

Lot 1: Romers Wood Bockleton, Tenbury Wells, Worcestershire,
WR15 8PU



Sunderlands
Residential Rural Commercial



**Lot 1: Romers Wood Bockleton
Tenbury Wells
Worcestershire
WR15 8PU**

Summary of Features

- Lot 1: Romers Wood extends to about 30.32 acres
- Private secluded location
- Road access

Guide Price £160,000

Overview

Motlins and Romers Wood are situated just outside the village of Bockleton in Worcestershire. Approximately 4.4 miles from the Market Town of Tenbury Wells and 9 miles from the Market Town of Leominster. Both offering a wide range of shops and restaurants.

The woodland blocks are surrounded by rolling countryside at the end of a farm track.

The woodland extends in total to 44.59 acres (18.04 hectares) and is available as a Whole or in 2 Lots.

Lot 1: Romers Wood

Romers Wood extends to about 30.32 acres (12.27 ha) of undulating forest comprising mainly oak and ash.

The woodland exemplifies ancient woodland, spanning both a plateau and a steep southeast-facing slope that descends toward Cadmore Brook—a stream nestled in a steep-sided dingle. Within this woodland, you'll find flora typical of ancient woodlands, including bluebells, wood anemone, and yellow archangel. The upper sections of the wood remain persistently damp and have been colonized by rushes, lady's smock, and creeping jenny.

Along the Cadmore Brook, other damp areas host alders, meadowsweet, water avens, and opposite-leaved golden saxifrage. Notably, the Woodlands provide a habitat for various wildlife, including the rare Bechstein's Bat and Dormice.

Tenure

We understand the property is freehold with vacant possession.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries of ownership thereof.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning

We understand that no planning enquiries have been made.

Local Authority & Public Utilities

Worcestershire Council, County Hall Spetchley Road Worcester WR5 2NP

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Ludlow, SY8 1FN

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Stewardship Schemes

We understand that the Woodland is subject to a Higher Tier Countryside Stewardship scheme ending in 2028. The prospective purchaser can continue with the agreement or it can be terminated upon completion. For more details of the agreement please contact the agent.

Sporting, Timber & Mineral Rights

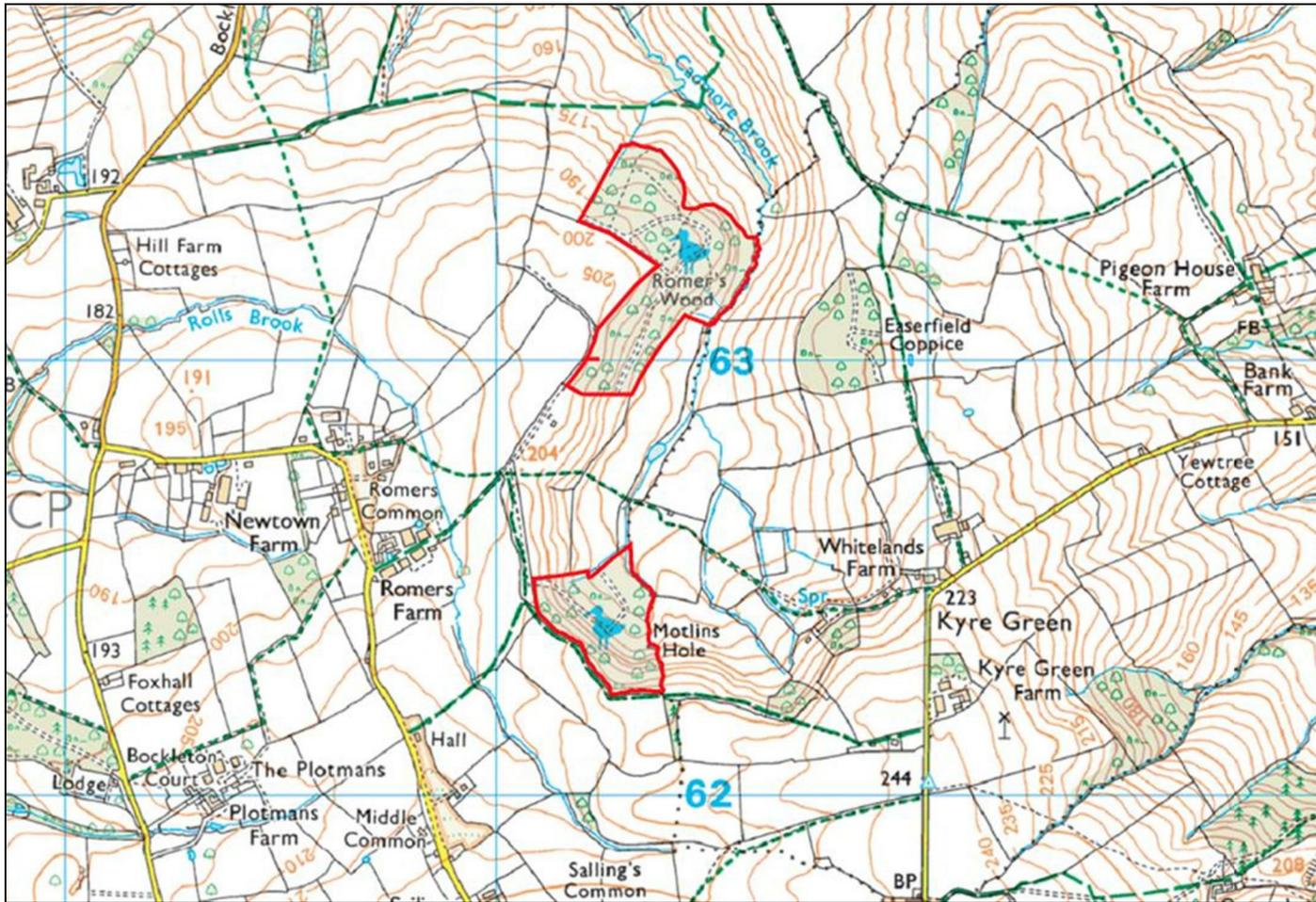
We understand that all standing timber or any sporting rights, if owned, are included in the sale.

