

**FOR SALE – RIDGEWAY WOOD**

**78.39 ACRES (31.2HA)**

3 Lots or Whole Block

On the East Side of Bemersley Road, Ridgeway, Norton-in-Moors, Stoke-on-Trent



**SUMMARY**

**Ridgeway Wood was planted in 2013 and consists of mainly broadleaf varieties.  
Offered For Sale in 3 Individual Lots or Whole Block**

**FOR SALE BY PRIVATE TREATY**

## LOCATION

The property is situated on the East side of Bemeresley Road, Ridgeway, Norton-in-Moors, Stoke-on-Trent. On the boundary on Brown Edge and Stoke-on-Trent.

The property is located on the western boundary of Brown Edge village which is in the Staffordshire Moorlands district of Staffordshire.

Nearest Postcode: ST6 8UJ

Google Maps Link: <https://maps.app.goo.gl/YhKrHZ56SDxtdqRSA>

What3Words: <https://w3w.co/outright.guideline.offices>

## DESCRIPTION

Ridgeway Wood is designated as a Diamond Wood under the auspices of the Woodland Trust Jubilee initiative and extends to 78.39 acres (31.2 ha). It consists of mainly broadleaf species and 38.48% open space, having been established in 2013 with funding from a Woodland Creation Grant. The woodland is available as a whole or in three individual lots.

	<b>Acres</b>	<b>Hectares</b>	<b>Guide Price (£)</b>
Lot 1	24.56	9.93	£164,000
Lot 2	36.92	14.94	£193,500
Lot 3	16.91	6.84	£107,500
Full Block	78.39	31.2	£465,000



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PROPERTY CONSULTANTS

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a) These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract  
b) No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property  
c) Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ  
d) It must not be assumed that the property has all the required planning permissions or building regulations consents



**TENURE** Freehold title is being sold, with the benefit of vacant possession upon completion. Sporting rights are included with the sale.

**PLANNING PERMISSION** Interested parties are responsible for making their own enquiries with the local authority regarding all existing and future planning and development potential.

**OVERAGE** A 50% overage clause exists should a planning application be granted for a non-agriculture or forestry related purpose during the period of 25 years from completion of the sale.

**ACCESS** There is good vehicle access possible in two locations, with pedestrian access available from the public right of way. We note there are numerous permissive rights of way granted as part of the woodland grant.

**NITRATE VULNERABLE ZONES** The land for sale is within a Nitrate Vulnerable Zone 'River Trent'.



**BOUNDARIES, ROADS, & FENCES** The purchaser will be taken to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership the same.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY** The land is sold subject to all wayleaves easements, rights of way, covenants and restrictions whether mentioned within these sales particulars or not.

There is a public right of way that enters the northern boundary and travels south westerly to Bemersley Road.

Electric wires are carried on wooden poles through the centre of lots 1 & 2 from north to south.

A higher-pressure gas main is located through parcels 8917, 8905 & 9405 (ref plan on next page) in a NNW to SSE direction



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## SPECIES MIX AND WOODLAND GRANTS

### WOODLAND GRANT SCHEMES

**Woodland Creation Grant** 10 year tree maintenance obligation period which ended in 2023.

**Public and Permitted Access** Pedestrian public access must be provided for at least 11 months of the year between dusk and dawn, during the contract period ending 2043.

**Farm Woodland Payments** 30 year obligation period ending in 2043. Payments are made annually for 15 years, which commenced in the claim year 13/14.

