



Crowfoot Copse Wiltshire

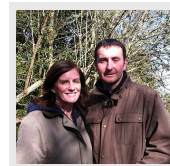
A delightful woodland with sunny clearings beneath an oak canopy, set in a secluded location and enjoying the additional benefit of access to the River Avon.

Details

Price: £109,000 Freehold
Location: Bradford On Avon, Wiltshire
Size: About 3 ⅔ acres for sale
OS Landranger: OS No 173
Grid ref: ST 847 603
Nearest post code: BA15 1TS

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk



Description

From the entrance to Crowfoot Copse, a clear route leads straight into the heart of the woodland along an old forest track. Within metres, you are enveloped by the sights and sounds of nature within the wood. Towering pine, oak and beech dominate the canopy, while holly and cherry provide screening for a number of delightful camping clearings. At the wood's edge, the perfectly intricate foxgloves stand proud in brilliant pink, soaking up the sunshine in the open glades.

It is unusual in this part of the country to be able to experience the satisfaction of woodland ownership on a manageable scale, while still having plenty here to explore and enjoy. Crowfoot Copse has a light and open feel and sits on level, well-drained ground. The mixed tree stock provides plenty of interest for nature, while there is abundant seasoned timber on the forest floor for the wood burner. The proximity of the River Avon to Crowfoot Copse is an undeniable draw for a host of birds, mammals and invertebrates.

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.

Wildlife

Common water-crowfoot, with its small, pretty white flowers, is part of the buttercup family and belongs to a large group of aquatic plants that may be seen in the nearby ditches and streams feeding into the River Avon near Crowfoot Copse during the spring and summer.

This forms part of a rich botanical offering that thrives within the woodland environment, revealing itself in many forms to the keen-eyed observer throughout the year. In particular, Crowfoot Copse and the surrounding woodland become an awesome sea of hazy purple iridescence during the spring weeks when the bluebells are in full bloom.

Features

In common with its woodland neighbours, the new owner of this 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, which runs from the eastern boundary of Crowfoot Copse.

This is perfect for fishing and boating, as well as providing a great opportunity to observe an even wider diversity of riverine wildlife from the water's edge and fully appreciate its relationship with the woodland beyond.

Access, tracks and footpaths

Crowfoot Copse is situated in the most peaceful and secluded of settings, undisturbed by roads or public footpaths. Access is via a well-made track through neighbouring woodland to the entrance of Crowfoot Copse, where there is parking and access deep into the wood along a section of old woodland track.

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.

Local area and history

The area surrounding Crowfoot Copse lies within the delightful setting of the Avon Valley. This landscape of the southern Cotswolds tells the story of the profound relationship between the river and the surrounding towns, enriched by a long history of mills serving the wool trade, as well as the earlier presence of ancient Britons and Roman settlers in nearby Bath. The subsequent wealth and splendour of Georgian England owed much to the beauty of the area, nourished by this watercourse.

This much-visited part of the country offers plentiful amenities for the woodland owner, from welcoming village hostelrys to a wealth of local knowledge and expertise on hand to advise on woodland management.

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.

Directions

From Bradford-on-Avon, follow the B3107 east towards Holt/Melksham. After approximately one 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 to a cottage. This is the access track to the woods. Follow the track across the fields towards the woodland gate, passing the cottage and barns on your left.

The gate is kept locked for security, but you can contact Daniel on **07780 900192** for the combination padlock code. Please ensure the gate is kept securely closed during and after your visit.

Beyond the gateway, the track bends sharply to the right. Continue for approximately 250 metres until you reach a junction with other woodland tracks beside a small, open-fronted shed. You may park here, taking care not to obstruct the track.

Continue along the straight, central access track and, after a further 250 metres, turn left at the crossroads. Continue for 200 metres, at which point the track bends to the right. You will then see the name sign, entrance and pink boundary markings for Crowfoot Copse on your right.

