

## Holyoak Wood, Worcestershire - Over 5 ½ acres, £69,000



Holyoak Wood dates from a time when the copses and fields of the area were referred to by the landmark trees that are such a feature here.

Holyoak Wood provides the ideal assortment of mature oak and alder amongst younger naturally seeded trees, along with open grassy areas and occasional denser hawthorne thicket. The extensive mix of tree types here also includes cherry, birch and ash. This mixture of habitats has broad appeal to varied forms of wildlife from small insects, butterflies and rodents at one end of the chain to larger mammals such as fallow and roe deer at the other. It also provides ideal clearings and camping and picnic spots to observe this bio diversity in action.

Much in evidence at the wood is the technique used to reclaim marshy land by digging ditches to drain the ground and raise the levels. This process was originally carried out some time ago in preparation for the new planting here but the gentle undulations in the ground are still discernable today and the success of this method is now evident by the dry ground at Holyoak Wood.

Holyoak Wood is easy to reach and well connected to the road network, with easy access to Redditch, Bromsgrove and the motorway network. The wood can be accessed by car and is located at the end of a long private lane and then a woodland track that passes through other areas of attractive woodland. It is this distance from public roads that gives a true sense of seclusion and tranquillity for those in search of the unique peace that makes woodland of this type such an enchanting place.

*These particulars and plans were prepared by 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:** £69,000 Freehold

