



residential

LAND AT PENKRIDGE BANK ROAD, SLITTING MILL, RUGELEY,
STAFFORDSHIRE, WS15 2TZ

£50,000



WOODLAND

A rare opportunity to own your own piece of paradise.
Offered for sale is this FREEHOLD woodland within Cannock Chase.
approximately 1.2 hectares - 2.9 acres
Please note these sizes are approximate only
Image used is for information purposes only and is not indicative of
the land being sold
Further details and specifications available on request

Globe House, Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
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The land in question is part of Cannock Chase Site of Special Scientific Interest, specifically Unit 6 Penkridge Bank which is notified for its oak-birch woodland.

<https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest> provides lots of info about what it means to own SSSI land and the responsibilities of the landowner.

Ultimately for this part of Cannock Chase SSSI the land here needs to stay as it is as oak-birch woodland with minimal disturbance. The area is valuable for woodland birds.

Landowners are able to request consent for certain activities but if they are not compatible with looking after the oak-birch woodland then we are unable to consent them. I have attached the list of activities for which the landowner would need to seek NE consent. They are broad categories so most activities will be covered. (This list covers the whole of Cannock Chase SSSI so covers other habitats in addition to woodland.)

The heathland to the north and west of Penkridge Bank has extra environmental protection so in deciding what activities are compatible we have to think about impacts on the adjacent areas too.

TENURE

We are advised by the Vendor that the property is FREEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

