



Woodland





# Woodland New Street

Loders, Bridport, DT6 3SD

Loders Village 0.2 mile. Bridport 4 miles. The coast 4 miles.

Delightful woodland/copse in a secluded and peaceful setting.

- Beautiful woodland/copse
- Wide variety of trees
- No public footpaths
- Area of Outstanding Natural Beauty
- Same ownership for some four generations
- In all about 1.20 acres
- Former brick hothouse
- Ideal for amenity/conservation
- For sale by informal tender
- Freehold

Guide Price £20,000

## INFORMAL TENDER

FOR SALE BY INFORMAL TENDER.

Best offers are invited to Stags by Friday noon 25th July 2025. Please contact Stags for written instructions on how to make your written bid by tender.

## THE LAND

Rare opportunity to acquire a mixed woodland in a lovely secluded and peaceful setting.

The land extends to about 1.25 acres comprising woodland/copse and was at one time an orchard and former market garden. Hidden within the woodland is a large dilapidated brick former hothouse offering great potential for rebuilding, subject to any necessary consents.

The land is interspersed with a whole mixed variety of trees including hazel, ash, beech, yew and holly. During the spring there are beautiful bluebells and wild garlic.





No public footpaths cross the land and it is understood there are no Tree Preservation Orders. It adjoins open fields (under separate private ownership) and a former railway line.

The land offers wide appeal for amenity , wildlife / nature lovers and conservation enthusiasts etc.

There is no off-road parking currently, although you can park very nearby in New Street Lane.

### **SITUATION**

Occupying a lovely country setting on the eastern edge of Loders village in a no-through lane. It lies within the beautiful Asker Valley and within an Area of Outstanding Natural Beauty (AONB).

### **SERVICES**

Currently there are no services.

### **DEVELOPMENT UPLIFT CLAUSE**

The land will be sold subject to a development uplift clause.

### **VIEWINGS**

Strictly by appointment with Stags Bridport.

Great care should be taken when looking over the woodland and Wellington/hiking boots are recommended.

### **DIRECTIONS**

On entering Loders from the Bridport direction, continue through the village and on passing the school take the 2nd left into New Street Lane. The land is on the left after about 0.1 mile, opposite The Old Mill.

Access to the woodland from the lane is currently quite difficult. It is best through the neighbouring field gate/public footpath and then carefully bear left to the woodland ( not formal right of way ) .





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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