

RED CEDAR WOOD| THE TRENCH

ELLESMERE |SHROPSHIRE SY12 0LS

Informal Tender Guide Price: £90,000 - £100,000
An attractive and established block of approximately 20 acres of mixed woodland, incorporating mature Red Cedar, Oak and Ash, with internal tracks, a natural stream and considerable timber, amenity and conservation appeal.

Guide Price £90,000 - £100,000

KEY FEATURES & DETAILS

- **Established mixed woodland**
- **Red cedar, Oak and Ash trees**
- **Internal tracks and paths**
- **Stream and seasonal pool**
- **Timber and amenity potential**
- **Informal Tenders due by November 26th at 12.00.**

DESCRIPTION

Halls are delighted with instructions to offer 20 Acres of Mixed Woodland, a short distance north of Ellesmere, for sale by Informal Tender.

An attractive and established block of mixed woodland extending to 20.12 acres, combining both broadleaf and coniferous species and offering a particularly attractive and secluded parcel of woodland.

Of particular note are stands of Red Cedar together with Oak and Ash. The age, scale and nature of a number of the trees may provide potential timber value in addition to the woodland's considerable amenity and conservation appeal. Prospective purchasers wishing to assess the commercial timber potential should satisfy themselves by way of their own inspection and, where appropriate, specialist professional advice.

The woodland has a varied and attractive character, with mature trees, natural understorey and a network of established paths and rides.

An existing track leads into the woodland and provides a genuinely beautiful route through the wood, giving useful access to much of the property. The internal tracks are considered most suitable for a 4x4, agricultural vehicle, ATV/mule or similar off-road machinery.

A natural stream runs along one boundary, and a small seasonal pool is situated within the woodland. The pool generally holds water during wetter periods but may dry out during the summer months.

The combination of mature woodland, water, internal tracks and its private rural setting provides considerable recreational, wildlife and conservation appeal.

SITUATION

The woodland occupies an attractive rural position within the Ellesmere area of North Shropshire, approximately two miles north of Ellesmere, enjoying a peaceful and secluded setting whilst remaining conveniently accessible from Ellesmere, Oswestry, Wrexham, Whitchurch and Chester.

ACCESS

The woodland is accessed by a private access drive serving Park Hall Farm, with the right of access to the property being approximately identified in blue on the attached plan

The access is reasonably straightforward for the majority of its length, although the latter section approaching the woodland is more suited to a 4x4 or similar vehicle.

From the main access, an established track leads into the woodland and continues around much of the property.

PLAN

For identification purposes only, the access track is shown edged blue on the attached plan.
The woodland forming the subject of the sale is shown edged red on the attached plan and extends to approximately 20.12 acres (8.14 hectares).

DIRECTIONS

W3W:///when.costumes.yummy. From Ellesmere, proceed north in the direction of Overton-on-dee for 1 mile and turn right, signposted Penley. Continue along this country lane for 1 mile and turn left into the drive of Park Hall Farm. From this point, continue along the access drive, passing the farm buildings on your left, after the majority of which bear left and right on to a small track which continues to the woodland, which is identified by a Halls for sale board.

TENURE

The property is understood to be Freehold and will be offered with vacant possession upon completion.

SERVICES

Prospective purchasers should assume that no mains services are connected to the woodland.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The current vendor is not aware of any public footpaths crossing through the woodland.
The property is sold subject to and with the benefit of all existing rights of way, easements, wayleaves and other rights whether specifically referred to within these particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the selling agents will be responsible for defining ownership or responsibility for individual boundary features.

METHOD OF SALE

The property is offered for sale by Informal Tender. Interested parties are invited to submit their best and final offers in writing (by email to jquinn@hallsgb.com or by recorded post) no later than 12 noon on Thursday, November 26th, 2026.
Each offer should be accompanied by:

- Proof of funding.
- Details of your solicitor.
- Proposed timescale for exchange and completion.
- Details of any conditions attached to the offer.
- A brief summary outlining their plans for the property.

