



WESTWOOD COVERT

**Approximately 15.46 acres (6.25 Hectares) Diverse Woodland
Glazeley, BRIDGNORTH, Shropshire WV16 6AA**



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GUIDE PRICE: £120,000



A SUPERB OPPORTUNITY TO ACQUIRE AN ATTRACTIVE WOODLAND SITE OF SPECIAL SCIENTIFIC INTEREST WITH AMENITY APPEAL

- Approximately 15.46 acres of attractive woodland with potential for a variety of amenity uses, subject to any necessary consents.
- Enjoys attractive natural features, including a brook running along the southern boundary of the woodland.
- Direct access off the public highway.
- SSSI designation for uncommon species of flora.

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify

LOCATION

The woodland is situated approximately 2 miles south of Bridgnorth, Shropshire, adjoining the B4363.

THE PROPERTY

Extending to approximately 15.46 acres, this ancient SSSI woodland comprises predominantly mixed deciduous species, including Oak, Ash, Sycamore, Hazel and Elm, together with a variety of other lower-growing understorey trees. Uncommon species include Great Bellflower, Alternate Leaved Golden Saxifrage, Herb Paris, Thin Spiked Wood Sedge and the Wild Service Tree. An attractive small stream runs along the southern boundary.

All rights will be sold with the woodland. Further details are available from the selling agents.

TENURE AND POSSESSION

We are advised that the property is freehold and vacant possession will be granted upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by appointment with the selling agents.

DIRECTIONS

From Bridgnorth, take the B4363 southwards. After approximately 6 miles, the woodland will be found on the right-hand side.

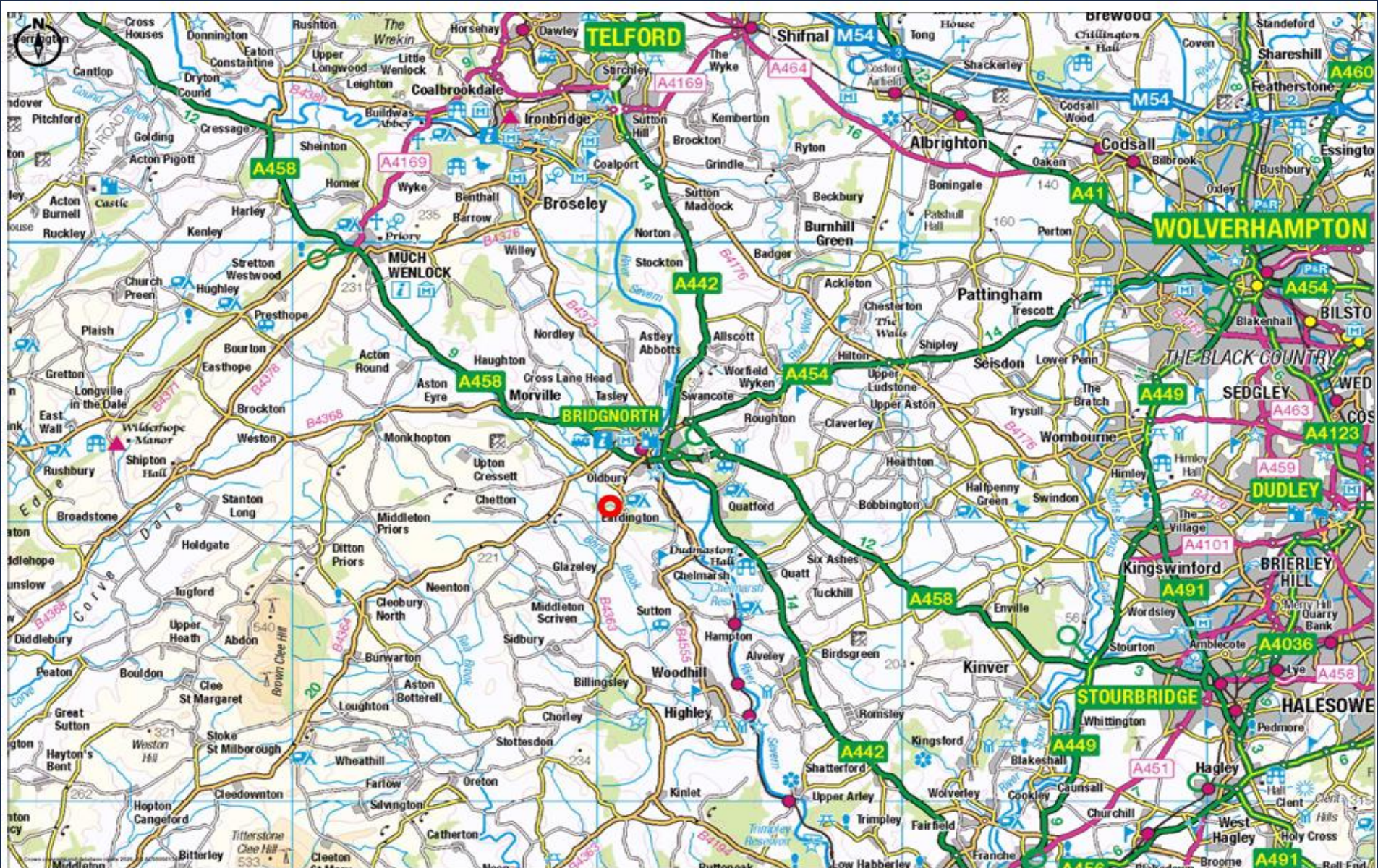
SERVICES

The property is not connected to any mains services.

RIGHTS OF WAY

The Vendors wish to reserve a right of way from the entrance off the B4363 through the woodland to a small area of woodland retained by them to the north east of the wood. No other rights of way are known to the Vendors.





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LANDMARK INFORMATION

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