



Mixed Investment Woodland
Gypsy Wood, Stakenbridge Lane, Churchill,
Kidderminster DY10 3LU

**G HERBERT
BANKS**

EST. 1898

Attractive Mature Woodland known as Gypsy Wood, Stakenbridge Lane, Churchill, Kidderminster DY10 3LU

A rare opportunity to purchase an attractive and manageable parcel of managed commercial woodland with good access and road frontage onto the Public Highway.

- 24.51 Acres (9.92 Hectares)
- Good access & road frontage
- Gently sloping
- Mixed species including Oak, Ash, Wild Cherry, Norway Maple, Scots Pine & Silver Birch
- Maturing plantation with further thinning potential

Kidderminster 3.75 * West Hagley 1.50 * Stourbridge 3.75
Approximate Distance in Miles

Situation

The Woodland is located just to the north of the village of Churchill with road frontage to and access directly onto Stakenbridge Lane. The immediate surroundings are attractive rolling farmland with a sandstone base. Stakenbridge Lane connects with the A456 at West Hagley and with the A451 at the point only 2.5 miles west of Stourbridge.

The towns of Stourbridge and Kidderminster and the cities of Birmingham and Worcester are all within easy reach.

Description

Gypsy Wood is an attractive L Shaped parcel of mature mixed deciduous and coniferous woodland which extends to 24.51 acres (9.92 hectares) or thereabouts. The land all slopes gently to the south and east.

The woodland has been managed and is registered and compartmentalised with the Forestry Commission. The most recent felling Licence was dated November 2018. The woodland is within the Farm Woodland Premium Scheme but the final claim was paid in 2016/2017. There is an ongoing obligation to continue to maintain the woodland which will be passed onto the purchaser. The Agreement No: 17FWP000979, the CPH is 17/441/8001.

The oldest parts of the wood were planted in 1985 with more recent planting in 1998. The most recent planting was in 2002.

Compartment 41. 2.04 ha mixed broadleaves (planted 2002) 30% Oak, 20% Ash, 10% Silver Birch, 5% Small leaved Lime, 15% Wild Cherry, Rowan, Field Maple, 10% woody shrubs.

Compartment 22. 3.7 ha. 2.65 ha mixed Conifer, 0.8570 broadleaf (planted 1998) 20% Wild Cherry, 20% Ash, 20% Norway Maple, 40% Oak, remainder Corsican Pine with 8% Grand Fir.

Compartment 37. 2.0 ha. 2.65 ha mixed Conifers, 0.4ha Conifers (planted 1985)

The soil type is identified by the Soil Survey of England & Wales as being of the Bridgnorth Series which is described as being a well drained sandy end course loamy soil over soft sandstone. Occasional deep rills with risk of wind and water erosion.

In our view, Gypsy Wood is a particularly attractive parcel of mixed woodland with an interesting variety of species and age which is located in a convenient and popular area. The woodland may offer 100% Business Property Relief from Inheritance Tax (Section 104 IHTA) providing it constitutes a business, is managed with a view to profit and has been owned and occupied for at least 2 years.

GENERAL INFORMATION

Tenure

The property is sold Freehold Title and with vacant possession upon completion.

Services

There are no services connected.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and also the official copy of the Title Plan as published by HM Land Registry.

Method of Sale

Private Treaty **GUIDE PRICE £200,000**

Viewing

Prospective Purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand.

Tel: 01299 896968 or 07533 207 955

Contact: James McIntyre

Email: jm@gherbertbanks.co.uk

Restrictions, Rights of Way & Easements

There is a Public Bridleway running up the eastern boundary of the property.

There is also a Deed of Grant granting and receiving rights to use the track for access at all times and with or without vehicles. The bridleway also follows the route of the track.

Money Laundering, Terrorist, Financing & Transfer of Funds (Information on the Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Intelligence Service. Therefore, if you agree to purchase this property you will be required to produce photographic identification and a Utility bill or Bank statement to confirm your current address in accordance with this Act. Without the correct identification a sale cannot proceed.

Planning

The property will be sold subject to any development plan, Tree Preservation Order, Town Planning schedule, Resolution of Notice which maybe, or is come to be, in future, subject to any road widening or improvement schemes, land charges and statutory provisions or laws.

