

## Hollands Wood - SOLD

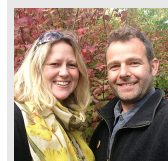
A beautiful south-facing mixed woodland in a very quiet and sort after location, just outside the Peak District National Park, near Tittesworth Reservoir and the market town of Leek.

### Details

**Price:** £108,000 Freehold  
**Location:** Meerbrook, near Leek, North Staffs,  
**Size:** Almost 8 acres for sale  
**OS Landranger:** OS No 118  
**Grid ref:** SJ 983 589  
**Nearest post code:** ST13 8SB

### Local manager

**Dan Watson**  
07970 116 515  
[dan@woodlands.co.uk](mailto:dan@woodlands.co.uk)



## Description

With lovely mature trees, Hollands Wood has grown splendidly on a south facing hillside. [Oak](#) trees, of up to 200 years old are mixed with impressive [beech](#) trees and statuesque [Scots pines](#).

Proceeding up the slight slope from the Hollands Wood name sign, large and straight grown oaks are interspersed with characterful trees, of a range of ages. Bright bracken and fern filled glades give way to shaded clear areas beneath the spreading beech tree canopies, in every direction; the forest floor is scattered with boulders, thickly quilted in moss and lichen. Larch, Scots pine and spruce trees are also growing here, all mature now and naturalised, self-seeded rather than plantation.

Bisecting the wood is an old track way that passes along a contour from south-west to north-east. It is cut into the hillside forming a level terrace. Not used for sometime, it has now become overgrown with some fallen timber across it. If reinstated, it could provide an attractive pathway offering great views up and down through the woodland.

The land to the south-east of the old track way rises up more steeply to the boundary, adjoining some grazing pasture. From this boundary, views across the field and beyond, are far reaching. This slope, bathed in dappled sunlight, and stood with the oak, beech and conifer trees is carpeted with a range of [native ferns](#), including hard fern, grasses and wood sorrel growing from the deep leaf litter between boulders. There are some good vantage points for wildlife watching within the wood.

A tree preservation order protects Hollands Wood and the wider woodland to preserve its beautiful character. This does not prevent effective management of Hollands Wood.

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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### Trees

Oaks, including some old multi-stems, large old beech, pine, larch and spruce, [sweet chestnut](#), [alder](#), [birch](#), [rowan](#) and lots of holly

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### Wildlife

Perfect for wildlife, this secluded woodland offers great habitat amongst the large old trees for a vast array of insect life, which the birds, in turn, feed on. Many familiar garden bird species are found here such as [blackbird](#), robin, [blue tits](#) and [wren](#), but less often seen species are here too such as [nuthatches](#) and [treecreepers](#). [Buzzards](#) frequently fly over and may well nest nearby, whilst kestrels find the patchwork of pasture and hedgerow that surround the wood an ideal hunting ground.

Roe and red deer frequent the area. [Brown hare](#) are also present within the wood and range out into the pastures to feed.

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### Features

- Diverse mixed woodland
- South facing
- Lovely old oak and beech trees
- Moss and lichen covered boulders
- Surrounded by woods and pasture
- Tranquil setting

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### Access, tracks and footpaths

Access is from a quiet B-road to the north of the wood, a shared track leads across a field until the entrance gate is reached. Beyond the gate, there is space to park a vehicle within the wood before continuing, on foot, from this point.

The woodland has many wildlife trails which aid access and the old trackway, with some work, could be used to allow foot or quad bike access or upgraded for a vehicle to assist in the management of the wood.

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### Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

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## Activities

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- A peaceful escape
- Ideal for conservation management and wildlife watching
- Occasional camping with family and friends

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## Local area and history

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The wood lies to the north of the town of Leek, close to Tittesworth. In 1858 the Staffordshire Potteries Water Works Co dammed the River Churnet to create Tittesworth reservoir. A century later this waterbody was extended and is now run as a popular local leisure [destination](#) for outdoor fun and refreshment, by Severn Trent Water.

Other attractions in the wider area include National Trust [Biddulph Grange Garden](#), Alton Towers Resort and an abundance of [things to see and do](#) within the Peak District National Park.

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## How to find this woodland

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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.

