



## Top Lodge Wood Cheshire West

A small and manageable woodland with good access, and a mixture of conifer and broadleaf trees. Mostly very gently sloping, with a steep bank occupying a small proportion of the wood at the back.

### Details

**Price:** £45,000 Freehold

**Location:** Kelsall, Tarporley, Cheshire West

**Size:** 3 acres for sale

**OS Landranger:** OS No 117

**Grid ref:** SJ 525 694

**Nearest post code:** CW6 0TG

### Local manager

**Jon Snape**

07826 788 421

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



## Description

Top Lodge Wood is a rarity to be offered for sale in Cheshire: a small and manageable woodland with good access, and a mixture of conifer and broadleaf trees. The majority of the wood is very gently sloping, with a steep bank occupying a small proportion of the wood at the back. Access is directly off a minor country road through a new a wooden gate, and there is enough room to park off the road in front of the gate. From the gate there is a recently brush cut footpath that leads to a lovely handmade bench, situated just in front of the steep bank. This spot gives you a wide view of the woodland, and enables you to take in the grand scale of the large swooping trees, either as you prepare yourself to climb to the top, or for a rest on the way back down!

This woodland is quite open, with a number of natural clearings, which could be useful for camping, and as a base for woodland activities. It also offers a great opportunity to design the future of the wood by planting trees to provide a young understorey beneath the larch, and to provide more privacy.

Larch is the most common specie at this site, but there is a scattering of pine trees and a variety of broadleaf trees, particularly around the boundaries.

It is possible to drive into the wood, although it's only suitable to do so in a four-wheel drive vehicle at the moment. However, it would be relatively easy to level off the entrance and make it suitable for an ordinary car.

The small village of [Kelsall](#) is located about a mile away. There you'll find a couple of very attractive pubs, including the [Royal Oak](#) and [The Morris Dancer](#), a Co-op and a medical centre. The nearby village of [Ashton Hayes](#) is a community of about 1000 people that is aiming to become England's first carbon neutral community. [Eddisbury Iron Age hill fort](#) is just a couple of miles walk away.

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.

---

## 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 the M56 J12:

Follow signs for Frodsham (A557) then turn right onto the A56 towards Frodsham)

After one mile, just after a pedestrian footbridge, turn left into Fluin Lane, signposted Kingsley/Norley/Delamere.

After half a mile, turn left at the T-junction

After a third of a mile turn right into Manley Road (signposted Manley)

In just under three miles, turn left at the T-junction, signposted Tarvin

After a little over two miles, you will see a "Woodlands for Sale" sign on your left. Carry on along the road for a further half a mile, where you will find the entrance to Top Lodge Wood on the left hand side, with a wooden gate, post and rail fencing, and a "Woodlands for Sale" sign. You will be able to park in the gateway if you are in a four wheel drive, or on the road.

