



Woodland at Swanbach
Audlem

barbersRURAL
rural surveyors & property agents



A charming parcel of native woodland set within a picturesque wooded valley, extending to approximately 2.09 Acres, (0.85 Ha) enjoying a peaceful yet accessible rural setting close to the sought-after village of Audlem.

The woodland comprises an attractive block of established native trees, including mature sycamores, together with a rich natural understory. The land is perhaps best known for its impressive seasonal display of bluebells, which carpet the woodland floor and create a particularly striking springtime aspect.

Topographically, the woodland lies within a sheltered valley setting, with the land gently descending towards a natural stream which runs along the valley bottom. To one boundary, the woodland is bordered by the canal, adding further character and ecological diversity to the environment.



The property supports a plethora of wildlife and, significantly, the woodland lies within a Site of Biological Importance (SBI), reflecting the recognised ecological value of the habitat, flora and fauna present. As such, the land will be of particular interest to conservation-minded purchasers and those seeking land for quiet amenity and environmental enjoyment

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.

Method of Sale

For sale by Private Treaty.

Tenure

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



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

Services

No mains water or electricity is believed to be connected. Connection to these services would be at the cost of the buyer. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

Rights of Way & Easements

There is no direct road frontage. Access is via a right of way across adjoining farmland, leading onward to a track which connects to the public highway.

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.

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.

Location

What3words location: Start of track - ///turntable.bath.receive
Woodland from field - ///richer.cried.munch
Woodland from canal - ///spud.business.toward 15189 13.02.26



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