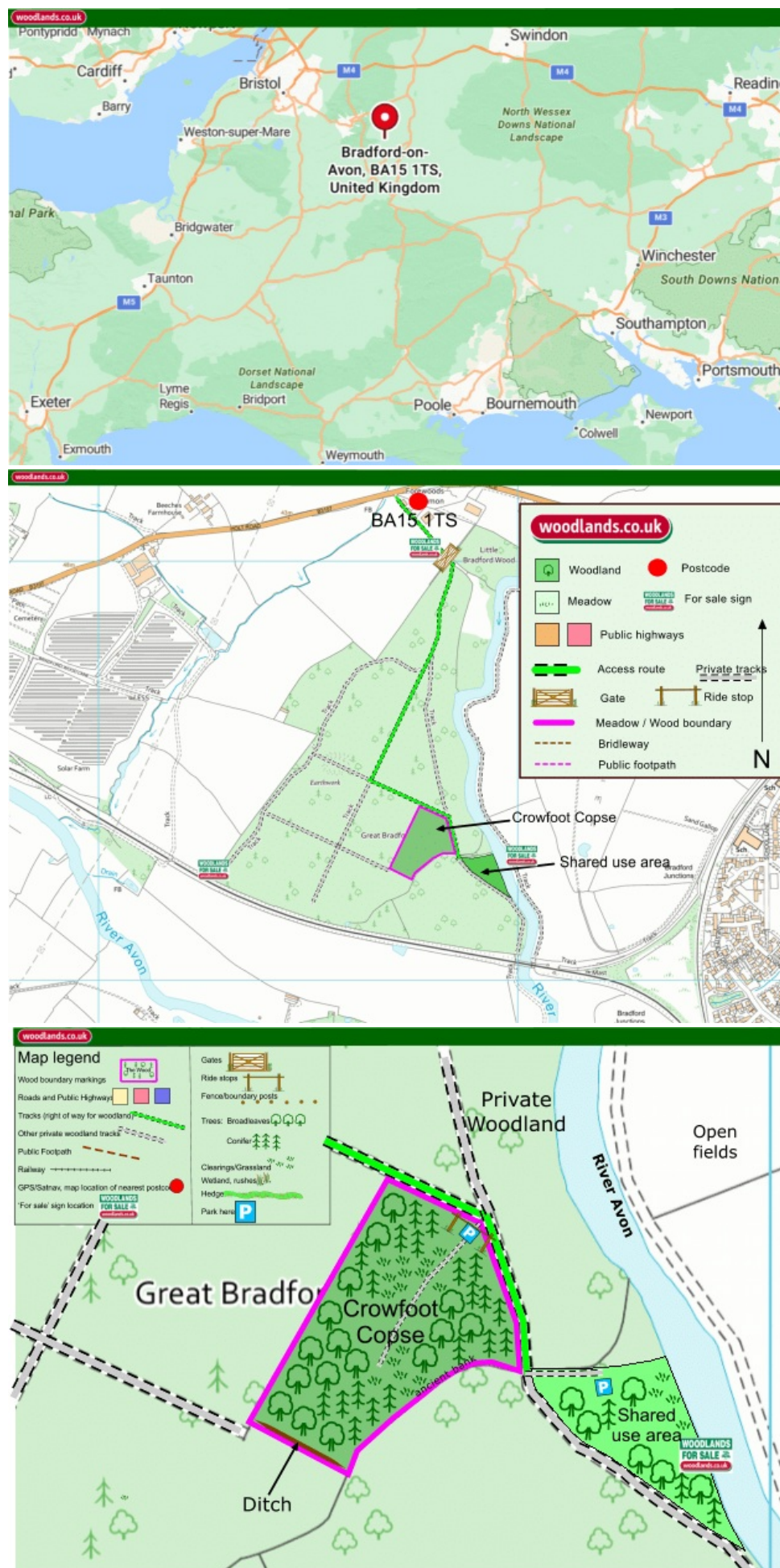
What3words: **attention.perkily.braked**

Please also refer to the Wood Maps tab to assist you in finding your way.

Sat Nav / GPS: The postcode **BA15 1TS** identifies the location shown by the red dot on the location map.

Boundaries:

Indicative pink boundary markings run through the wood on posts and trees to the west, and along the track edge to the north and east. To the south, there is an ancient ditch.



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.