

Fairfield Wood, Somerset - Almost 5 acres, £59,000



The location of Fairfield Wood on the lower slopes of the Avon valley within metres of the river Avon make for a unique habitat where woodland meets water meadow. This enormous bio diversity of plants and animals provides rich pickings for birds, mammals and insects of all varieties, along with the undisturbed environment away from the influence of modern human existence.

Such is the importance of this natural environment that it carries special local authority designations aimed at ensuring its continued existence as an important place where rare species can thrive.

Once within the wood a remarkable landscape of tumbling boulders and rocky outcrops provide further interest. This lunar style scenery provides shelter for small woodland mammals, such as voles and [bats](#). The golden limestone that lies beneath the ground at this point on the very southern tip of the Cotswolds was a much treasured commodity and extensive mining took place in the surrounding areas of Monkton Farleigh and Coombe Down to build much of the World Heritage City of Bath. This included the nearby residential area of the city, Fairfield Park, from which the wood takes its name.

There is also a mixed understory of hazel and holly to provide shelter for the resident deer and for the woodland owner to set up camp and enjoy the beauty of this natural environment.

There are no public footpaths through the wood but it is possible to pick these up nearby and enjoy the walks along the Kennet and Avon canal between Bath and Bradford On Avon that are themselves attractions that draw visitors from all over the country. Bath was granted World Heritage status by UNESCO in recognition of its unique character and architectural history principally during Roman and then Regency periods.

Particulars and plans were prepared by our 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: Conkwell, Bath, Somerset
Size: Almost 5 acres for sale

Local manager

Daniel Sharp

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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.

Location

OS Landranger: OS No 172

Grid ref: ST 790 631

Nearest post code: BA15 2JE

Directions

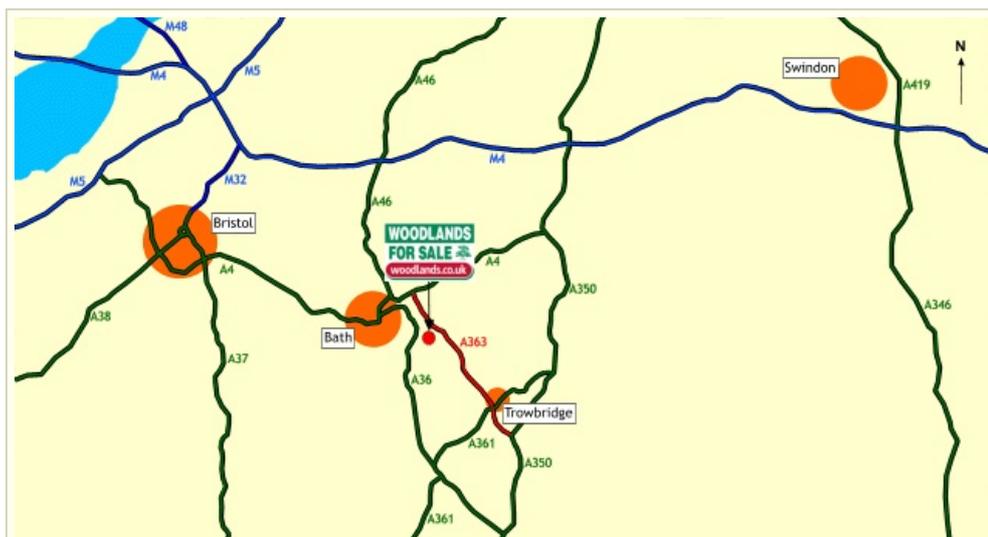
Exit junction 18 of the M4 and follow signs to Bath on the A46. After a few miles the road becomes a dual carriageway. Continue past the exit to Bath city centre and after a further mile or so there is a roundabout signposted right to Bradford On Avon on the A363. Follow this road as it climbs up the hill for about half a mile until a small turning on the right to Warleigh. Continue along Warleigh Lane for a couple of miles as it climbs uphill through the woods and at the end of a lane forms a T-junction. Turn right and after about 50 metres there is a track on your right that leads through a section of woodland to the entrance to the wood.

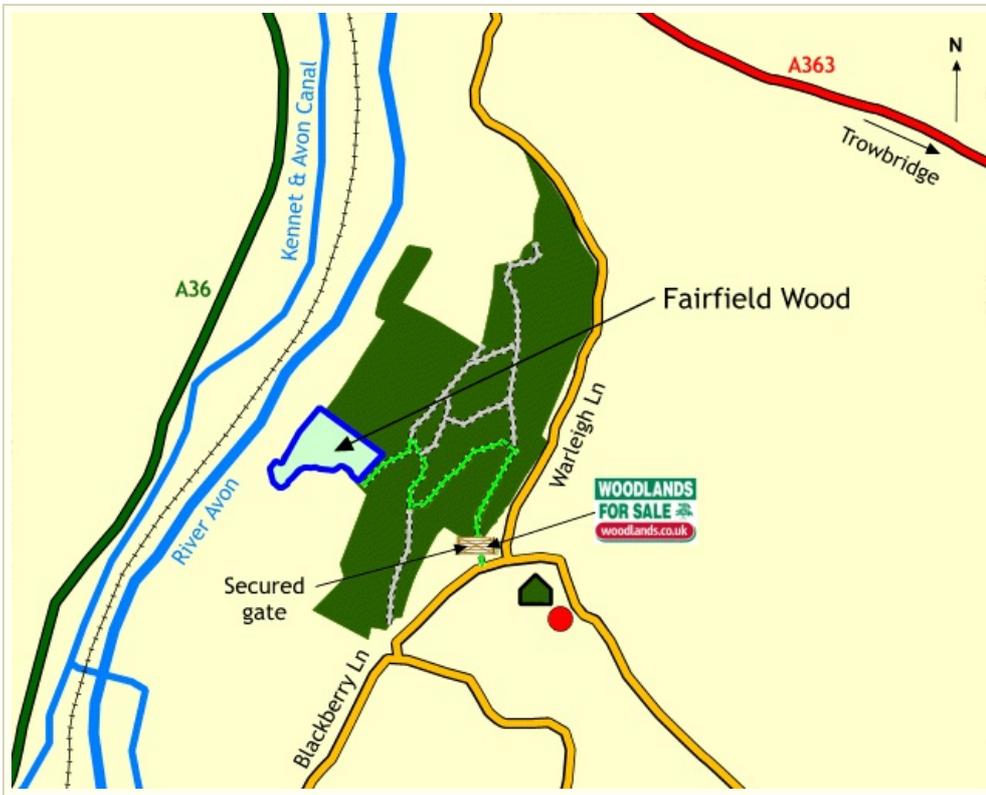
This gate is kept locked (the new owner will be given a key for vehicular access) but you can continue on foot along the track for a couple of hundred metres until you reach a fork in the track by an old shipping container. Keep to the far left track as it bends sharply round and continue for a further 300 metres down the valley side until you meet the intersection with another track, at which point turn right and proceed for 250 metres to the bottom of this track, turn left and after a further 100 metres you will see the sign for Fairfield Wood on your left.