### SPECIES MIX

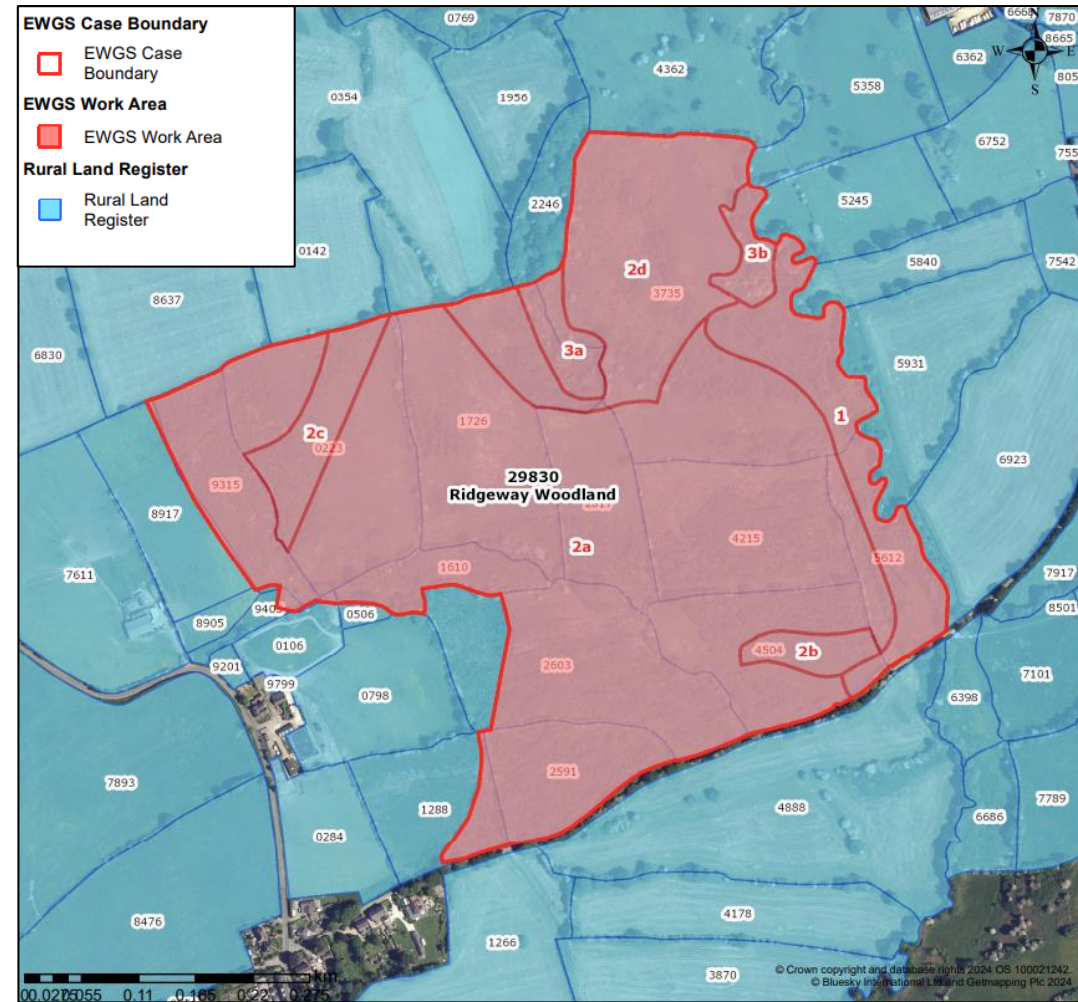
1: 24% Alder, 16% Downy Birch, 12% Goat Willow, 12% White Willow, 36% Open Ground

2a: 12% Woody Shrubs, 8% Birch, 8% Beech, 5% Rowan, 8% Sweet Chestnut, 13% Sessile Oak, 40% Open Ground, 6% Wild Cherry Gean

2b: 10% Woody Shrubs, 10% Birch, 14% Beech, 10% Sessile Oak, 14% Sweet Chestnut, 7% Open Ground, 10% Wild Cherry Gean, 25% Other Broadleaves

2c: 10% Woody Shrubs, 10% Birch, 14% Beech, 10% Sessile Oak, 14% Sweet Chestnut, 7% Open Ground, 10% Wild Cherry Gean, 25% Other Broadleaves

2d: 13% Woody Shrubs, 8% Birch, 6% Beech, 12% Sessile Oak, 6% Sweet Chestnut, 25% Open Ground, 14% Yew, 16% Scots Pine



N.B Plan is to illustrate the extent of the woodland grants and is not representative of the exact boundaries of the property being sold.



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**SOLE AGENT** 30 High Street, Eccleshall, Stafford, Staffordshire, ST21 6BZ  
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Lotti Robinson [charlotte.robinson@forgeproperty.co.uk](mailto:charlotte.robinson@forgeproperty.co.uk)

**VIEWINGS** All viewings must be arranged in advance with the sole selling agent using the details provided below. We attach a What3Words on where the most appropriate parking to the property is. The two locations are marked in green on the map.

