



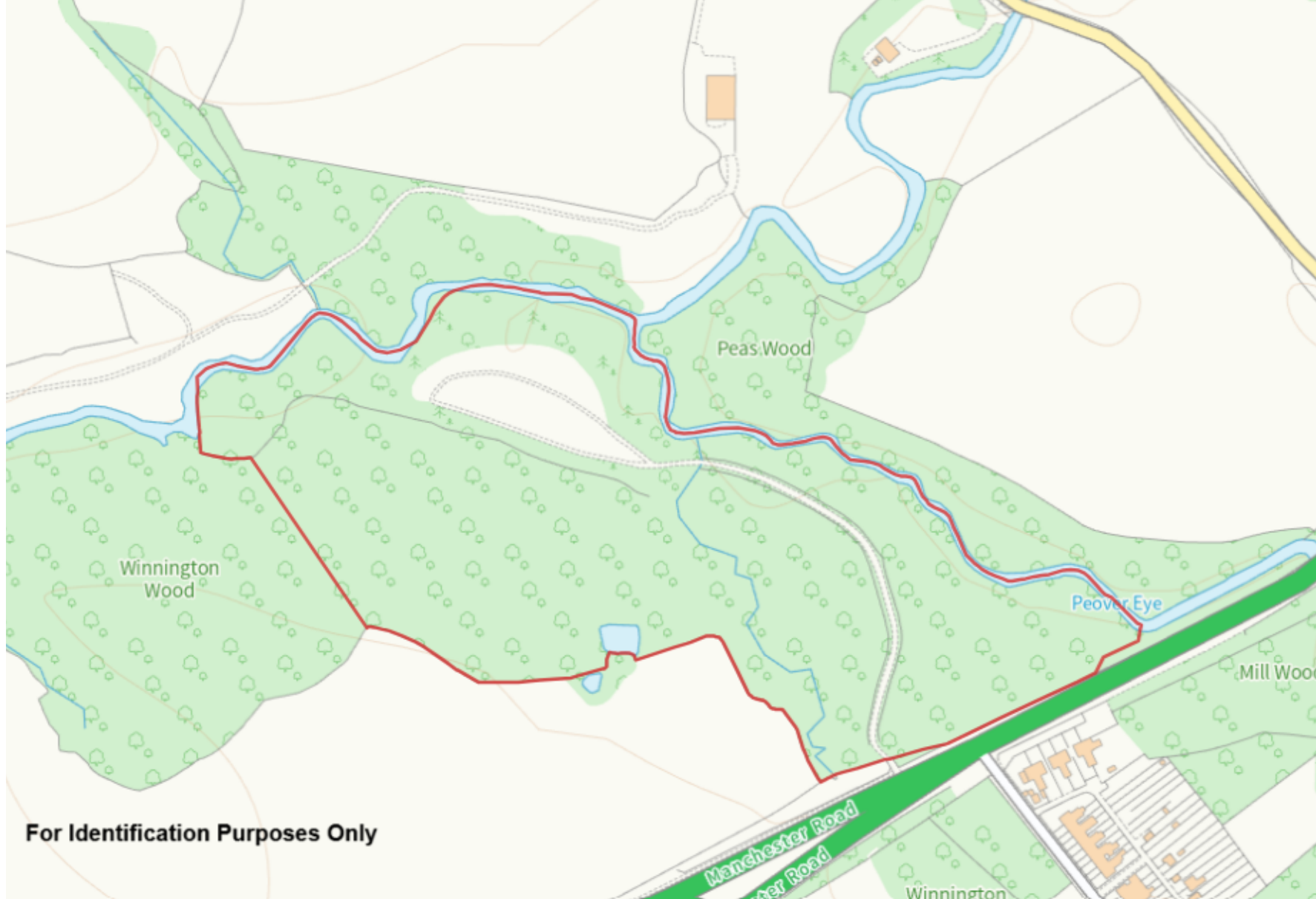
HAYLEY JACKSON

POWERED BY
exp UK

Winnington Wood, Lostock Gralam, Northwich, Cheshire, WA16 0UB

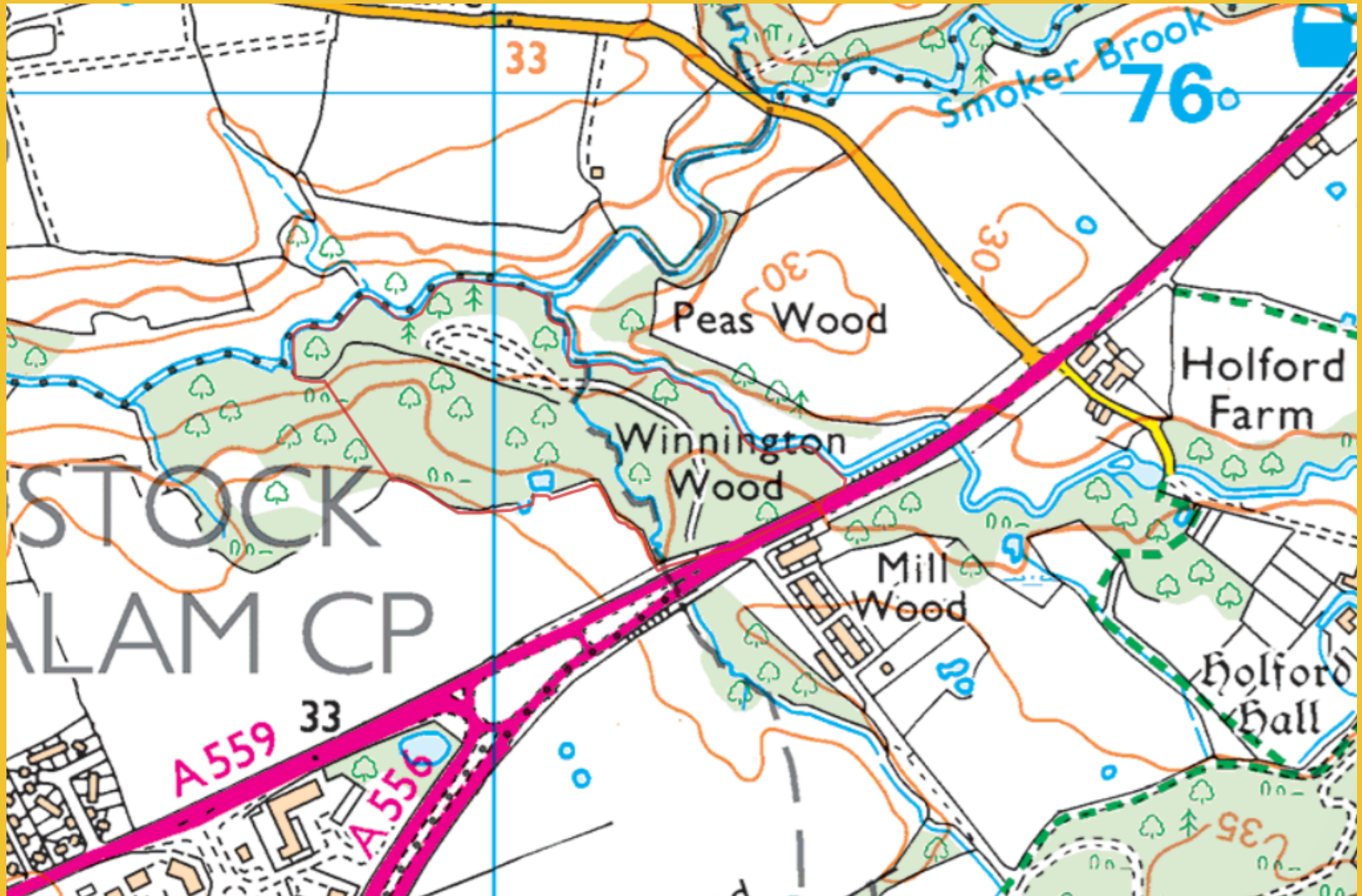






HAYLEY JACKSON

POWERED BY
exp [®] UK



HAYLEY JACKSON

A unique opportunity to acquire approximately 22 acres of ancient deciduous woodland, beautifully positioned in the heart of Cheshire. Rich in natural character and biodiversity, this exceptional parcel of land enjoys extensive river frontage along its northern boundary to Wincham Brook, creating a serene and secluded setting ideal for nature lovers, conservationists, or those seeking a peaceful rural retreat.

The woodland comprises a varied landscape of open glades, meandering pathways, and mature tree cover, offering a diverse mix of native species such as English oak, beech, sycamore, horse chestnut, rowan, holly, silver birch, and hazel. This variety supports a thriving ecosystem, providing important habitat for local wildlife including birds and small mammals. Its status as ancient woodland enhances both its ecological significance and its long-term preservation potential.

A well-formed track runs through the heart of the site, offering excellent vehicular access directly from the main road. This makes the woodland suitable for a range of low-impact uses such as private enjoyment, sustainable forestry, educational or ecological projects, or as a long-term natural capital investment.

Adding to its appeal, the woodland's river frontage along Wincham Brook also presents potential for recreational fishing. The gently flowing water offers an attractive setting for coarse angling, with species such as chub, roach, perch, and dace commonly found in similar streams across the region. The combination of woodland seclusion and riverside access makes this an ideal location for those seeking a peaceful escape with the opportunity to enjoy time by the water.

With its outstanding natural beauty, recreational potential, and strong transport links, Winnington Wood represents a rare and valuable opportunity to own a significant piece of the British countryside.



HAYLEY JACKSON

POWERED BY
exp [®] UK

Council -The woodland lies within the jurisdiction of two local authorities. Cheshire East Council, C/O Delamere House, Delamere Street, Crewe, CW1 2LL. and Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA

Tenure - Freehold. Confirmation should be sought via a purchasers legal advisor.

Services - We understand that no services are connected.

Viewing strictly via the property agent



Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



07359393122 / hayley.jackson@exp.uk.com / hayleyjackson.exp.uk.com