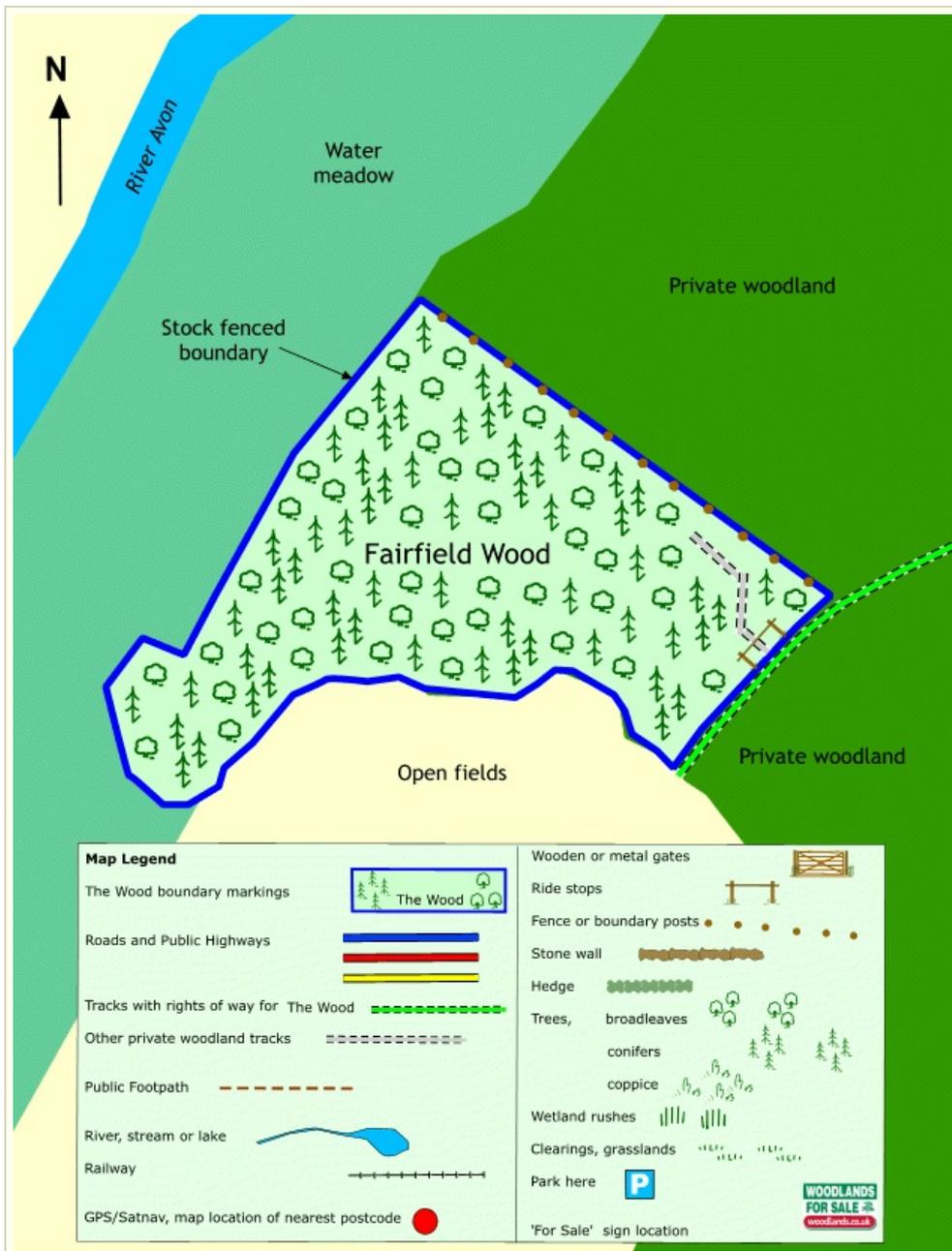
Sat Nav / GPS note: The post code BA15 2JE is for the point shown on the location map by the red dot on plan 2.

Boundaries:

Boundaries are indicated with blue markings on posts and trees along the post and wire fence boundary to open meadow to the south and west. To the east the boundary runs along the access track and to the north a line of blue marker posts runs through the woods.







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.