**Location:** Alvechurch, Near Redditch, Worcestershire

**Size:** Over 5 ½ acres for sale

### Local manager

**Daniel Sharp**

07780 900192

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



### 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 139

**Grid ref:** SP 016 700

**Nearest post code:** B97 6RB

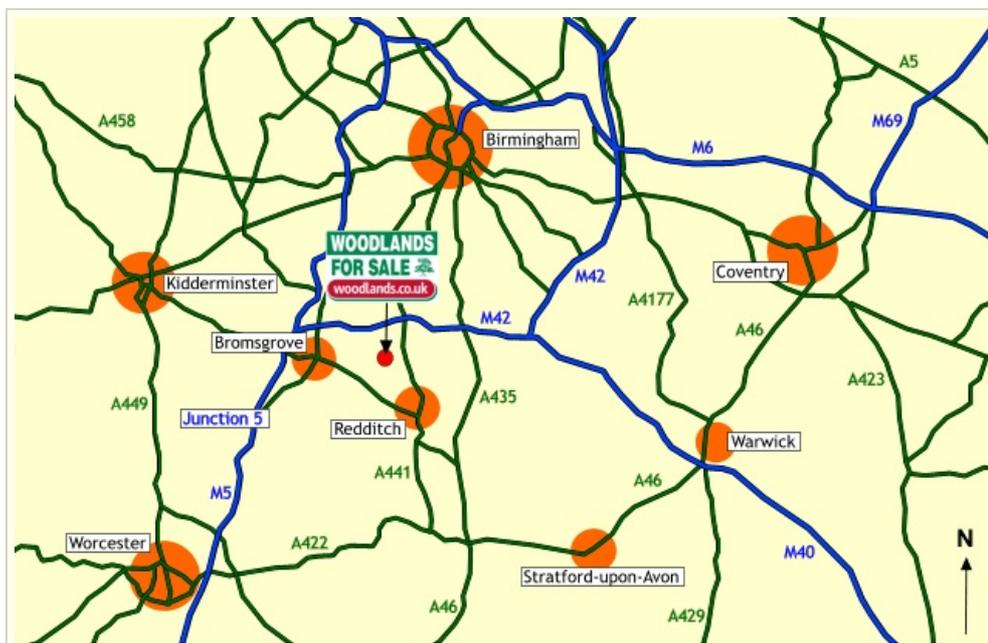
## Directions

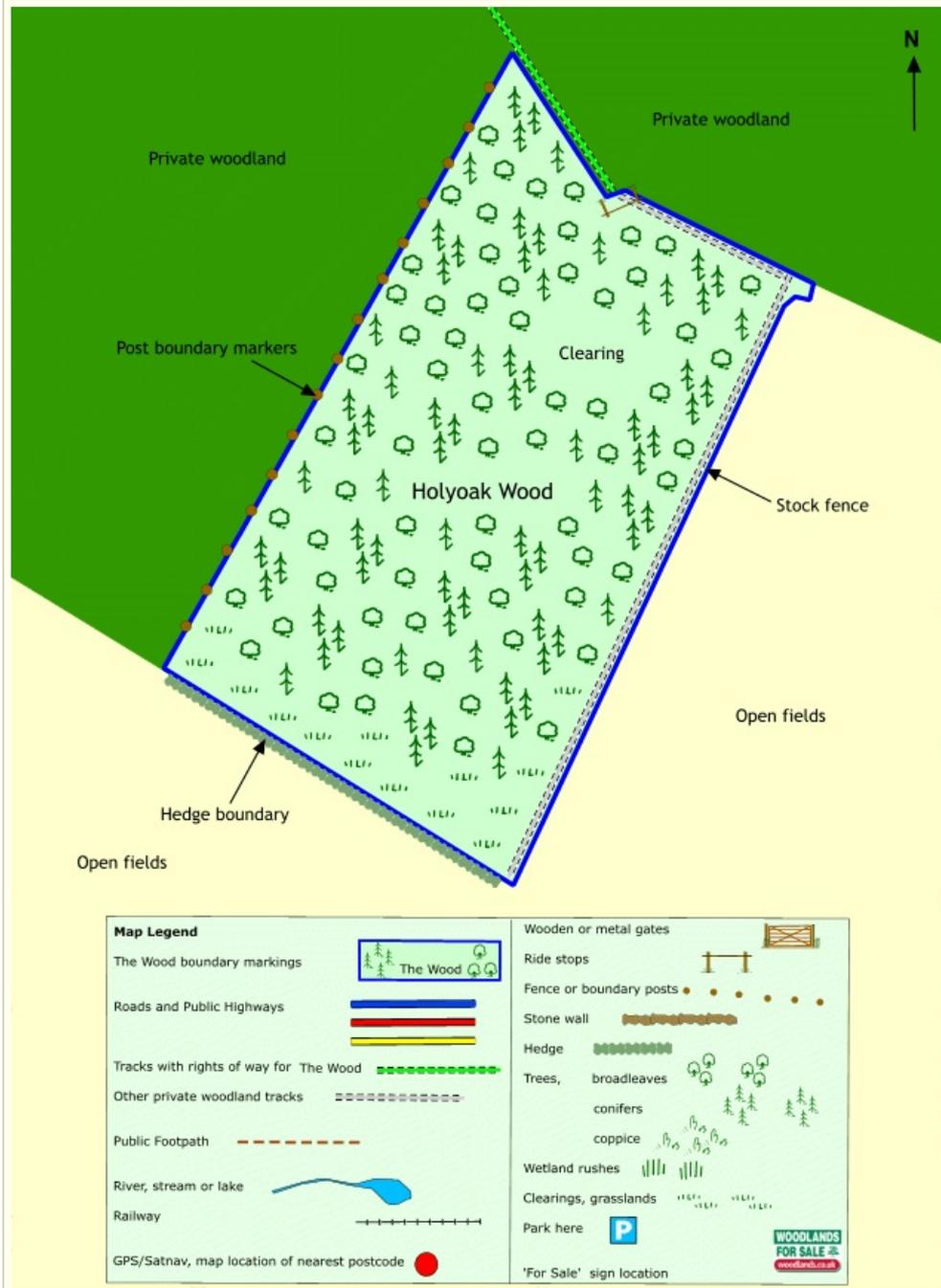
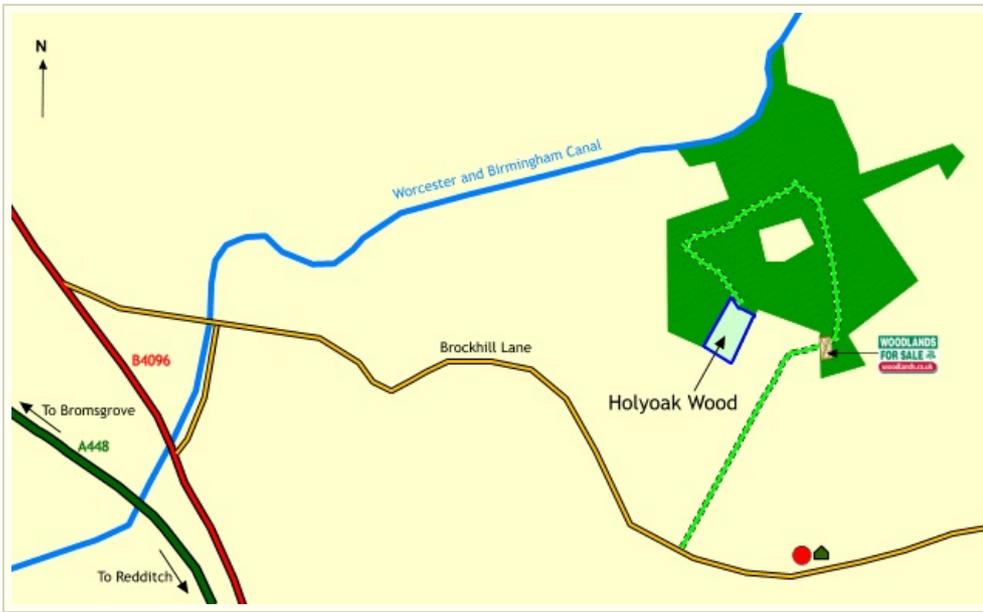
From the M5 exit at Junction 5 and follow signs to Bromsgrove and Birmingham A38 for about 4 miles and 5 roundabouts. At traffic lights turn right onto Stoke Road. Continue forward onto Finstall Road - then at the T-junction turn right onto Alcester Road - B4184 and left onto Tutnall Lane. Follow the lane for half a mile or so until it forks to the right crossing over Hewell Lane to become Brockhill Lane. After another mile and a half pass The Hereford and Worcester Shooting Ground and take the unmade track on your left after a further 300 metres. Proceed to the end of this track until you pass through two sets of gates, where you will see a 'Woodlands for sale' sign. You can park here in the enclosure before the locked third gate. (You will need to allow about 10 minutes to reach Holyoak Wood from here on foot) The purchaser will be provided with a key for vehicular access. Continue along the forest track on foot for 600 metres ignoring the left turns until the track bears round to the left. Continue straight on for a further 400 metres and then turn left at the s- bend in the track and the entrance to Holyoak Wood can be found straight ahead after a further 200 metres.