Local Authority

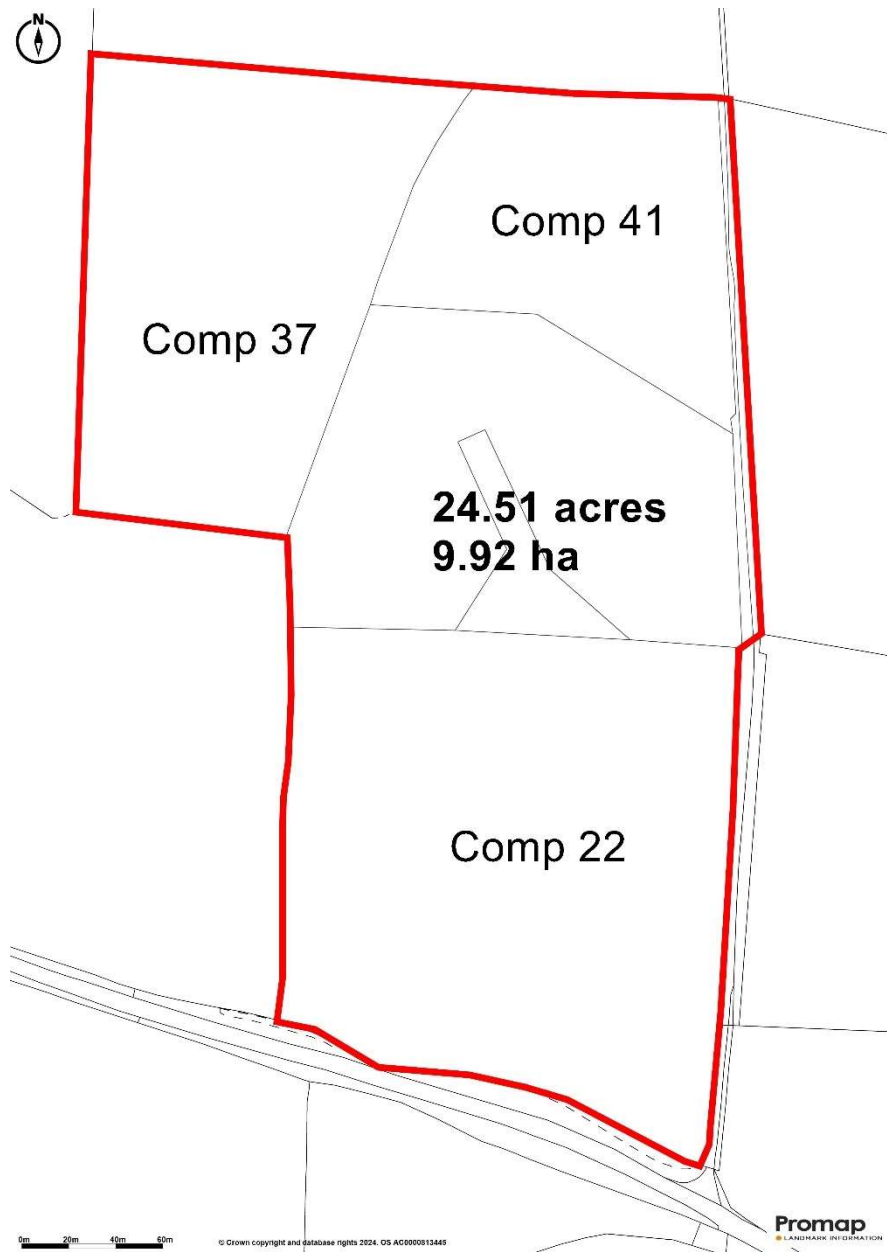
Wyre Forest District Council
Council Tel: 01562 732 928

Money Laundering

The successful purchaser will be required to submit information to comply with money laundering regulations.

Directions

From the A456 at Blakedown turn north into Station Drive and proceed over the level crossing and on into Mill Lane. At the end of the lane turn right into Church Lane and follow the land right through Churchill. At the crossroads turn left and Gypsy Wood will be found on the right hand side after 200 metres as indicated by the G Herbert Banks For Sale board.



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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

