

Hogshead Woodland,
Tarporley Road, Oakmere, Northwich, Cheshire



Strutt
& Parker

Land and property. Since 1885.

An excellent opportunity to purchase a block of woodland extending to approximately 74.91 acres (30.31 ha)

Situation

Hogshead Wood is situated in an attractive location. Just off Tarporley Road, between Oakmere and Cuddington in Cheshire. The area is well regarded for its rural surroundings combined with local amenities and easy access to the road network.

Description

In all, the land extends to 74.91 acres (30.31 hectares).

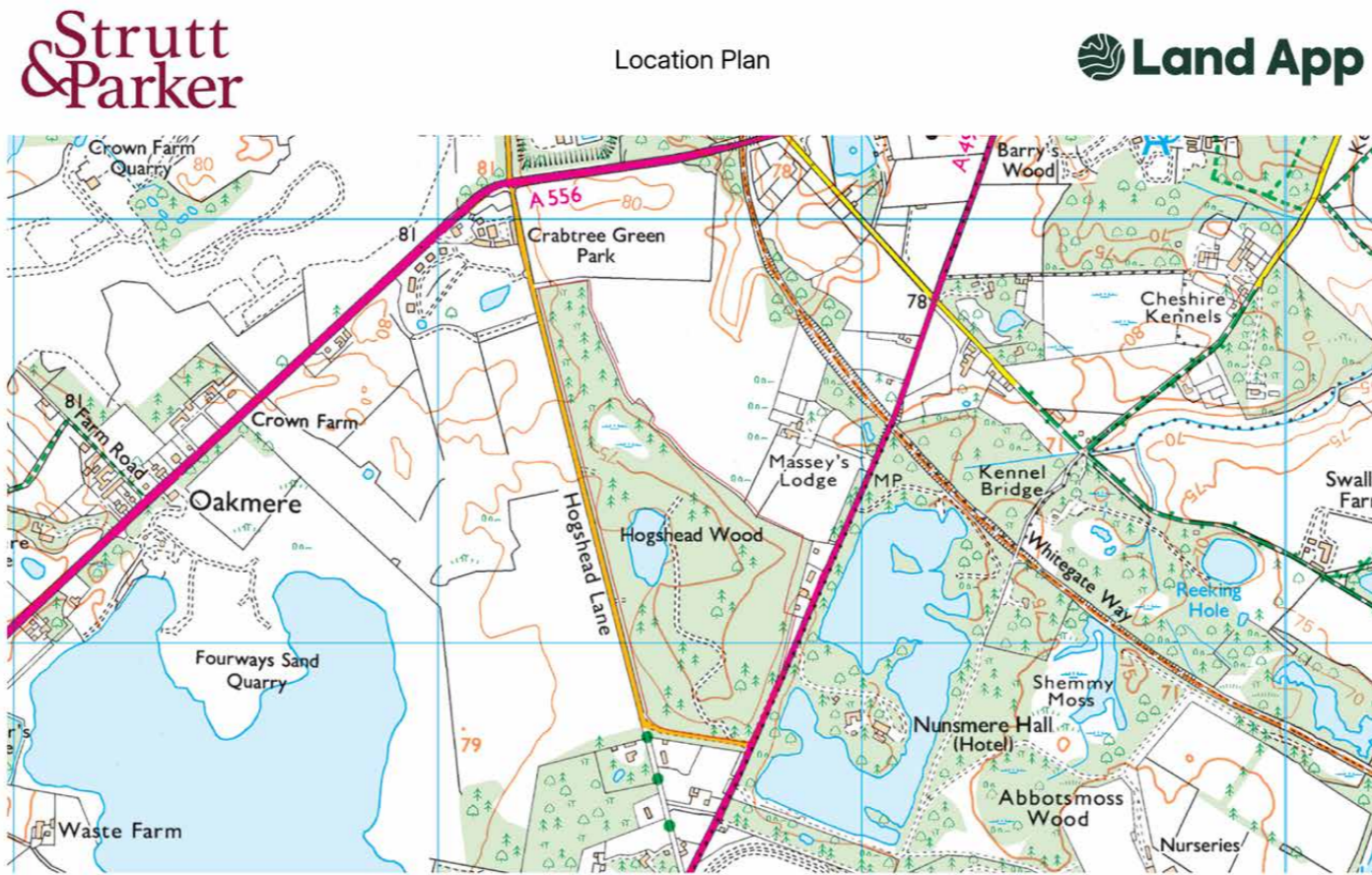
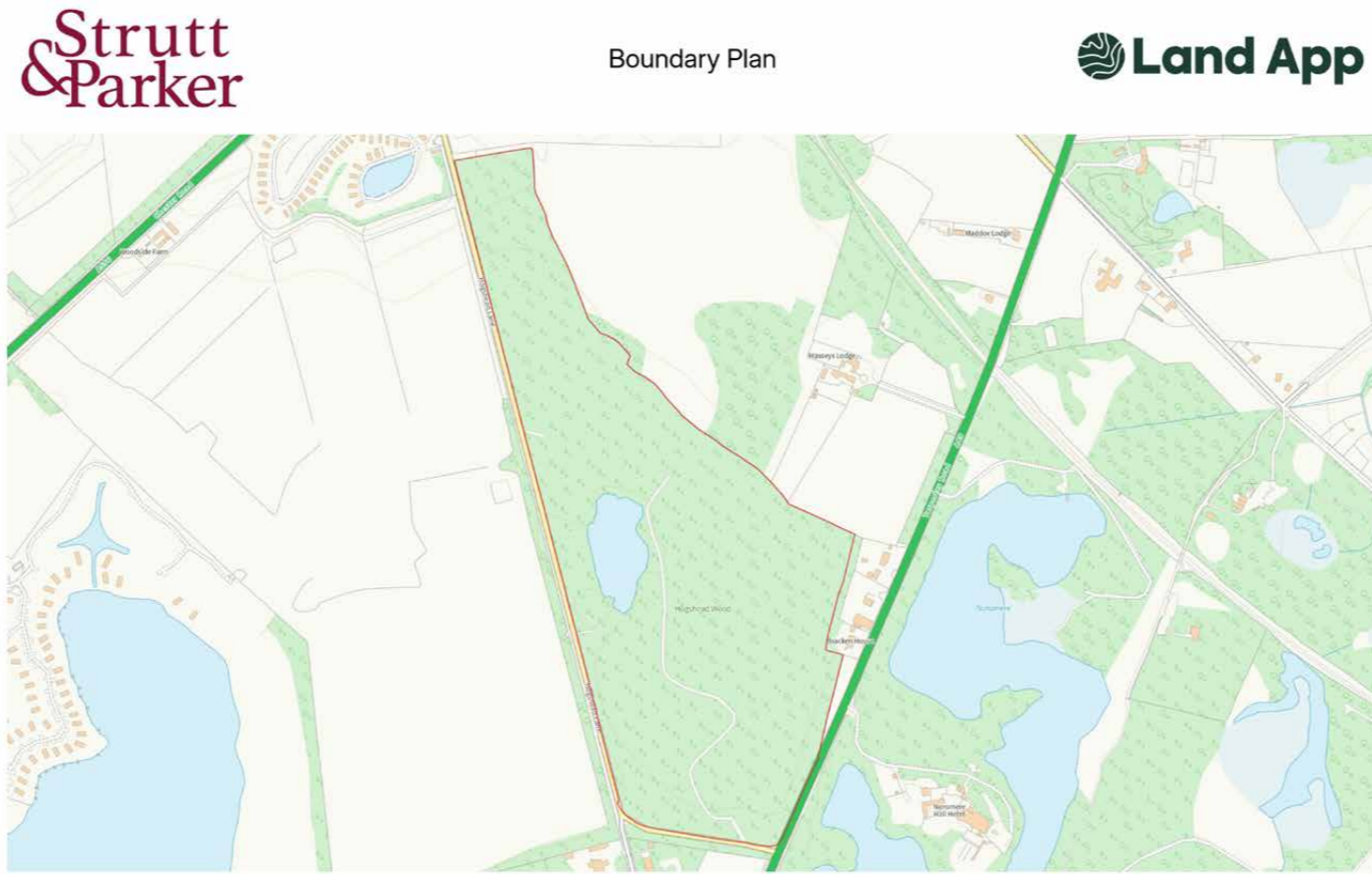
With a principal species of pine and a fringe of larch, oak and birch, together with some rowan retained. There is also a pond situated towards the middle of the woodland. Hogshead Wood is an appealing parcel of woodland, offering a natural environment characterised by a mix of mature trees and younger woodland. It provides a peaceful and private setting, and would be appealing for any purchaser seeking an investment in natural land, with potential for biodiversity and environmental enhancement.

This woodland was quarried in the 1980s.

Access

There is a good vehicular access off Hogshead Lane which runs along the southern boundary of the property. A hard vehicular access track runs north through most of the wood as shown on the plan.

For sale as a whole by private treaty
74.91 acres (30.31 hectares)
Guide price £440,000



General

Overage: There is no overage effecting this Woodland.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Stewardship Agreements: The woodland is not managed under any environmental stewardship schemes.

Tenure: The property is offered for sale freehold with vacant possession on completion.

Minerals, Sporting Rights and Timber: All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

Local Authority: Cheshire West and Chester Council.

Method of Sale: The property is available as a whole by private treaty. Each party will bear their own legal fees.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Services: There are no services connected to this woodland.

Covenants: There are no covenants effecting the land.

Health and Safety: Given the potential hazards that could pose in a woodland area, we ask you to be vigilant when making your inspection for your own personal safety. Please contact Strutt and Parker on the details below to arrange a viewing.


Viewing: Strictly by confirmed appointment by the vendor's agent, Strutt and Parker. Please contact Sarah Orr on 07770 704360 (Sarah.Orr@struttandparker.com) or Megan Harris on 07353 167734 (Meg.Harris@struttandparker.com).



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