### From the south, or from the A54:

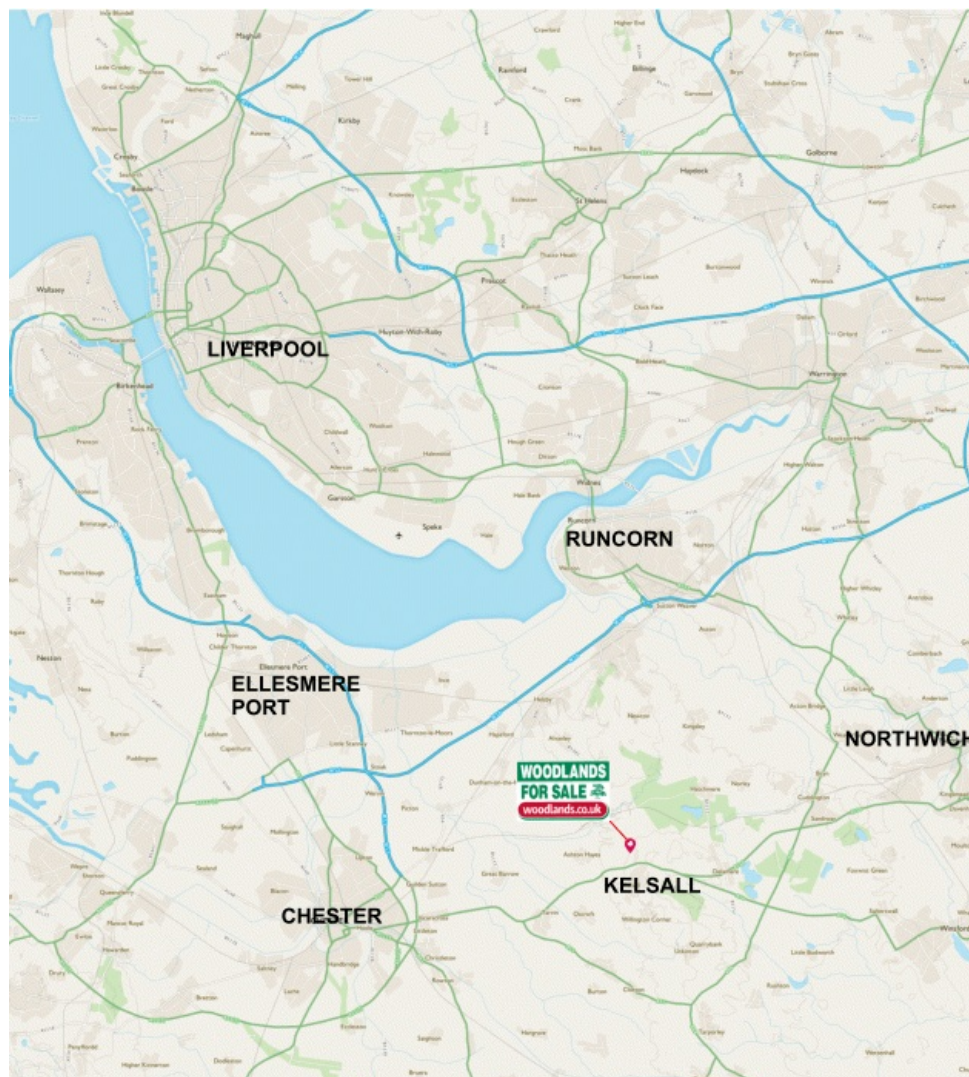
Head into the village of Kelsall, and turn into Hollands Lane, next to the Co-op. Follow the road for one mile, and Top Lodge Wood will be on the right hand side.

### Satnav:

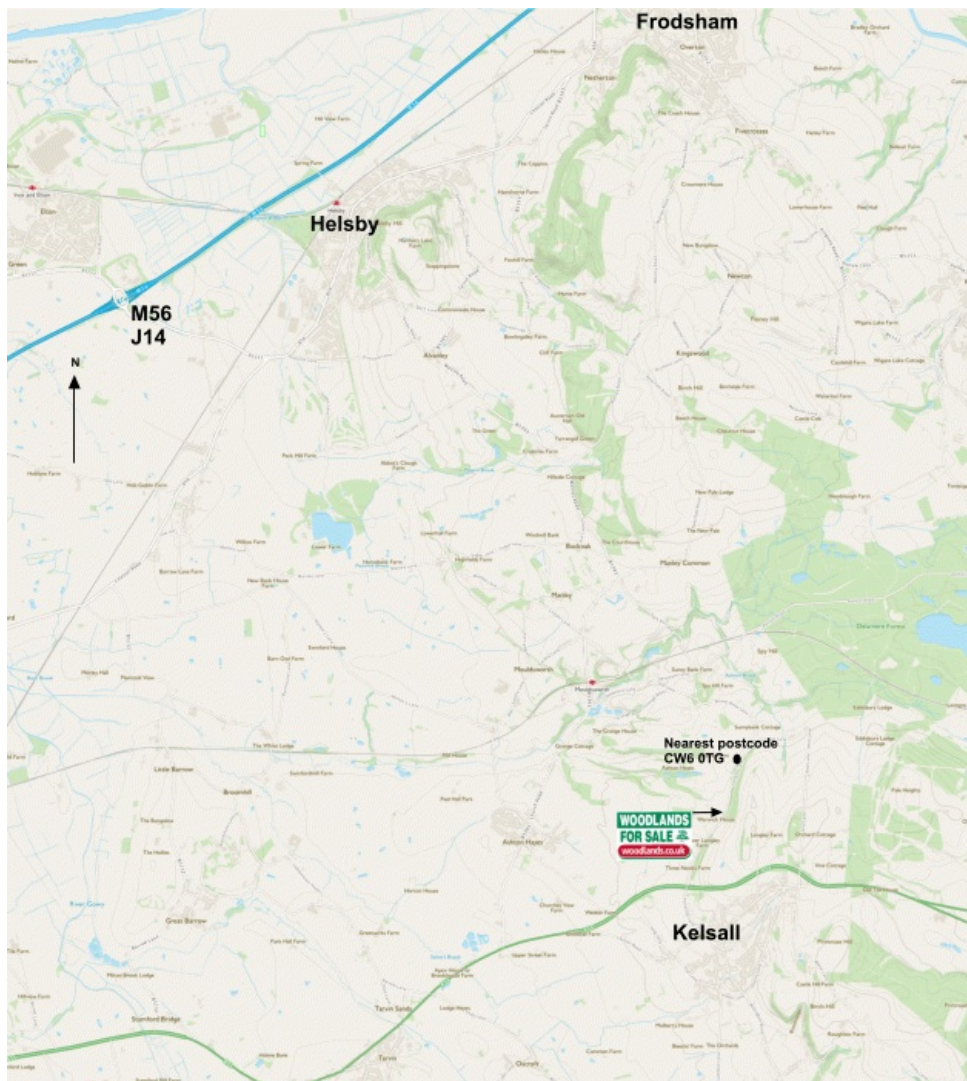
If using satnav, postcode CW6 0TG will take you to Longley Lane, about a third of a mile north of the entrance to the wood.

