

Cinder Wood, Somerset - About 4 ⅓ acres, £59,000



Cinder Wood contains a healthy variety of tree types; from the old yew trees along the boundary to thriving oak and hazel that line the many meandering private pathways through the wood. There has been little intervention in this natural environment in recent years. The bramble beneath the broadleaf tree types has been allowed to run a little unchecked in parts but provides important dense cover for the woodland mammals and nesting birds that call Cinder Wood their home. This also adds to the feeling of seclusion and privacy within the wood. A number of pathways have been cleared through the undergrowth but only minimal effort would be required to create further paths and clearings and improve access to all parts of the wood.

An attractive [old stone wall](#) runs along the entire length of the northern boundary. This appealing feature would make a very rewarding and worthwhile restoration project for a new owner, or if left untouched still remains a characterful part of the rural landscape.

This area of woodland has an interesting war history. American G.I.s stationed nearby were responsible for building the original access road that still serves the woodland. This became known locally as the 'cinder track' as a result of the mixture of waste ash and aggregates that was used in its construction. Pits were dug nearby that held tar and timber ready to be set alight in the event of German air assault, as a diversion to draw enemy bombs from their intended target of Bristol.

Cinder Wood is enveloped by other privately owned secluded woodland and the wider area is rural in character but with the benefit of easy access to both the small local settlements of Nailsea and Backwell and the extensive facilities offered by the metropolis of Bristol.

These particulars were prepared by local manager Daniel Sharp.

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.

Price: £59,000 Freehold

Location: Brockley, Nailsea, Somerset

Size: About 4 ⅓ acres for sale

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Location

OS Landranger: OS No 172

Grid ref: ST 475 660

Nearest post code: BS48 3DF

Directions

From the north leave the M5 at junction 18 (signposted A4 Bristol & Airport). Take the A4 towards Bristol following signs for the Airport (signposted A4 and A370 Bristol & Airport). After passing through Backwell turn left at the village of Brockley into Brockley Combe Road. Proceed up this wooded valley for approx one mile until you see a slip road on your right with signs for Fountain Timber Products. Take this turning and proceed up this hill 200 metres around a sharp right hand bend and as the road bears left look out for a wooden five bar gate on your right next to a yellow sign for Fountain Timber Products. This gate is kept locked for security but you can contact Daniel 07780 900192 for the code for the combination padlock. Please make sure this gate is kept secured during and after your visit.

From here follow the woodland track for 500 metres passing the 'Woodlands For Sale' sign until you see the red markings and name sign for Cinder Wood on your right.

From the south leave the M5 at junction 22, at the roundabout take the 3rd exit signposted A38. At East Brent roundabout joining the A370 take 2nd exit signposted A38 & Airport. Continue on this road for approx 11 miles. Go straight over the roundabout with the airport entrance on your left and turn left at the next set of traffic lights into Downside road. After approx 2 miles you will descend into a wooded valley and see a turning on your left to Fountain Timber Products. From here follow directions as above.

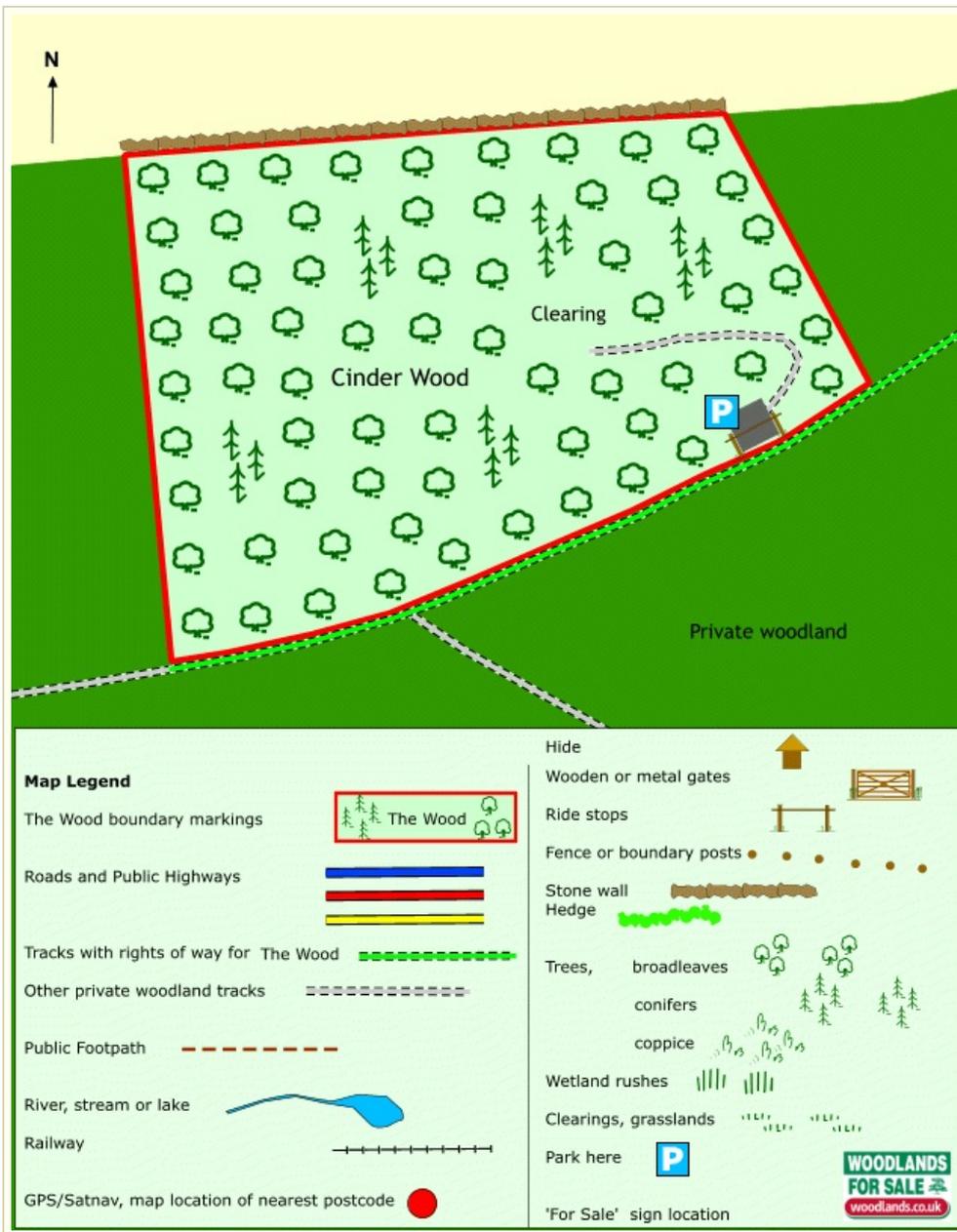
Sat Nav / GPS note: The post code BS48 3DF is for the point shown on the location map by the red dot.

Boundaries:

Indicative boundaries are shown by red coloured markings on posts running through the wood to the east and west; and by the old stone wall to the north and the edge of the access track to the south.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.