



Limekiln Wood, Lilleshall  
Newport, Shropshire

**barbers**RURAL  
rural surveyors & property agents



# Limekiln Wood, Lilleshall

Newport | Shropshire | TF10 9ER

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Newport 2 miles | Telford 7 miles  
Shrewsbury 18 miles | M54 (J3) 9 miles | Stafford station 14 miles

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AN ATTRACTIVE AREA OF WOODLAND WITH A NUMBER OF  
INTERESTING HISTORIC AND ARCHITECTURAL FEATURES

12.93 ACRES (5.23 HA) IN ALL

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Mature woodland with a variety of native species of trees and shrubs

Large area of spring fed water (approx 2.32 Acres (0.94 Ha) in all)

Five historic limekilns

Criss-crossed with well-defined tracks

Interesting, undulating terrain

Tranquil, idyllic location on the edge of a popular village

Convenient access from nearby conurbations and commuter routes

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**bR**



This attractive area of woodland, which totals 12.93 Acres (5.23 Ha), is home to a wide range of native trees and shrubs which provide the perfect habitat for a plethora of wildlife. In spite of its proximity to the village of Lilleshall, the woodland is a haven of peace and tranquility and many varied species have been sighted over the years. A number of well-defined tracks, most topped with hardcore, criss-cross the woodland and these allow this stunning area to be fully examined and appreciated on foot.

To the northeast there is a substantial area of water and this could, with some work, become a well-equipped coarse fishing pool. This has been rented historically by an Angling Club.

A shipping container is located on site and this provides a secure storage space for any tools and equipment. In addition, one tunnel provides storage and is secured with steel purpose made gates.

#### Mining History of the Site

In the 18th and 19th century shallow deposits of limestone were discovered in the Lilleshall and Wenlock Edge area. Over the years the limestone was extensively mined and used to supply industry around the Severn Gorge and Wellington areas as well as providing agricultural lime in the local communities. The remains of one branch of these mining exploits is found within the woodland and includes the limekilns, the slangs, which are now water filled, and the deep kiln. These have been unused since the late 19th century but the redundant workings have great architectural and historical merit. The elevated tramway which serviced the area is still evident and this is now the route of the public footpath.

A local historian was commissioned to prepare a history of the site and his script and drawings will be included within the sale.

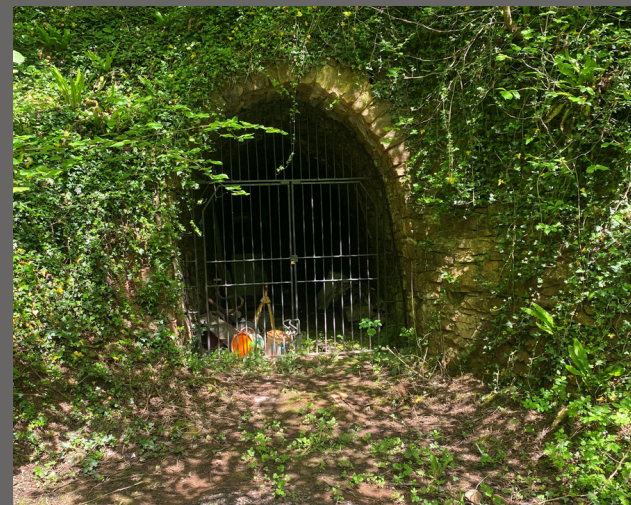
#### Method of Sale

The woodland is offered for sale by Informal Tender. Tenders are to be submitted in writing, on the required form, to the Agent's office by no later than midday on Thursday 12th September 2024. Please note the Vendors reserve the right not to accept the highest, or any, tender.

#### Rights of Way & Easements

A public footpath runs north to south across the land. Access to the site is gained over a small area of ground which is in third party ownership. The woodland has the benefit of a permissive right of way across this area to access the owned land. An application is pending at Land Registry to legalise this prescriptive right of way.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.





#### Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for residential use on the site within the next 25 years then the sellers or their heirs will be entitled to 10% of the increase in value.

#### Plans, Areas and Schedules

These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

#### Services

No mains services are connected although they are believed to be available in the vicinity. Connection to any services would be at the cost of the buyer.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

#### Tenure

We are advised that the land is freehold and will be available with vacant possession.

Please note that the site is sold as seen and the sale will include all fixtures and fittings currently located on site including any tools and machinery.

#### Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars.

All viewers are asked to park courteously and avoid blocking the road or gateway. Viewers must not enter any structure whilst viewing the site.

#### Location

What3words location: ///brief.toasters.ferrying

14038 15.7.24

TO VIEW ALL OF  
OUR PROPERTIES  
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TF9 1EW