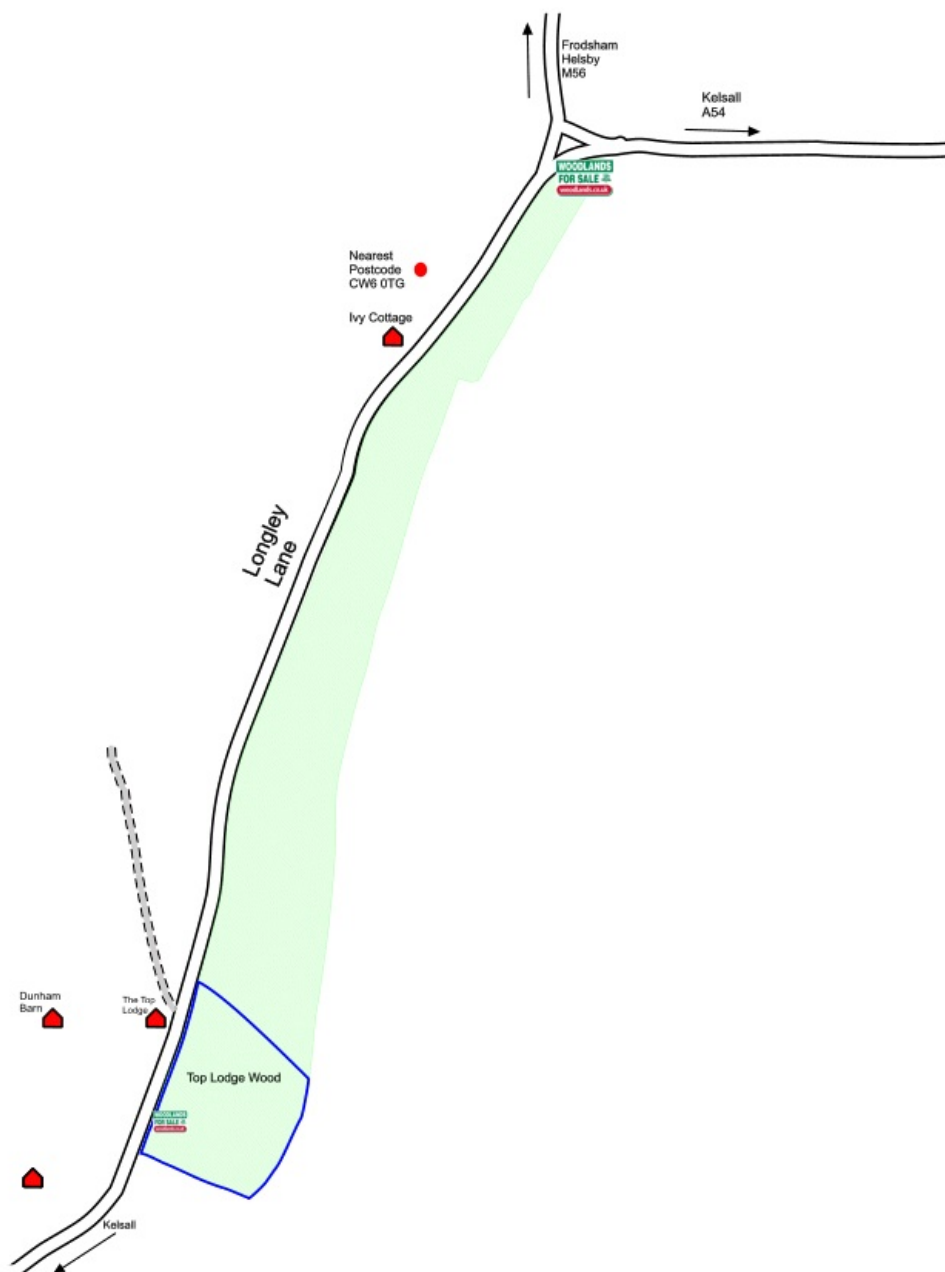
## Boundaries:

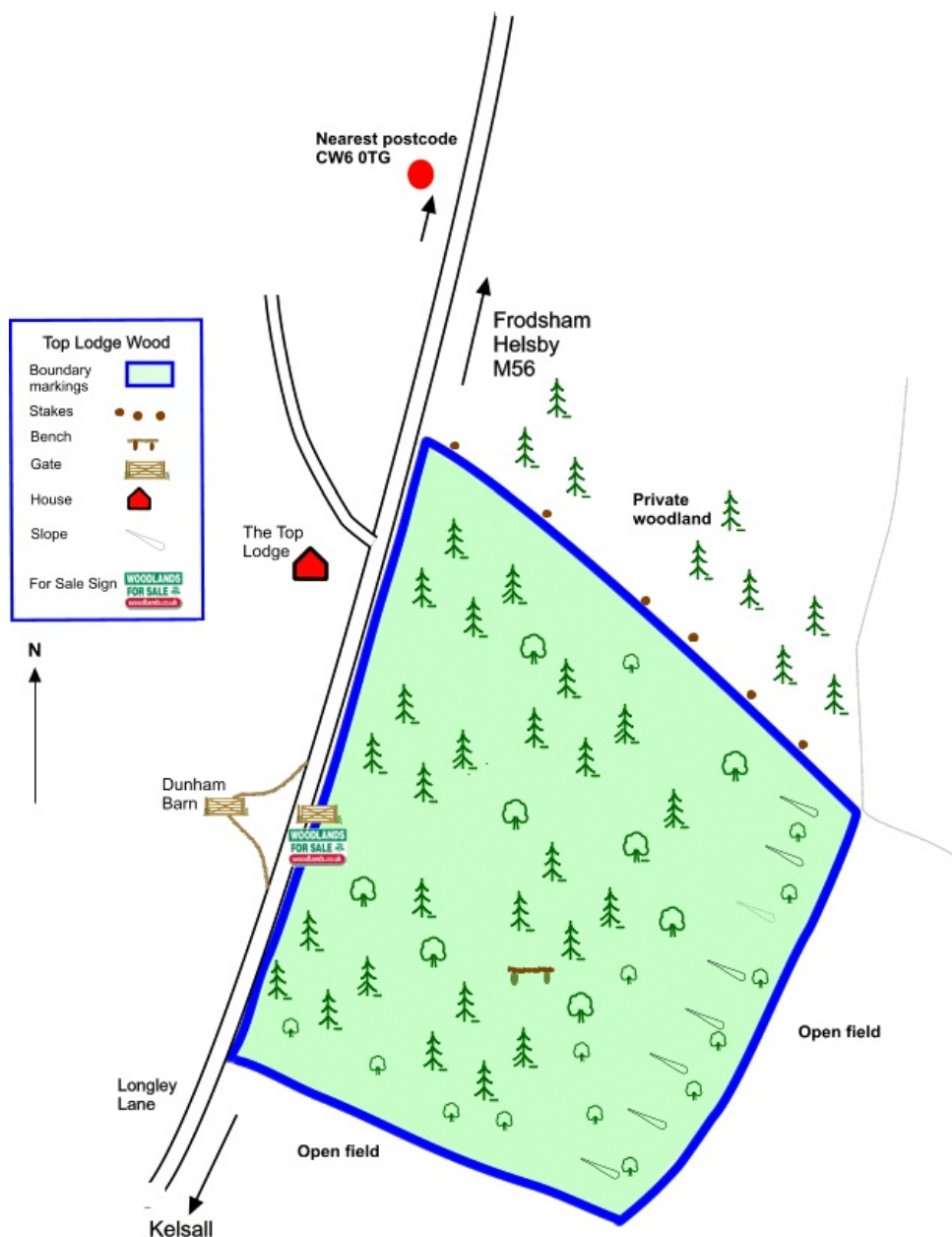
The eastern and southern boundaries are both fenced. The western boundary fronts onto the road and the northern side is marked with wooden stakes. The boundaries are marked with blue paint.











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.