



Upper Swingley Coppice Bockleton, Tenbury Wells,
Worcestershire, WR15 8PS



Sunderlands
Residential Rural Commercial



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**Upper Swingley Coppice
Bockleton
Tenbury Wells
Worcestershire
WR15 8PS**

For sale by Informal Tender

Tenders to be received by
12 noon on
Thursday 30th October 2025

Summary of Features

- Around 1.9 acres of woodland
- Roadside Access
- Abundance of fauna and flora

**Tender Guide
£20,000**

Ref: Kathy Gunter & Katie Bufton

Situation

Upper Swingley Coppice is peacefully positioned just outside the charming village of Bockleton in Worcestershire. It lies approximately 4.4 miles from the bustling market town of Tenbury Wells and around 9 miles from Leominster—both offering a wide variety of shops, cafés, and restaurants. The woodland enjoys excellent roadside access via a quiet, private country lane, making it both secluded and conveniently reachable.

Description

Nestled in a long, narrow strip of woodland spanning approximately 1.9 acres, Upper Swingley Coppice is a tranquil haven shaped by nature and history. Formerly known as The Furlong Coppice, Upper Swingley Wood has long formed an uncultivated boundary between arable fields, a surviving fragment of woodland.

Once dominated by alder and willow, Upper Swingley Coppice was replanted in 1811 by the Bockleton estate as an 'Ash bed' to supply hop poles. Today, ancient coppiced ash stools, draped in moss and lichen, mark this legacy, while alder and willow still flourish in the wetter areas.

The woodland floor showcases a vibrant mix of flora, with seasonal displays of bluebells, primroses, and moschatel. Yellow archangel, meadow saffron, woodruff, red campion, twayblade, and early purple orchids add to the diversity, while marsh marigolds, meadowsweet, and water avens.

Designations

The Woodland is currently designated as a Local Nature Reserve permitting public access. However, as part of the sale we understand the site will be delisted, meaning public access will no longer be a statutory requirement.

Tenure

We understand that the property is freehold with vacant possession upon completion.



Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries of ownership thereof.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning

We understand that no planning enquiries have been made.

Local Authority & Public Utilities

Worcestershire Council, County Hall Spetchley Road Worcester WR5 2NP

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Ludlow, SY8 1FN

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Stewardship Schemes

Insofar as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Sporting, Timber & Mineral Rights

We understand that all standing timber or any sporting rights, if owned, are included in the sale.

Money Laundering

As a result of anti-laundering legislation Prospective purchasers will need to show proof of ID (photo ID for example passport or driving licence and residential ID for example current utility bill).

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase. The photos included within this brochure were taken in June 2024 and September 2025.

Access

Direct roadside access from the public highway.

Mode of Sale

The property is for sale by Informal Tender. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

All Tenders must be completed on the Agents Informal Tender document only and should include a statement of intent for the proposed use of the land. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Upper Swingley" addressed to: Katie Bufton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ or via email to k.bufton@sunderlands.co.uk. The Tender Document must be received by 12 noon on Thursday 30th October 2025.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. Please note that woodland footpaths are slippery underfoot, and the upmost care must be taken when viewing.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Viewing

Viewing may take place on foot at any reasonable time during daylight hours with a copy of these sales details to hand. However, the prospective Purchasers are asked to respect the land and take care when parking as there is limited roadside parking available.

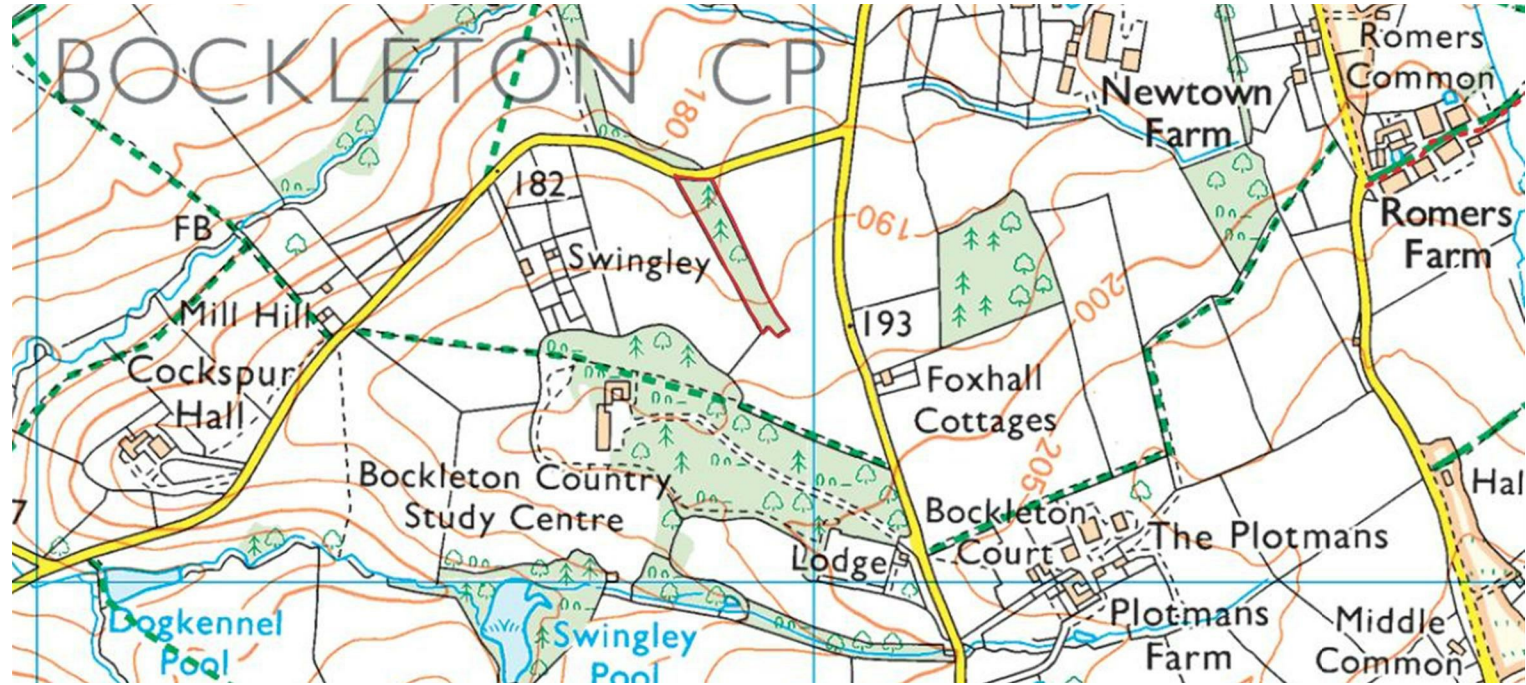
Directions

From Leominster: Take the A44 north towards Ludlow. Then after approximately 2.1 miles turn right on the A4112 towards Leysters. Continue along this road for approximately 3.6 miles, then at the cross roads turn right on to a unnamed road. Continue along this road for approximately 1.8 miles then turn left towards Tenbury. Continue along for approximately 0.7 miles and the woodland will be on your right hand side.

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.