



## Conigre Wood Wiltshire

A fine example of mixed woodland in the most appealing of settings, set deep within established surrounding woodland.

### Details

**Price:** £95,000 Freehold

**Location:** Bradford-on-avon, Wiltshire

**Size:** About 3 ½ acres for sale

**OS Landranger:** OS No 173

**Grid ref:** ST 846 602

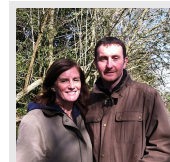
**Nearest post code:** BA15 1TS

### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

There is little disturbance here except the melodic birdsong of the many species that have made this stunning woodland landscape their home, centred around the protection of the woodland and the draw of the nearby river Avon. For centuries the stems of towering beech and oak have provided a safe habitat that is constantly evolving as the canopy changes over the generations. Now there is emerging self seeded birch, hazel and sycamore among the other species here to further enhance the diversity.

This is a camper's delight. The level open ground at the fringes of the wood where the evening sun filters through the tree line, provides the perfect place to enjoy evenings around the campfire. From here the timeless spectacle of browsing deer, the call of the [Barn Owl](#) and the subtle sounds of the woodland at night can be enjoyed. At the right time of year visiting heron may pass through to their established nesting colonies in the tree tops near the river.

There is access via excellent woodland tracks to the entrance to Conigre Wood and grassy rides lead you into the mature woodland and hidden clearings of the interior.

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.

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### Wildlife

An interesting range of wild fungus can be found in the vicinity, in particular there have been recent sightings of the relatively uncommon Magpie inkcap and Jews Ear fungus, a much sought after edible variety popular in Oriental cuisine.

The complex interplay of foxes, rabbits, badgers and numerous other small mammals is a daily event within the shelter of the woodland environment. The wood takes its name from the old English word conigyre, 'the place where rabbits live'. In the Wessex area this was more commonly spelt conigre and the nearby town of Bradford adopted the name for the old footpath that runs up the hillside from Church Street.

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### Features

In common with its woodland neighbours; the new owner of Conigre Wood will also enjoy the right to access and enjoy a further section of mixed woodland and riverside meadow along the banks of the Avon within a few hundred metres of the wood. This is perfect for enjoying fishing, boating and a great opportunity to observe an even wider diversity of riverine wildlife from the water's edge and fully appreciate its relationship to the woodland beyond.

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### Access, tracks and footpaths

Conigre Wood is undisturbed by a boundary with a public road or any public footpaths. Access is via a well made track through neighbouring woodland. The entrance to the wood along a section of level woodland track.

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### Rights and covenants

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.

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### Local area and history

Wild primrose, ferns and carpets of moss cling to the ancient earth bank along the boundary in this peaceful corner of rural Wiltshire overlooking the valley of the river Avon, yet within just a couple of miles of the World Heritage city of Bath. The city was granted World Heritage status by UNESCO in recognition of its unique character and architectural history principally during Roman and then Regency periods. Even closer is the historic market town of Bradford On Avon that became a locally important centre for the wool trade and to this day the wealth and prosperity generated during this period is much in evidence in the local architecture.

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### 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.

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### Directions

From Bradford On Avon follow the B3107 east towards Holt / Melksham. After a mile you will see a small concreted opening in the hedge on your right hand side (What3words: cans. operation. mergers) as you approach a crossroads (just before the turning into

a cottage). This is the access track to the woods. Follow this track across the fields towards the woodland gate; passing the cottage and barns on your left.

This gate is kept locked for security but you can contact Daniel 07780 900192 for the code to the combination padlock. Please make sure this gate is kept secured during and after your visit.

