

14 ACRES OF MIXED WOODLAND

THE TRENCH | ELLESMERE | SHROPSHIRE | SY12 0LS

A rare opportunity to acquire approximately 14 acres of attractive mixed woodland occupying a beautiful valley setting, offering exceptional amenity, wildlife and conservation appeal.

Guide Price £100,000

KEY FEATURES & DETAILS

- **Attractive valley setting**
- **Natural stream**
- **Mature mixed broadleaf and conifer woodland**
- **Established woodland rides and access tracks**
- **Excellent wildlife habitat**
- **Amenity, recreational and conservation appeal**

DESCRIPTION

Halls are delighted with instructions to offer 14 Acres of Mixed Woodland for sale by Informal Tender.

The woodland forms part of Lion Lane Wood and comprises an attractive mixture of mature broadleaf and conifer woodland together with areas of natural regeneration, creating an exceptionally diverse and picturesque landscape.

Occupying a gently undulating valley, the woodland is traversed by a natural stream and benefits from an established network of woodland rides and access tracks, allowing purchasers to enjoy and manage the woodland.

Offering considerable amenity, recreational and conservation appeal, the property will suit purchasers seeking a private countryside retreat, wildlife enthusiasts, woodland investors or those wishing to enjoy the unique experience of owning an attractive area of freehold woodland.

SITUATION

The woodland occupies a delightful rural position off Lion Lane, 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 property is approached via the private entrance serving Woodland Park Lodges before continuing along an established woodland track. The purchaser will benefit from a full vehicular right of way over the access drive and woodland track. The final section of the route is currently best suited to four-wheel-drive or agricultural vehicles.
Further details regarding the access rights and any maintenance obligations will be contained within the legal documentation.

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 14 acres (5.67 hectares).

DIRECTIONS

W3W:///verge.unfounded.atomic. 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 1.2 miles and turn left into Lion Lane before turning immediately left in to the entrance for Woodland Park Lodges. From this point, continue along the small track and as the track bears around to the left continue straight on through the metal gate, which will lead to the woodland as identified on the attached plan.

FUTURE MANAGEMENT & COVENANTS

To preserve the peaceful woodland environment and protect the amenity enjoyed by both the purchaser and neighbouring properties, the sale will be subject to a number of reasonable covenants, expected to include:
• No commercial use of the woodland.
• No holiday lodges, glamping, caravan sites, camping or other commercial leisure uses.
• A single lodge, cabin or similar structure for the owner's personal recreational use may be permitted, subject to obtaining all necessary planning permissions and statutory consents.
• No commercial storage or storage of caravans, scrap materials, waste, plant or machinery.
• No organised events or activities likely to cause excessive noise, nuisance or disturbance.
• Mature trees should be managed in accordance with good woodland management practice and all statutory requirements.
Further details will be available within the legal documentation.

BOUNDARIES

To ensure the new ownership boundary is readily identifiable, the purchaser shall, within three months of completion, clearly define the boundary between the retained woodland and the property being purchased. The method of boundary definition shall be agreed with the Vendor, acting reasonably, and may comprise fencing (where appropriate), estate boundary posts, suitable signage or a combination thereof, having regard to the character and topography of the woodland.

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 Friday 28th of August, 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 intended use of the woodland.

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 £2,500, plus VAT.

SERVICES

There are no mains services available on site.

TENURE

Freehold with vacant possession upon completion.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether specifically mentioned within these particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries. Boundary ownership and any future obligations will be confirmed within the legal documentation.

LOCAL AUTHORITY

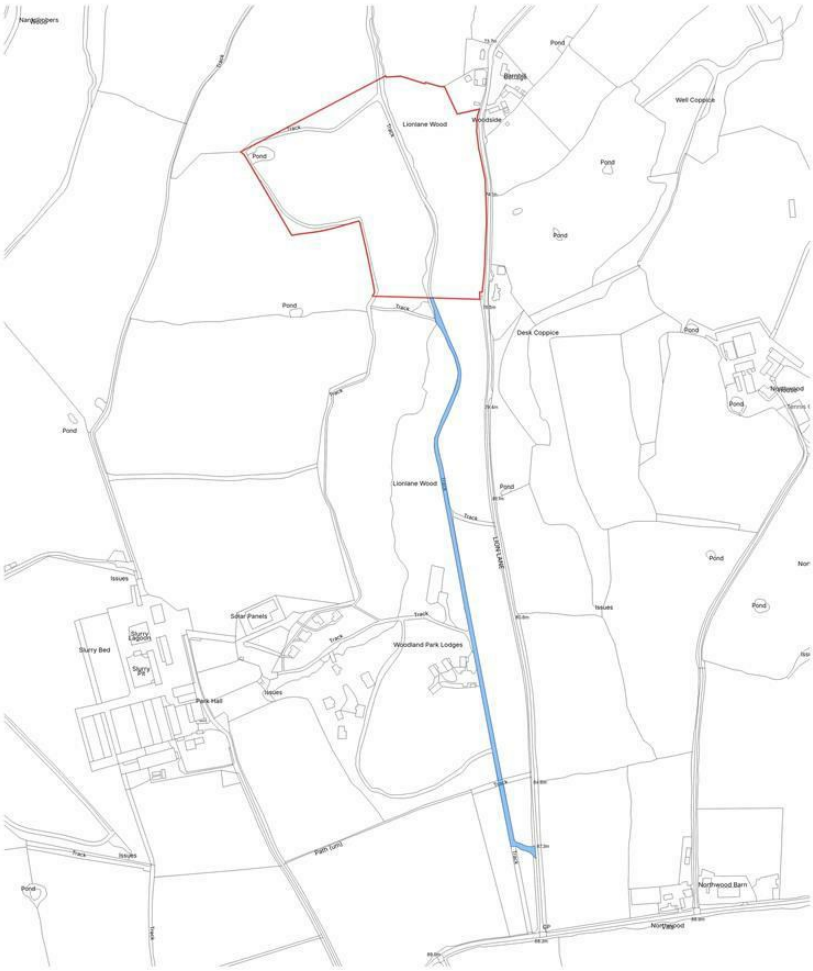
Shropshire County Council.

VIEWINGS

Viewing is permitted during daylight hours only and strictly at the viewer's own risk. Interested parties should first register their interest with the selling agents and obtain a copy of these sales particulars before visiting the property. 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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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** 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 cost of services provided to you.