



6.079 Acres Woodland, Pelham Lane, Great Alne, Alcester
B49 6HL

**G HERBERT
BANKS**

EST. 1898

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For sale by Private Treaty

Guide Price: £80,000

Description

The land extends to approximately 6.079 acres (2.46 hectares) and forms an attractive parcel of mixed young woodland interspersed with open areas of pasture and scrub. It occupies a private and peaceful rural position with good vehicular access directly from the public highway. The property combines natural beauty and practical utility, making it ideally suited for conservation, amenity or leisure use.

Key features include:

- Frontage to the River Alne.
- One absolute Freehold and one possessory freehold title with clearly defined boundaries.
- Fishing rights excluded from the sale and retained by a third party.
- Lies within Flood Zone 3, as defined by the Environment Agency (area with a high probability of flooding).

This is a peaceful and accessible parcel of Warwickshire countryside, offering an appealing opportunity for those seeking an attractive and manageable area of woodland with amenity value.

Approximate Distance in Miles
Alcester 2 – Stratford upon Avon 7 - Redditch 9.5 -
Worcester 21 - Birmingham 30

Situation

The land is situated in an attractive rural position on the edge of the village of Great Alne, enjoying a peaceful setting with easy access and road frontage onto Pelham Lane.

Located approximately 2 miles north-east of Alcester and 7 miles north-west of Stratford-upon-Avon, the property is well placed for access to the surrounding Warwickshire countryside and nearby market towns.

The area is characterised by a mixture of farmland, woodland and the River Alne, offering a quiet yet convenient location within reach of the regional road network.

Amenity Value

This charming parcel of Warwickshire countryside offers a rare opportunity to acquire a manageable area of woodland with considerable amenity and conservation appeal.

The mix of young trees, open clearings and river frontage creates a setting of real natural beauty and tranquillity, providing a peaceful escape from the pressures of everyday life. The land lends itself to a variety of low-impact uses, including:

- Conservation and habitat creation, encouraging wildlife and biodiversity.
- Private recreation and family enjoyment, such as picnicking, walking or quiet camping.
- Woodland management or small-scale forestry projects, with scope to enhance both amenity and environmental value over time.
- Nature study and outdoor education, offering a rewarding setting for those with an interest in the natural world.

With its accessible location, direct road frontage, and attractive river boundary, the property combines convenience with seclusion — an increasingly rare blend in this part of the County.

For those seeking a private corner of the countryside, whether for leisure, conservation or quiet enjoyment, this woodland represents an appealing and sustainable investment in the rural landscape.

GENERAL INFORMATION

Tenure

The property is Freehold and will be sold with vacant possession.

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 the official copy of the Title Plan as published by HM Land Registry. Please note that the Promap plan below is not to scale.

Agents Notes

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.

Authorities

Warwickshire County Council
Website: www.warwickshire.gov.uk

Stratford-on-Avon District Council
Website: <https://www.stratford.gov.uk/>

Viewing

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

Please contact James Goodman to confirm your proposed viewing time.

Tel: 01299 896968 or 07777 157 089

Contact: James Goodman

Email: jg@gherbertbanks.co.uk

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 Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

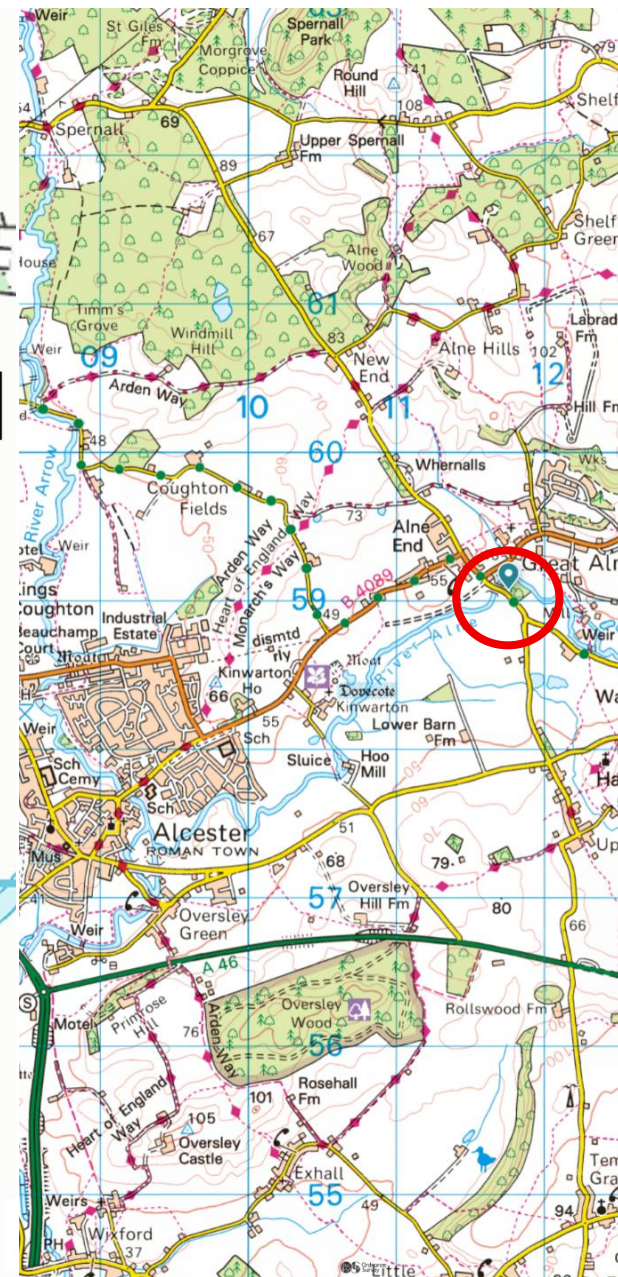
Rights of Way, Easements & Boundaries

The land is accessed directly off the Public Highway. Having checked the Warwickshire County Council Definitive Rights of Way plan there are no registered public rights of way across the land.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Directions

From Alcester town centre take B4089 north east to Great Alne village. Once in the village turn right onto Spernal Lane. On the immediate bend take the right turn into Pelham Lane. After going over the bridge, park in the layby or in the gateway on left hand where the agents for sale board is located.



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