Designations

We understand as part of the sale the woodland will be delisted as a Local Nature Reserve and thereafter public access will no longer be mandatory.

Access

We understand that access to both lots is via a private right of way (as shown by the red dots on the plan) with and without vehicles, horses, machinery and equipment in connection with the management and enjoyment of the woodlands.



Money Laundering

As a result of anti-laundering legislation Prospective purchasers will need to show proof of ID (photo ID for example passport or driving licence and residential ID for example current utility bill).

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Mode of Sale

The property is for sale by Private Treaty The Vendor reserves the right to take offers to Best & Finals.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. Please note the woodland footpaths are slippery underfoot and can become steep in places therefore the upmost care must be taken when viewing.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions

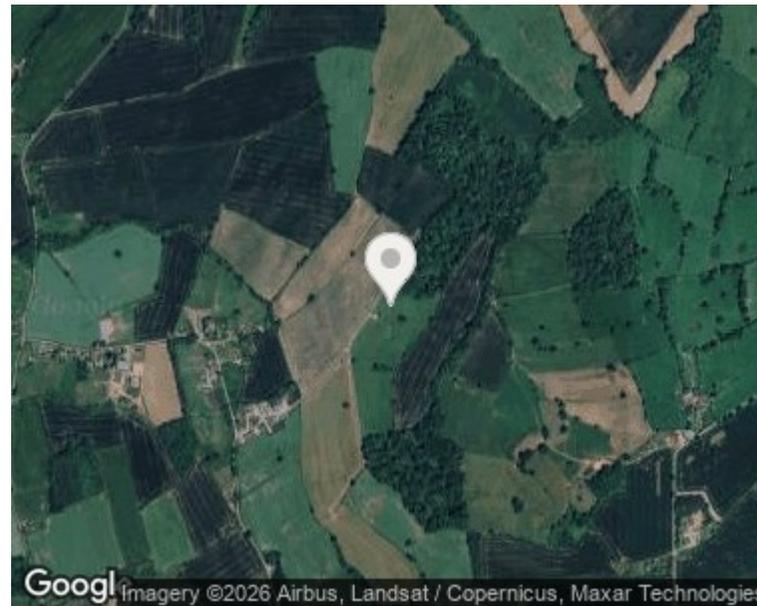
From Leominster: Take the A44 north towards Ludlow. The after approximately 2.1 miles turn right on the A4112 towards Leysters. Continue along this road for approximately 3.6 miles, then at the cross roads turn right on to a unnamed road. Continue along until after approximately 1.8 miles there will be a T junction, turn left towards Tenbury. Continue along until there is a T junction with the Bockleton road turn left after approximately 0.1 of a mile turn right continue for approximately 0.5 of a mile then turn left into Romers Farm if you continue straight on you will come to a right hand turn if you go down their you will come to Motlins Wood, but if you continue straight down the track you will come to Romers Wood.

Viewing

Viewings by appointment only. Prospective Purchasers are asked to respect the land and take care when parking. Please ensure all gates are left as found.

What3Words

Lot 1: ///canines.steam.snap



Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.