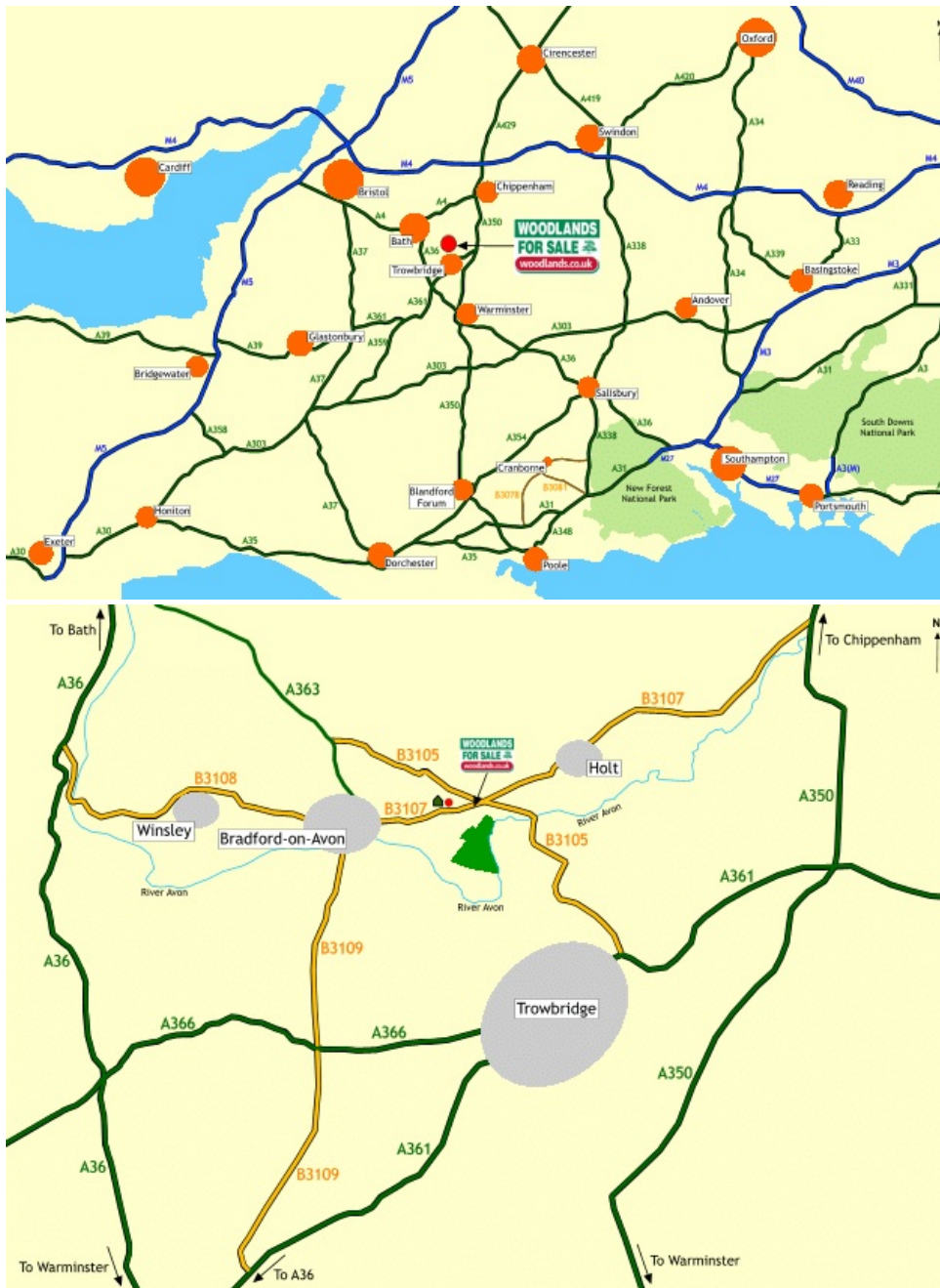
Beyond the gateway the track bends sharply to the right. Continue for 250 metres until a junction with other woodland tracks at a small open fronted shed. You can then park here taking care not to obstruct the track and continue along the straight central access track, passing over another bisecting track after 300 metres, until, after a further 200 metres you will see the entrance and orange markings for Conigre Wood on your left.

Please also refer to the 'wood maps' tab to assist you with finding your way.

Sat Nav / GPS note: The post code BS15 1TS is for the point shown on the location map by the red dot.

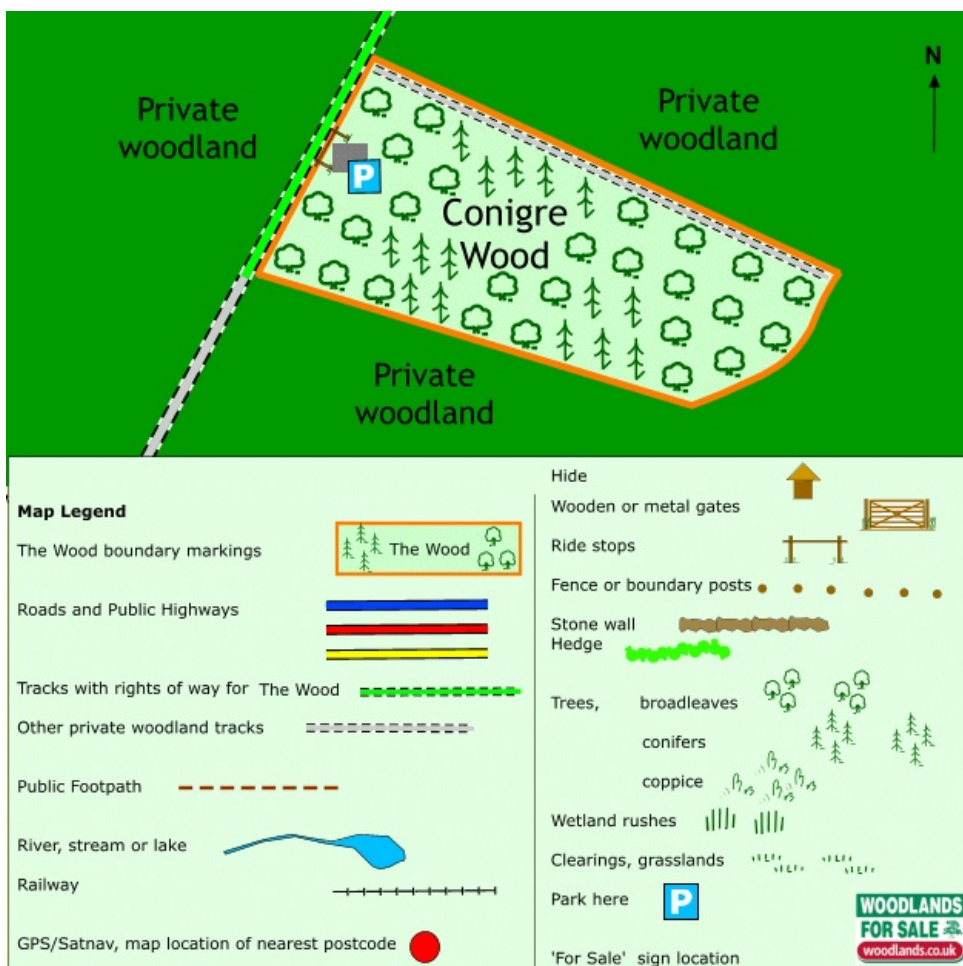
## Boundaries:

Boundaries are indicated by orange markings on posts and trees running through the wood to the north and south. The western boundary is with the access track and an ancient earth bank marks the boundary to the east.









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.