



Collyhole Wood - SOLD

Staffordshire

A lovely oak and birch woodland with a flowing brook, located close to the picturesque village of Ipstones, near Leek, close to the Peak District and set amongst open farmland.

Details

Price: £95,000 Freehold

Location: Ipstones, near Leek, Staffordshire

Size: Just over 6 acres for sale

OS Landranger: OS No 119

Grid ref: SK 006 506

Nearest post code: ST10 2JS

Local manager

Dan Watson

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Description

Collyhole Wood takes its name from the watercourse which forms its south-eastern boundary. Reliably flowing year-round, the brook is a draw and valuable resource for both wildlife and two legged visitors; its peaceful babbling can be heard from most parts of the woodland. Set on a slope that really captures the morning sunshine, the land rises up to a stone wall bordering pasture land and far-reaching views beyond.

The [oak](#) and [birch](#) trees in the wood are of varying ages, some mature growing as standards and established coppiced trees. There are many younger self-seeded trees too, competing to form the next generation of the wood. Here and there shrubby [rowan](#) (or mountain ash) and holly can be found as well as some [sycamore](#). Closer to the brook, willow and [alder](#) crop up, thriving in the damper spots with vibrant [marsh marigold](#) at their feet.

Throughout the wood, several varieties of [native fern](#) can be found, along with patches of bramble and bracken. Bilberry bushes also grow along the banks of an old drainage channel. Now dried up, the feature contours through the wood, part way up the bank.

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.

Trees

Well established native broadleaved trees, including oak, birch, rowan, sycamore, alder and willow.

Wildlife

The woodland has been largely untouched for many years and is home to a diverse mix of wildlife. Red deer and roe deer can be sighted at the wood and tracks of fox and other mammals can be found in snow or mud at the side of the brook. Another visitor to the brook is the heron, stalking the banks for small fish and amphibians.

Many small birds such as blue tits, great tits and long tailed tits feed through the canopy and at ground level, amongst the brambles, woodcock like to hide, only breaking cover at the very last minute as you walk through the wood. There are also a number of pheasants around and a particularly friendly one lives close to the entrance gate.

Features

- Babbling brook runs along one boundary of the wood.
- Footbridge gives access over the watercourse.
- Native broadleaved trees.
- A rustic bench is situated overlooking the stream.
- Gently sloping sunny bank.
- Stone wall at the upper boundary, with lovely views beyond.

Access, tracks and footpaths

Access to Collyhole Wood is via Church Lane and then on to a stone parking area. From here, the woodland is accessed on foot, via a newly constructed footbridge over the brook.

A public footpath crosses the wood leading from an older footbridge, up the bank and out across the farmland.

Rights and covenants

There is a public footpath within the wood, please see the map for details.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

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Activities

Collyhole Wood is a great wood for wildlife enthusiast with opportunities for observing nature, perhaps erecting trail cameras or hides.

There is plenty of family fun to be had too, with spaces suitable for occasional camping and wild, adventure filled days.

Local area and history

The wood is located close to the village of [Ipstones](#), in the Staffordshire Moorlands, set in the foothills of the Pennines, just outside the [Peak District National Park](#).

Places of note in the local area include [Biddulph Grange](#) (National Trust) with its stunning restored gardens and, about seven miles away, the [Alton Towers Resort](#) theme park.

Ipstones dates from around the 12th century and is surrounded by small farms and rolling countryside. Lots of good local produce is available in the area both from driveway 'honesty boxes' and local shops and hosteleries.

How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

Directions

Just 8 miles from Leek, 12 miles from Stoke-on-Trent and 14 miles from Ashbourne.

Directions.