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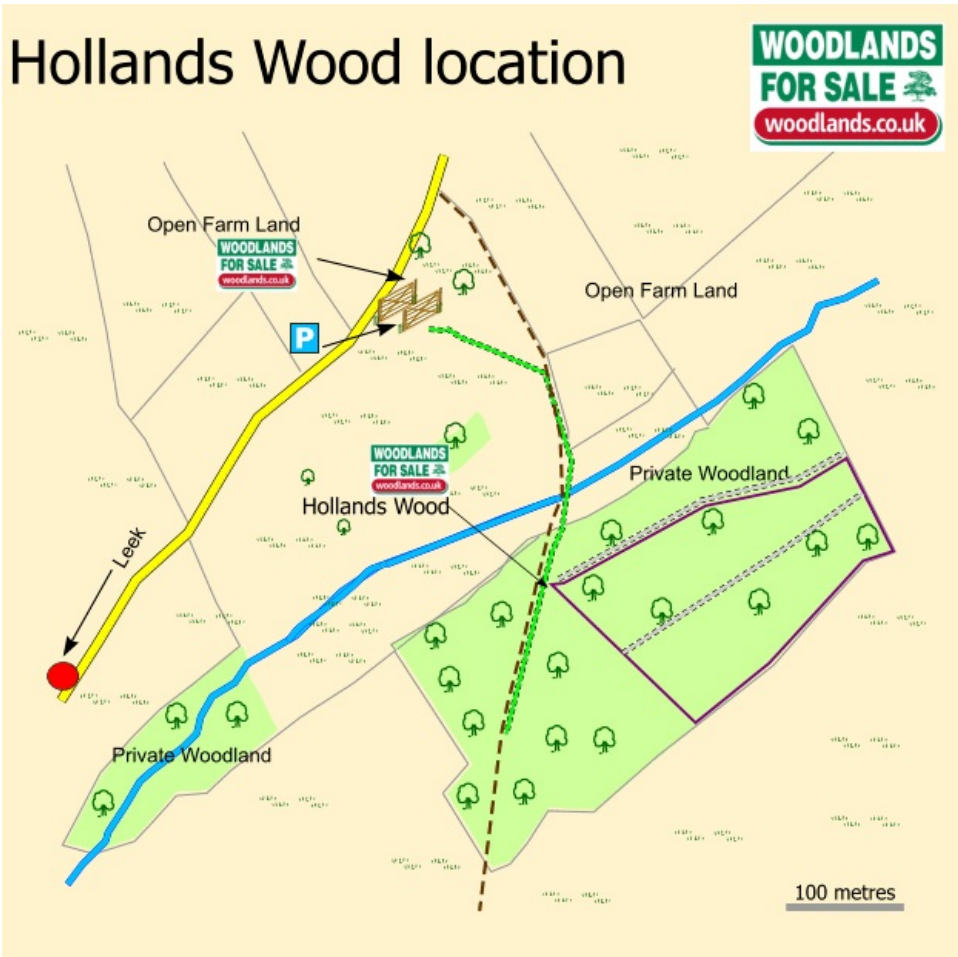
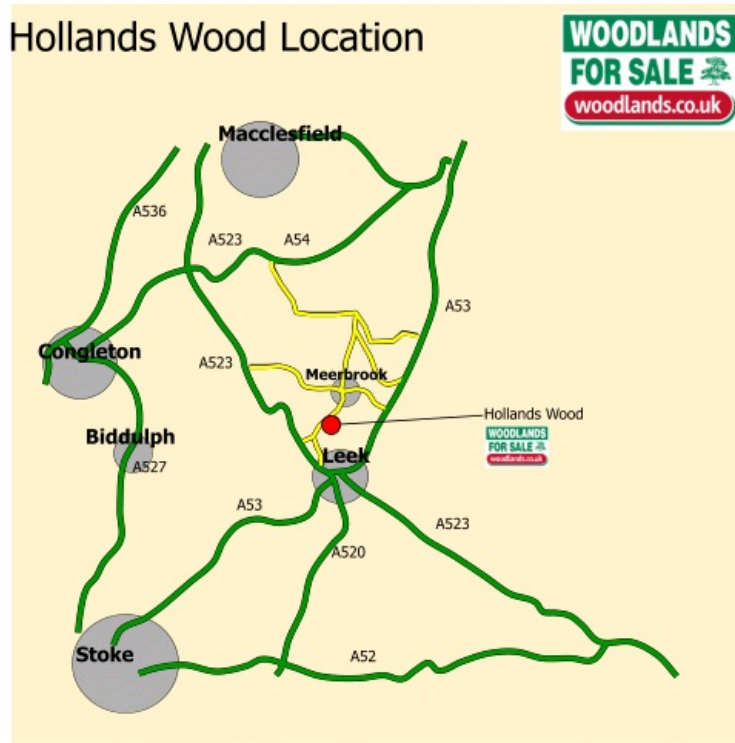
## Directions

