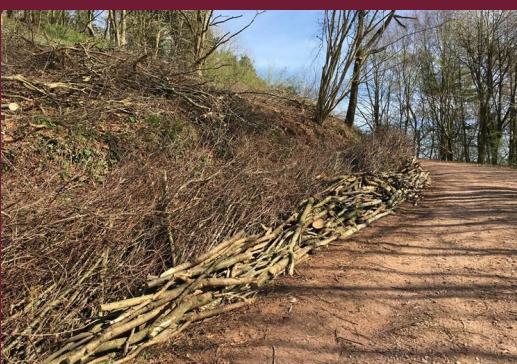
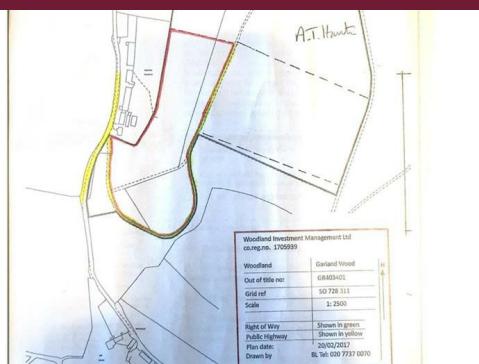


Garland Wood Ryton Coppice, Ketford, GL18 2BL

£100,000

A beautiful mature mixed woodland of around 5.5 acres in a rural yet accessible location on the North Gloucestershire, South Worcestershire border with easy access to Malvern and Ledbury. The woodland consists of mature Beech, Birch,

Oak, Cherry, Hazel, varied other species, and forms part of a larger mixed woodland. This is woodland to fall in love with, during the spring, much of the the ground is covered in a blanket of golden wild daffodils and they are replaced by a swathe of bluebells. The land provides the perfect haven to escape to the country for some forest bathing as well as potentially to manage commercially with a Forestry Commission felling licence and agreed management plan in place.



Garland Wood, Ryton Coppice, Ketford, Gloucestershire, GL18 2BL

GARLAND WOOD

Garland Wood is one of the finest beech woodlands in the area. During spring, much of the woodland is covered in a blanket of golden wild daffodils. Just as these die down, they are replaced by a stunning swathe of bluebells. This is a woodland to fall in love with, as well as potentially to manage commercially.

DESCRIPTION

IT has three compartments, each with its own character.

The largest was planted in 1952 and comprises mainly beech trees. These are growing tall and straight, ready for commercial felling at some point in the future. Commercial contractors thinned the trees towards the end of 2020 to allow the remaining trees to broaden their trunks. This has resulted in the availability of a significant amount of potential firewood on the forest floor, some of which has also been removed and stacked at the edge of the access track. It has also resulted in a flush of fresh new vegetation at ground level, providing an additional habitat for wildlife.

The smallest compartment was cleared of trees during the same operation. These had been planted later and had not grown straight. This area is ready for replanting by the new owners, giving you an immediate opportunity to make your mark on the woodland.

The final compartment is mixed woodland planted in 1960. Trees and shrubs growing in this compartment include birch, ash, oak, cherry, poplar, hazel, field maple, spindle, elm and holly.

The current owners have created a glade in this area that has a raised bed for campfires, a firewood store and a canvas shelter. This has proved very useful for socially-distanced entertaining.

WILDLIFE

The woodland is a wildlife haven. The current owners have occasionally seen deer, badgers, a fox, a goshawk, a toad, a mouse and woodpeckers. On a more regular basis, there are buzzards flying overhead and the woodland is visited by a mixed flock of tits. Many different species of mushroom and fungi grow in the woods, indicating a healthy soil habitat.



SITUATION

Garland Wood is part of a larger woodland that is split into around ten lots. This is a vibrant woodland community, with many of the owners visiting frequently. Most of the other owners are sociable and over the years they have had a number of social events, including firework barbecues, an Easter egg hunt and even a wedding anniversary celebration. All the owners are also respectful of those who would prefer not to socialise. The owners communicate through a closed Facebook group.



FORESTRY OPERATIONS

The woodland benefits from a forestry operations-standard track that is in excellent condition. The current owners drive a small hatchback car and have no trouble with access at all. There are two laybys along the boundary of Garland Wood that can be used for parking or stacking wood. There is a Forestry Commission felling licence and agreed management plan in place.



LOCATION

The Wood is located just off a public country road. Secured gated access opens to a good woodland track which wraps around the woodland to its north eastern boundary. There is plenty of space to park in a layby on the western side or in the woodland itself. A rural public footpath and bridleway network are located close by with easy access from the woodland making it a great starting point to further explore the stunning North Gloucestershire countryside.



Distances

Ledbury - 6 miles
Great Malvern - 14 miles
Gloucester - 14 miles
Cheltenham - 20 miles



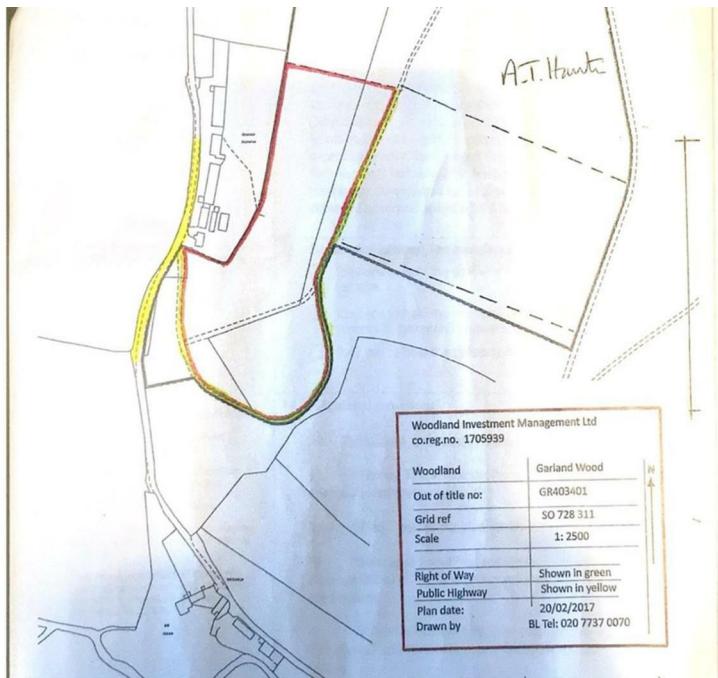
FURTHER INFORMATION

Available by request are copies of the following information;
The Approved Felling Licence
Inventory and plan of operations
Forestry Commission approved Small Woodland Management Plan



DIRECTIONS

From Ledbury leave the town centre in a southerly direction along the parkway, upon reaching the roundabout take the 2nd exit onto Ledbury Road/A417, continue for approximately three miles and take the right hand turn into Woodend Street signposted Bromsberrow Heath. Continue to the T junction and turn right and then immediately left. Continue over the bridge and turn right headed towards Ryton. At the next junction turn left, continue straight on past the next right hand turn and the entrance to the Woodland can be found after the bungalow on the left hand side. For further information or to arrange a viewing please call the office on 01684 561 411.



TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

COVENANT - The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

SERVICES: There are no services on the land.

ENERGY PERFORMANCE RATINGS: None required.

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