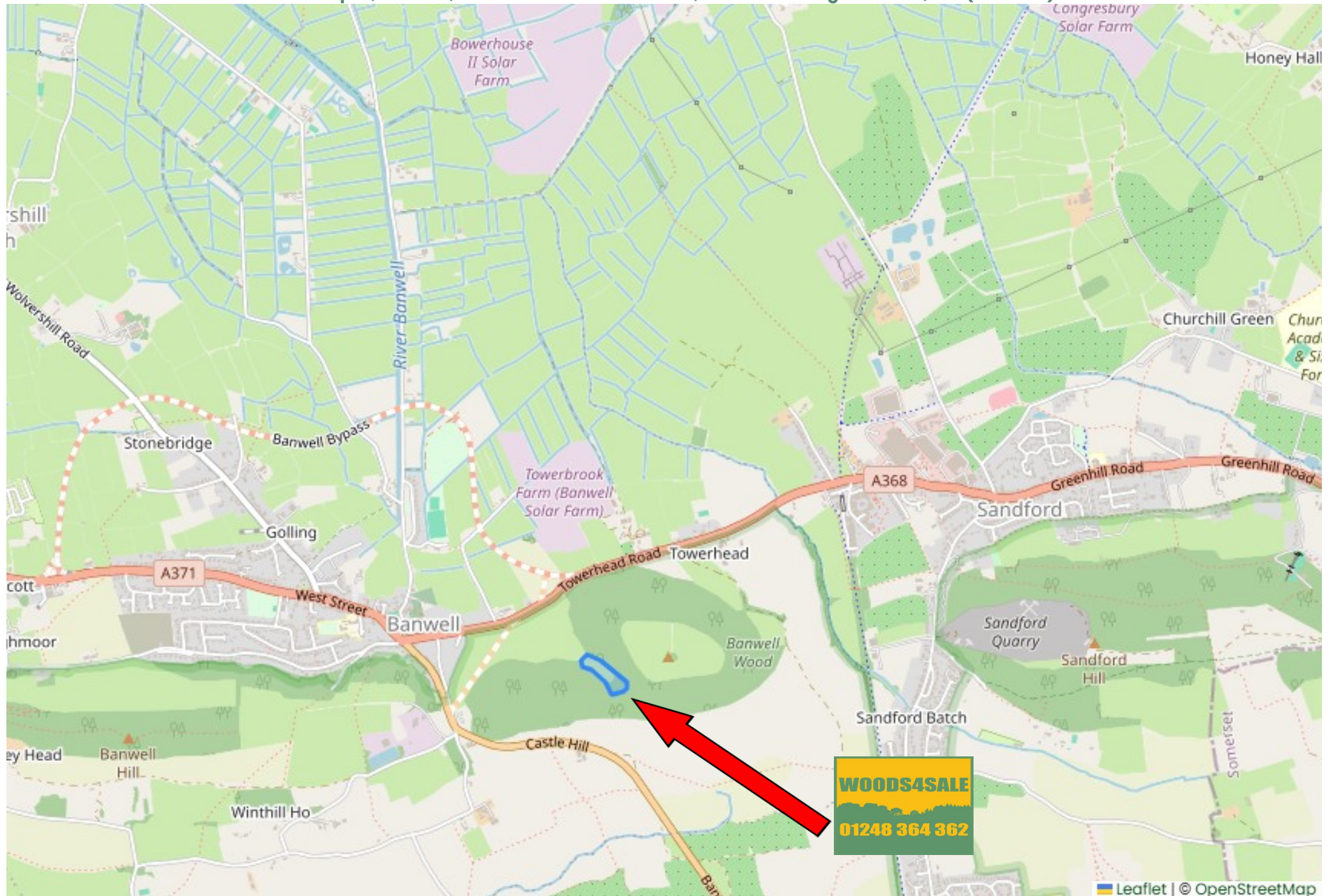
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Disclaimer

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.