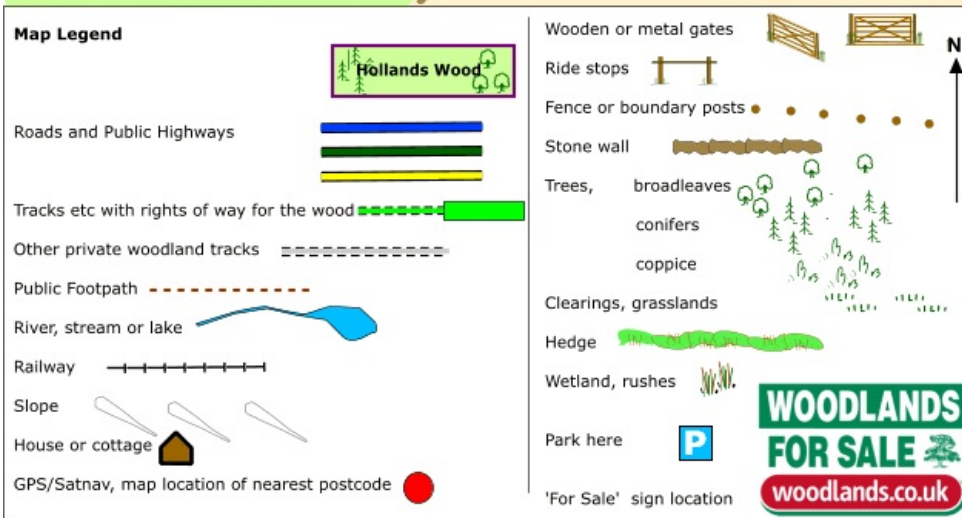
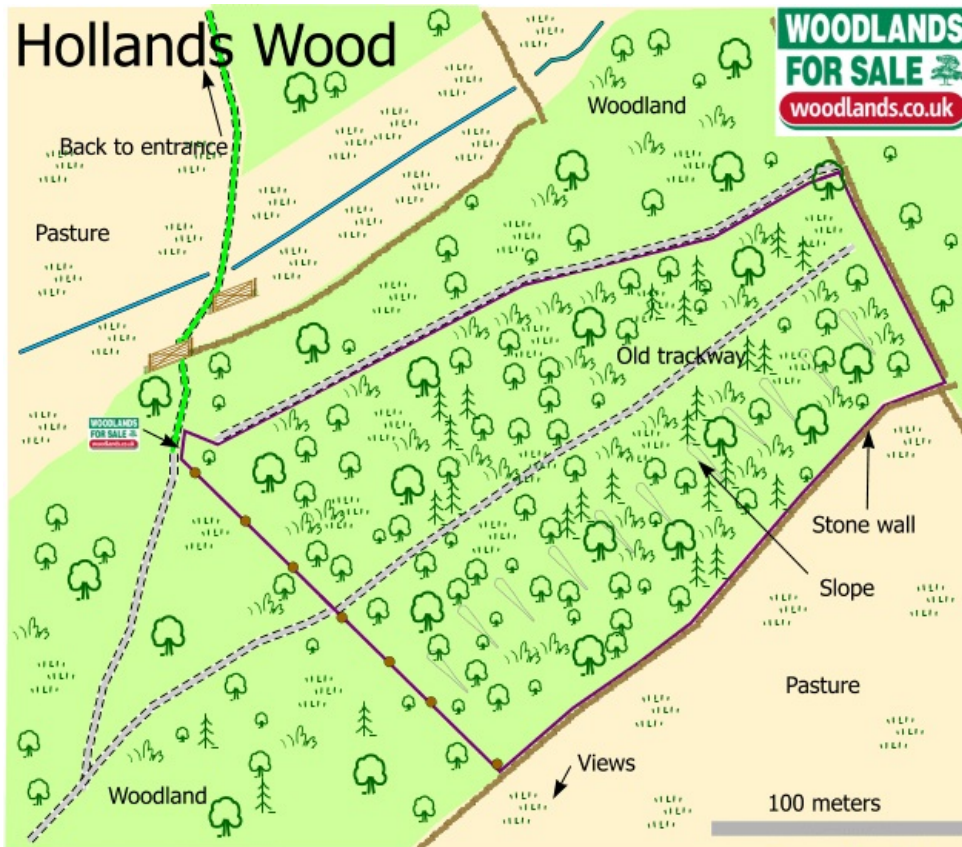
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- Locate Leek and take the A523 north west out of the town.
- After crossing the river take the first right signed to Meerbrook.
- At the T junction turn left.
- Pull through the metal gate with the 'Woodlands for Sale' sign on and park on the left in the compound: walk along the track across the field and into the wood. Hollands Wood is 40 metres into the wood to the left.
- **Note:-** The purchaser will be given a full right of way for vehicle access into the wood. ·

**Boundaries:**

Indicated by mauve marks around most of the 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.