



FOR SALE BY PRIVATE TREATY

- Woodland of approximately 57.00 acres (23.07 hectares)
- Roadside access
- Accessible location
- Fantastic investment opportunity

WOODLAND, CRAWLEY HILL ULEY, GLOUCESTERSHIRE, GL11 5BJ

An opportunity to purchase a mature woodland of approximately 57.00 acres (23.07 hectares), with roadside access and suitable for investment, amenity or conservation.

OFFERS IN EXCESS OF: £300,000

DESCRIPTION

The woodland at Crawley Hill is an attractive site extending to approximately 57.00 acres of mature deciduous woodland. It is sloping in nature, with a footpath and public bridleway crossing the land.

There is access available off Crawley Hill, beneficial for management of the land and the soils are described as shallow lime-rich soils over chalk or limestone. The woodland comprises of ancient and semi-natural woodland being mixed broadleaves of Beech, Ash, Hazel and Sycamore, in addition to Scots & Corsican Pine and Western Red Cedar.

The woodland provides ideal conservation opportunities, and the existing trees provide a haven for a wide variety of fauna.

We are informed there are mixed ages and compartmentalised with some natural regeneration and other areas planted from 1960s onwards. Any intervention should focus on a light selective canopy thinning, with a limited restocking of beech and hazel required.

The beech crop in the north east leg of the woodland is considered to be of good merchantable quality and size so a selective thinning (removing 10 to 15% of all stems) could comprise 50% better / larger stems for income generation and 50% poorer stems for crop quality improvement. The Western Red Cedar and mixed broadleaf crops would benefit from light thinning in the next 5 to 10 years.

Further detailed notes advising on current requirements and future maintenance proposals are available from the Agent.

LOCATION & ACCESS

The land is located off Crawley Hill, to the north of the small village of Uley which provides everyday amenities.

To the east lies the market town of Dursley, providing a wider range of everyday facilities. The woodland is well located to the nearby M5 motorway, with Junction 13 within 5.5 miles, providing links to Bristol, Gloucester and Cheltenham.

PLANNING

The land is designated to be within the open countryside and prospective purchasers are advised to make their own enquiries with the local authority, Stroud District Council.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting rights are currently in hand and can be included by negotiation.

The mineral and standing timber rights are included as far as they are owned.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