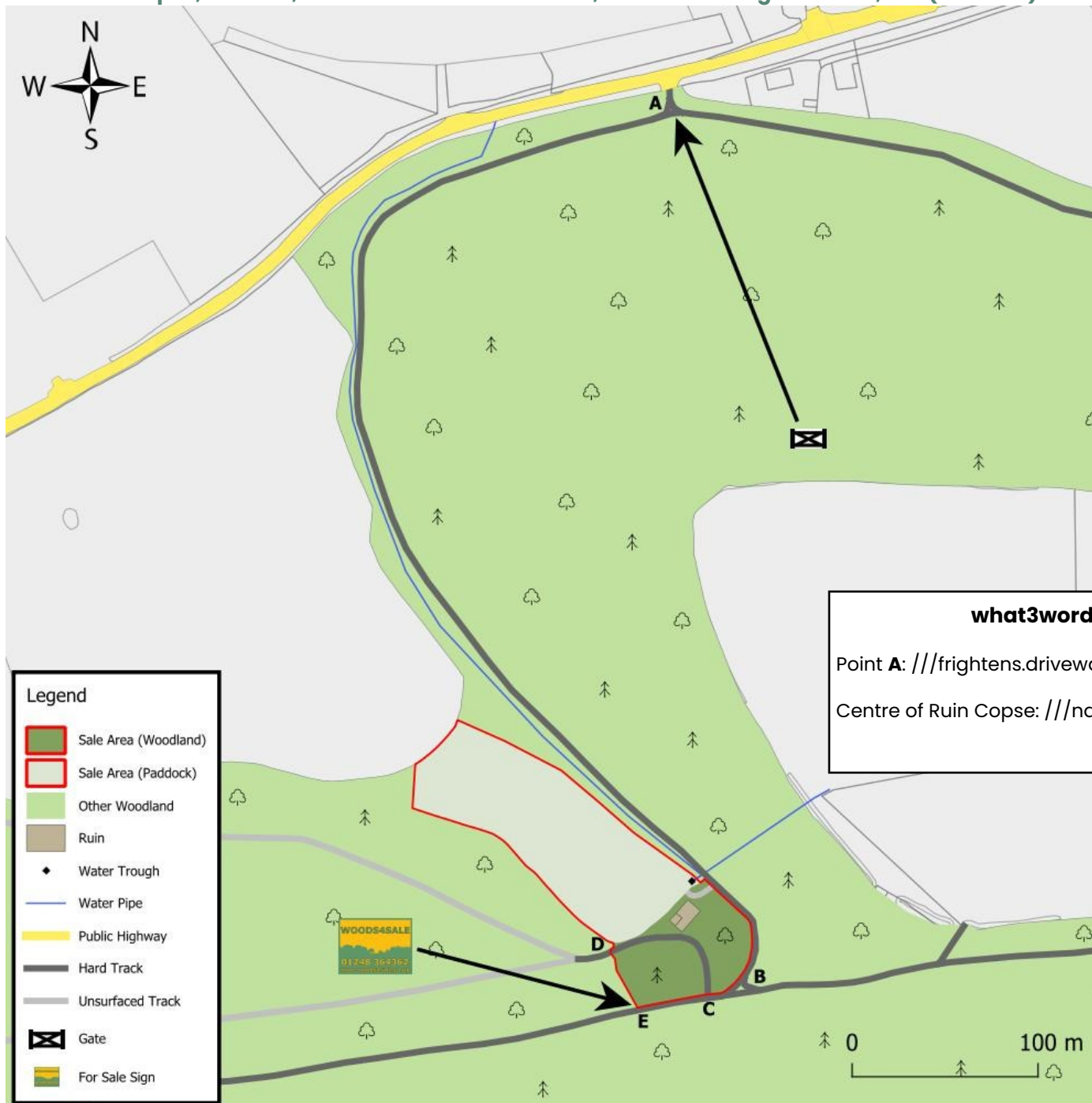
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