Nearest Postcode ST6 8UJ

What3Words <https://w3w.co/slim.spoil.shuts>

What3Words <https://w3w.co/mattress.commented.abundance>



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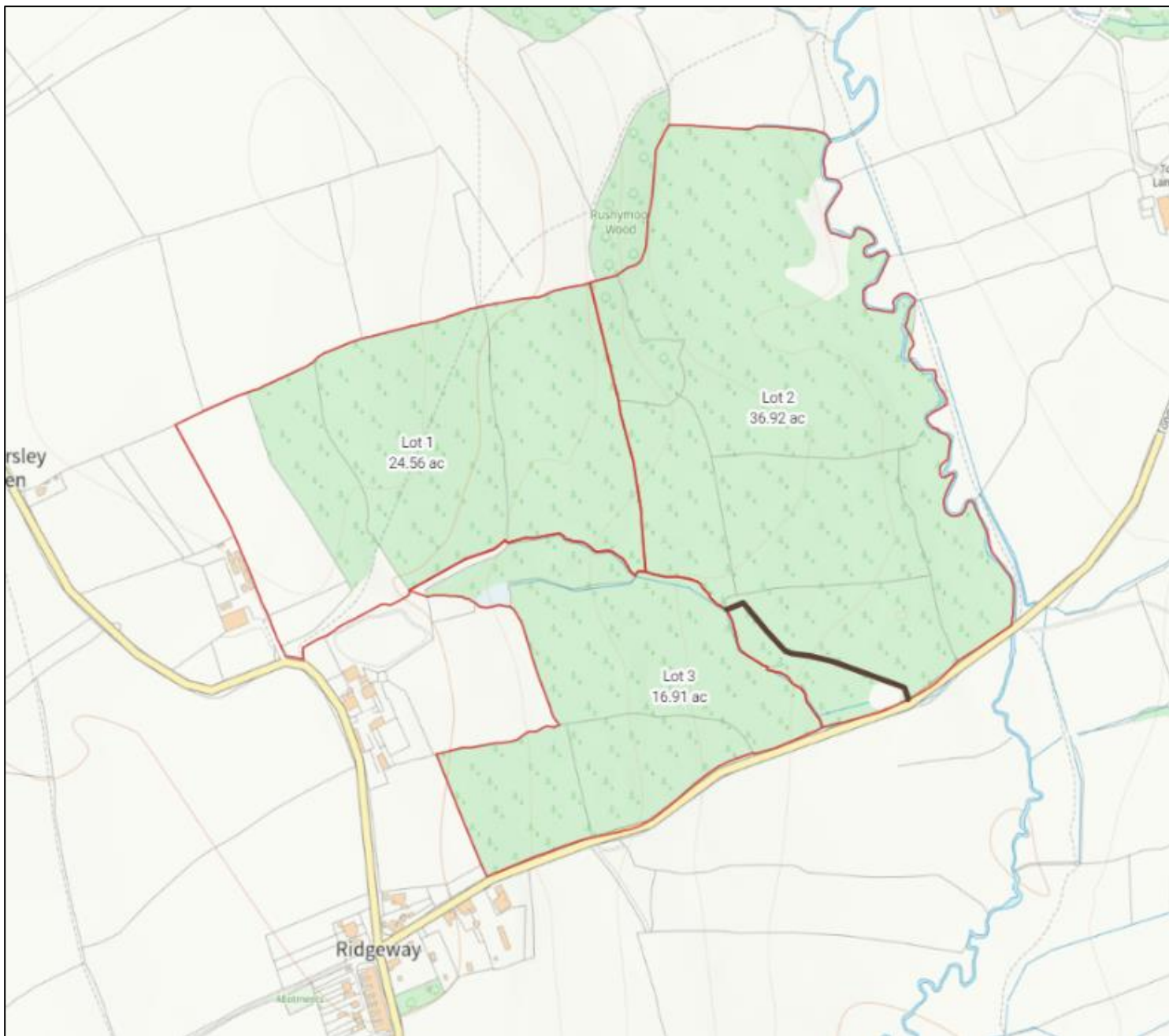
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