Sat Nav / GPS note: The post code B97 6RB is for the point shown on the location map by the red dot.

## Boundaries:

Boundaries are indicated with blue markings on trees and posts running through the wood on the western boundary and by a hedge to open fields to the south and a fence to open fields to the east. The access track forms part of the boundary to the north.





| Map Legend                                   |  |
|--|--|
| The Wood boundary markings                   | The Wood                                     |
| Roads and Public Highways                    | Roads and Public Highways                    |
| Tracks with rights of way for The Wood       | Tracks with rights of way for The Wood       |
| Other private woodland tracks                | Other private woodland tracks                |
| Public Footpath                              | Public Footpath                              |
| River, stream or lake                        | River, stream or lake                        |
| Railway                                      | Railway                                      |
| GPS/Satnav, map location of nearest postcode | GPS/Satnav, map location of nearest postcode |
| Wooden or metal gates                        | Wooden or metal gates                        |
| Ride stops                                   | Ride stops                                   |
| Fence or boundary posts                      | Fence or boundary posts                      |
| Stone wall                                   | Stone wall                                   |
| Hedge  | Hedge  |
| Trees, broadleaves                           | Trees, broadleaves                           |
| conifers                                     | conifers                                     |
| coppice                                      | coppice                                      |
| Wetland rushes                               | Wetland rushes                               |
| Clearings, grasslands                        | Clearings, grasslands                        |
| Park here                                    | Park here                                    |
| 'For Sale' sign location                     | 'For Sale' sign location                     |

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.