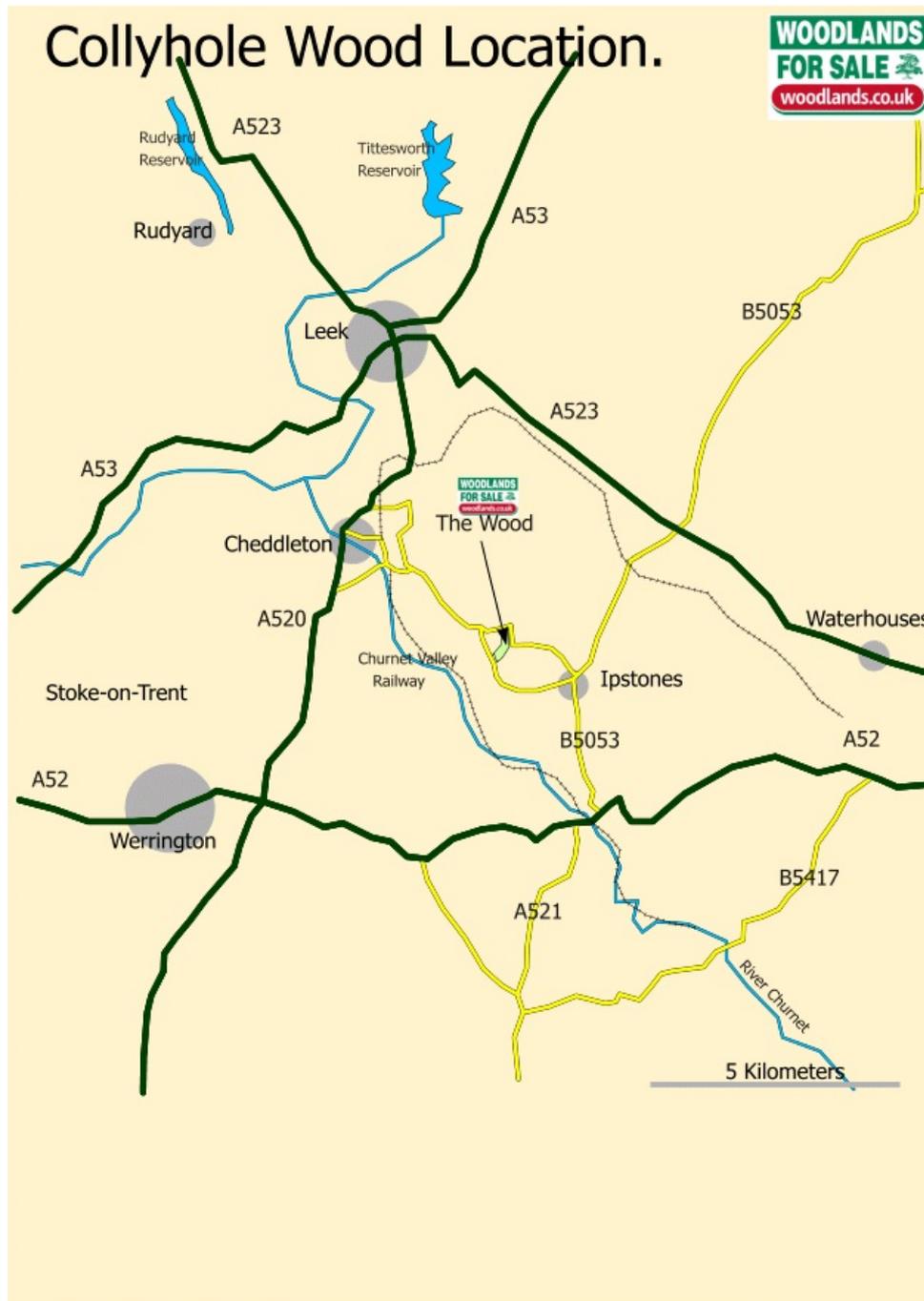
- Travel southeast from Leek on the A523.
- After 3 miles turn left onto the B5053 signed for Ipstones.
- Follow the road for about 2 miles travelling southwest.
- In the centre of Ipstones Village turn right on to Church Lane next to the village shop.
- Follow Church Lane out of the village.
- After the sharp right hairpin bend proceed downhill for 150 metres before parking on the right opposite the shared gateway to Collyhole Wood.

note. When parking please allow space for other vehicles to use the passing space.