The vendor reserves the right not to accept the highest or any offer received and may enter into negotiations with any party following receipt of offers.

BUYERS PREMIUM

The successful purchaser will be required to pay a Buyer's Premium of 2.5% of the agreed purchase price, plus VAT, subject to a minimum fee of £3,000, plus VAT.

LOCAL AUTHORITY

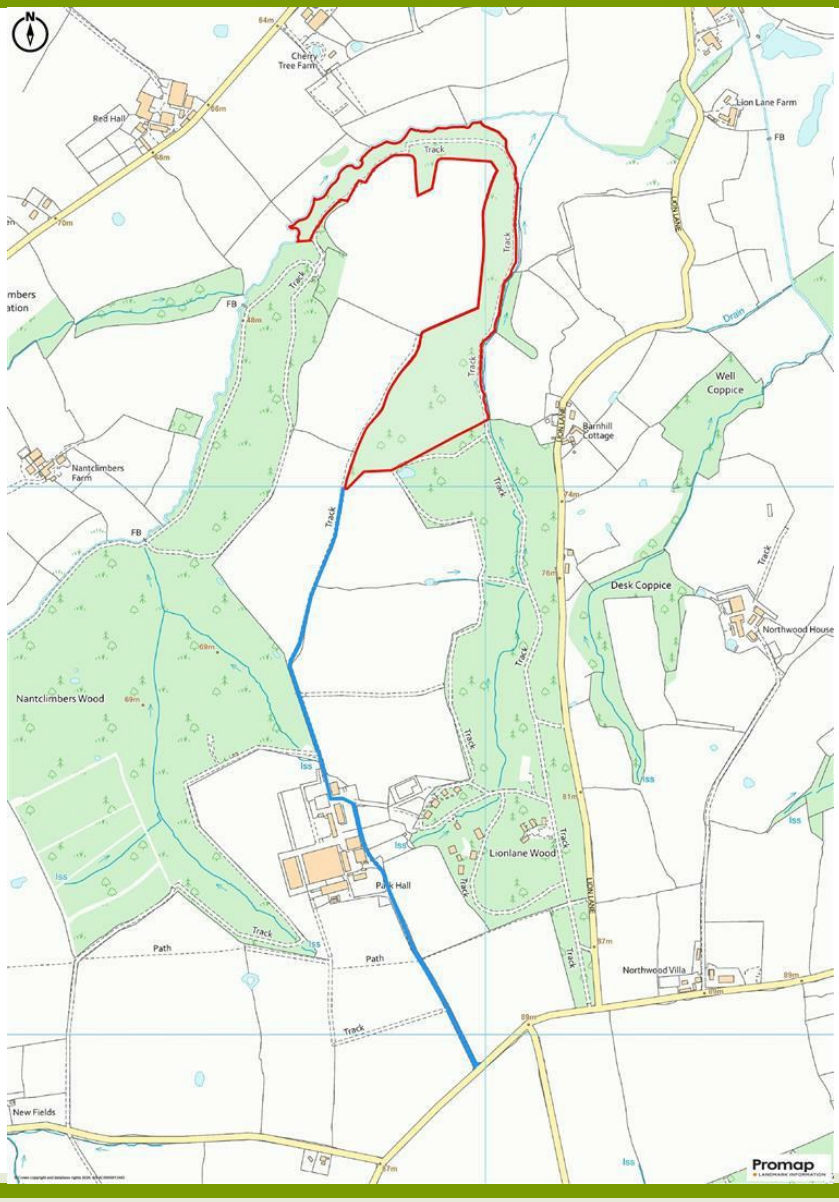
Shropshire Council.

VIEWINGS

Viewing is by appointment with the selling agents, with viewings generally available on Wednesday's and Saturday's. Appropriate footwear should be worn, and viewers are requested to exercise caution due to uneven ground, natural hazards and watercourses.







Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

ELLESMERE SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the