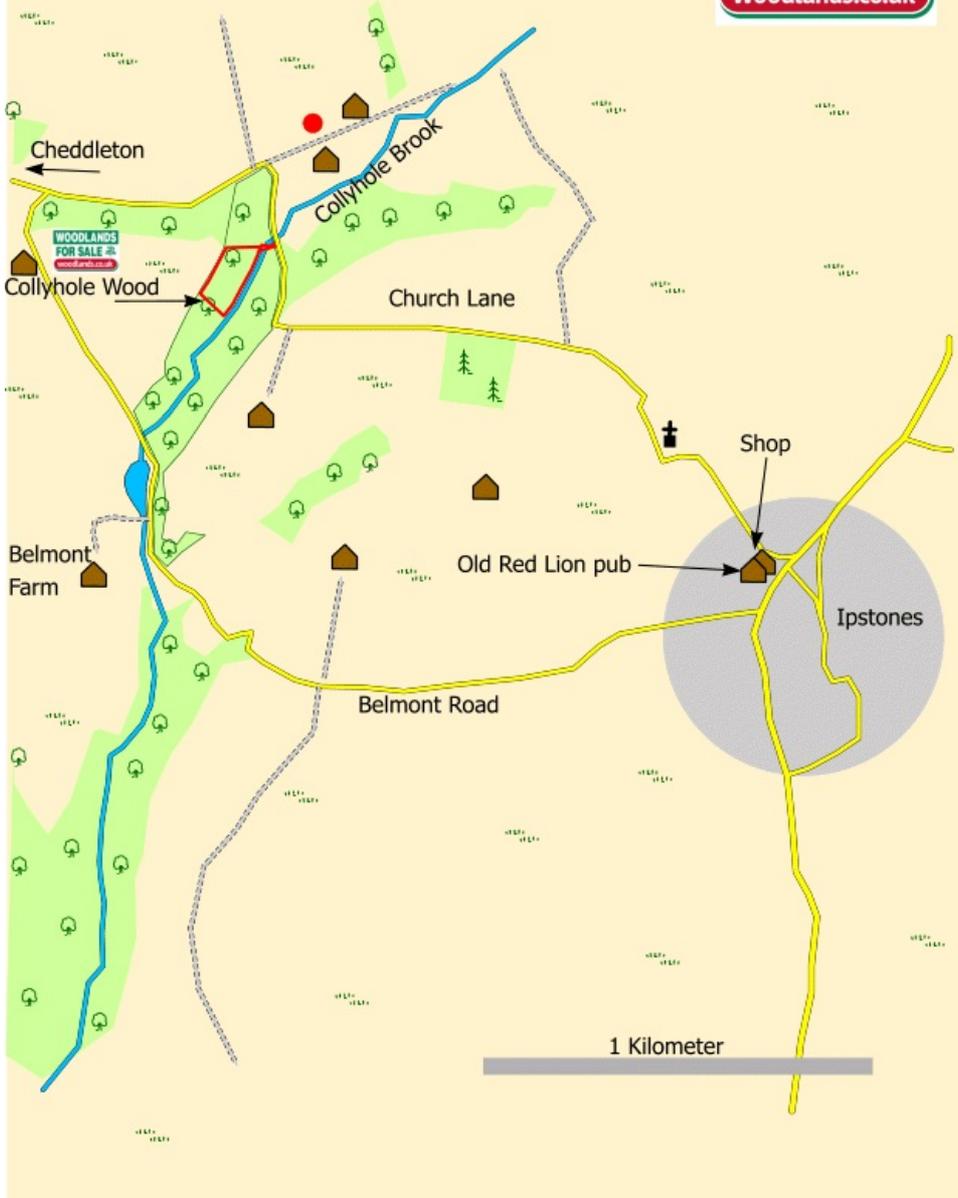
- Collyhole Wood is around the gate opposite and to the right of the track and footpath

Boundaries:

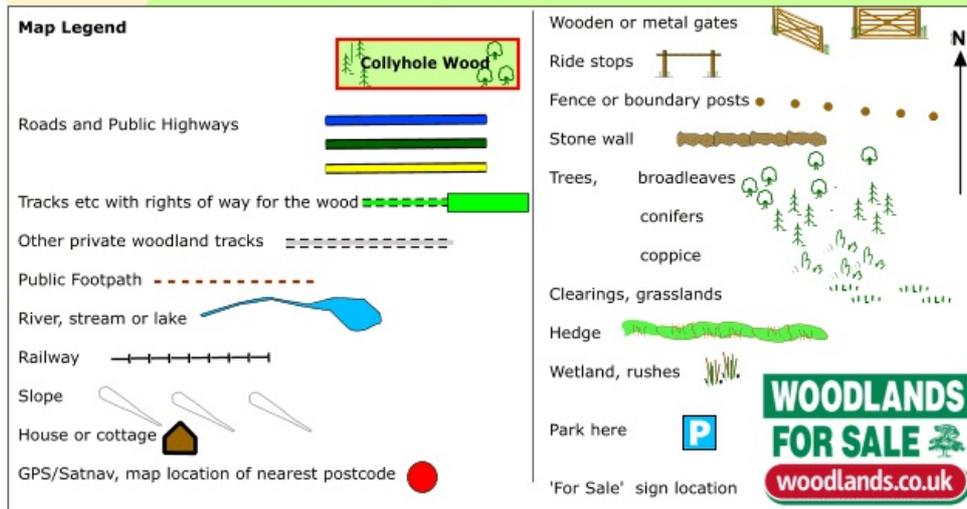
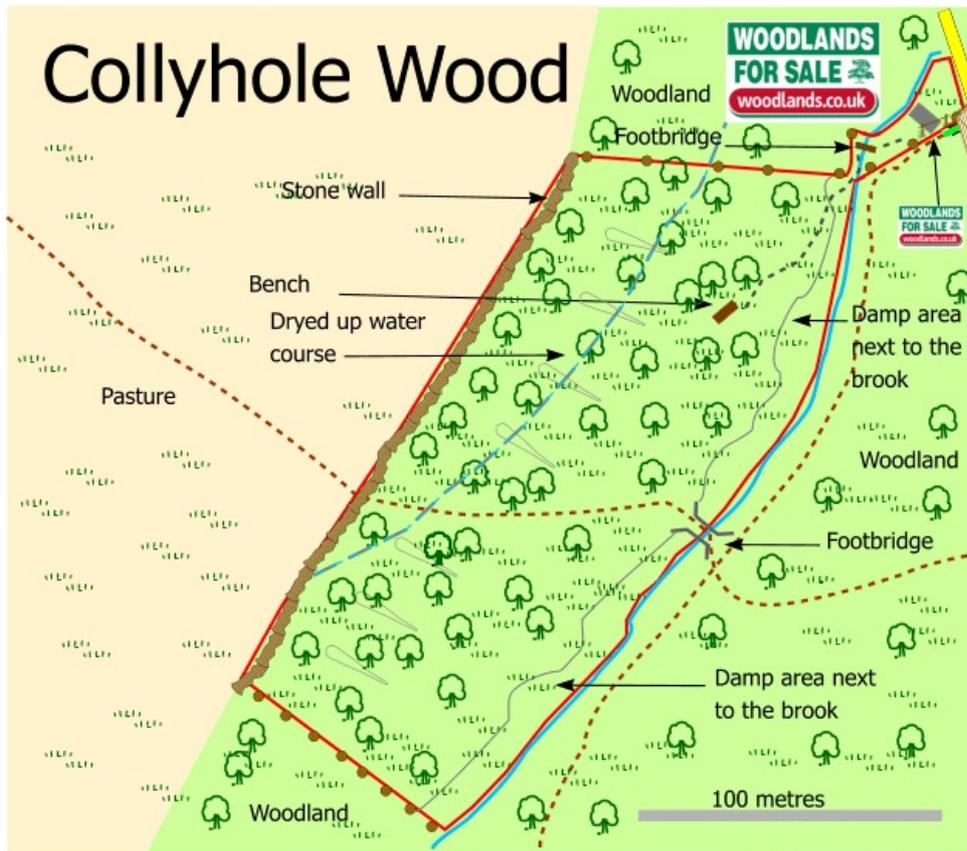
There are red markings on posts along the northern and southern boundaries, on trees alongside the western field boundary and on trees next to the eastern stream boundary.



Collyhole Wood Location



Collyhole Wood



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.