



Brockhill Wood

Redditch, Worcestershire

Carter Jonas

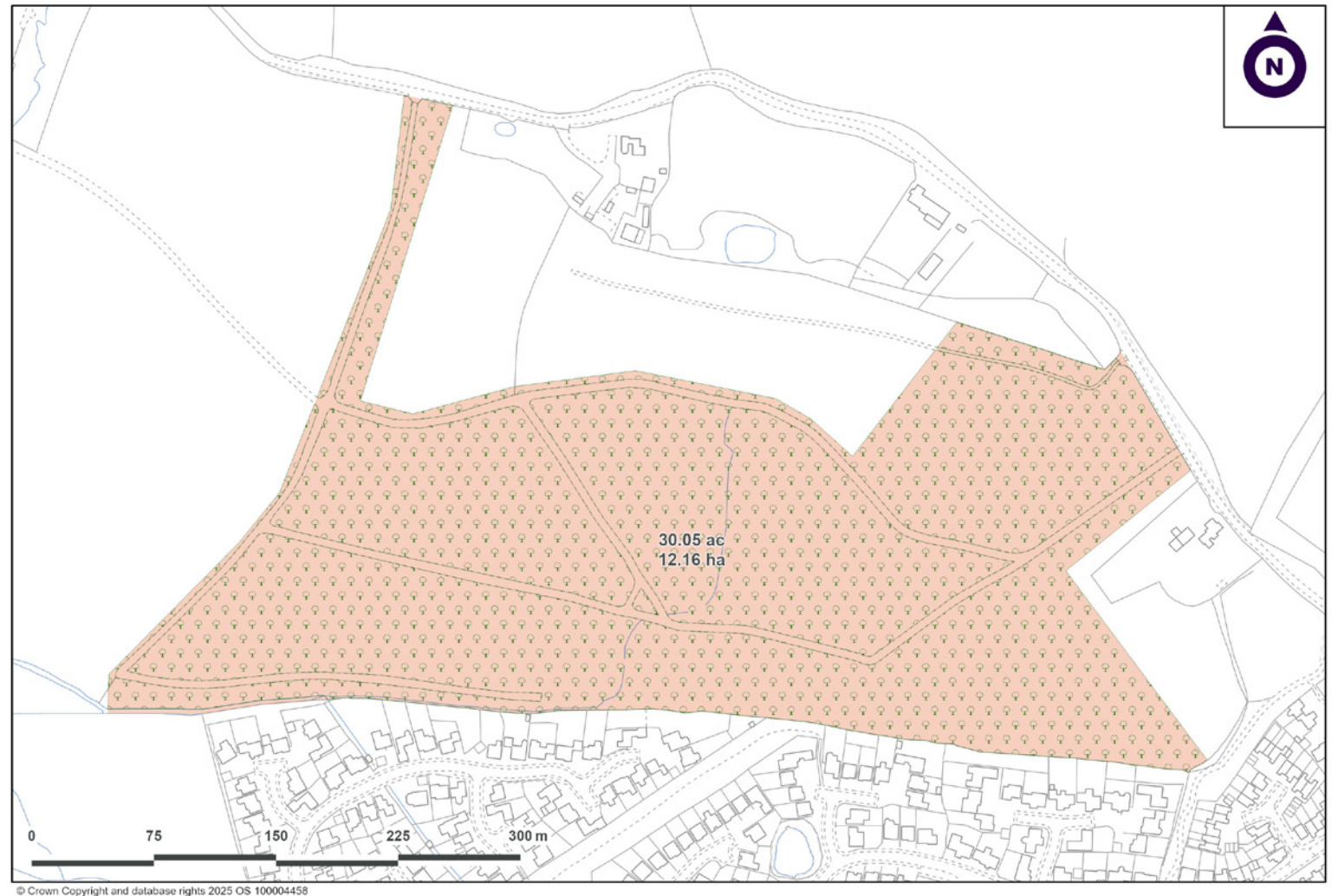
Brockhill Lane Redditch B97 6RB

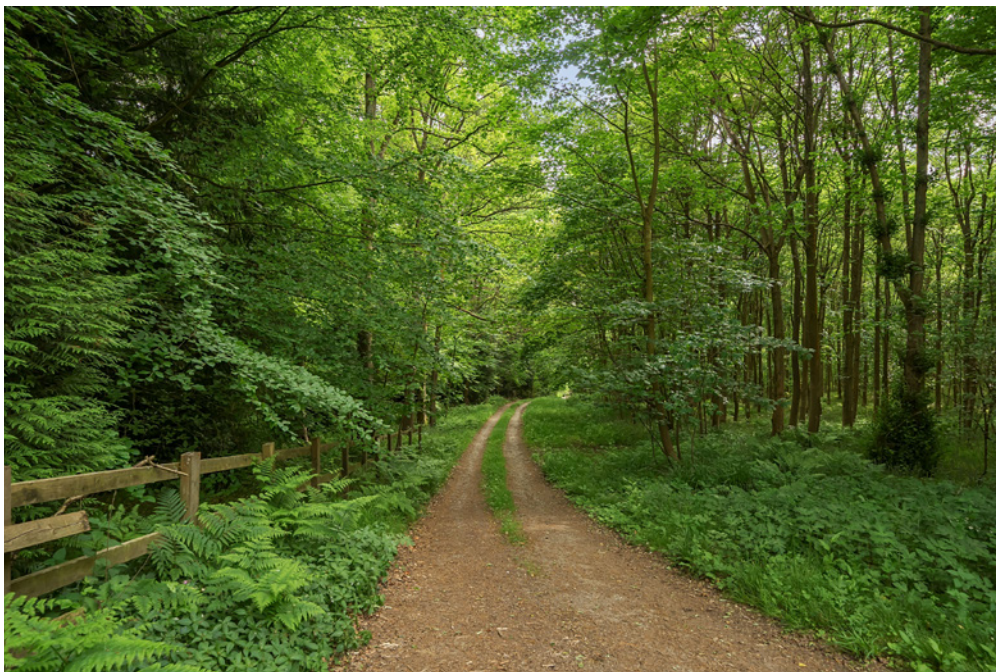
30.05 acres of mixed species mature woodland

Brockhill Wood is mixed species mature woodland comprising both hard and soft wood tree species. The wood has been well maintained with well-established rides. In the spring months there are large amounts of blue bells.

In all extending to 30.05 acres (12.16 ha)

For sale by private treaty as a whole.





Location

The Property is located on the north west side of Redditch. The property is well connected with direct access off the public highway. The nearest access to the motorway network is at J2 of the M42 (5 miles) to the north. Redditch has a train station with regular services into Birmingham new street. There are many contractors in the area who would be able to assist in management or timber harvesting in the local area.

Property

Brockhill Wood offers a range of opportunities to potential purchasers. It is conveniently located near to Redditch however it does not have any public rights of way crossing the property meaning it could be opened to permissive access if desired. For those who want privacy the lack of public rights of way is a great advantage and a rare opportunity.

The property comprises part of a larger wood known as Brockhill wood. Originally planted for timber stock for Harris Brush Works, an internationally renowned maker of paint brushes. The stock in the wood is a mixture of hardwood and softwood. Throughout the property there are well maintained rides which are suitable for large machinery.

Access is provided directly off Brockhill Lane via a private gateway and a hardstanding track.

It is designated as Ancient Woodland however it is not listed as a SSSI or other designation. It has a combination of broadleaf species and has been well maintained throughout with regular thinning.

The woodland is fenced on the boundaries with stockproof fencing. Internally the woodland is not fenced but boundary markers are in place.

Historically Brockhill Wood has been used for sporting purposes and the sporting rights are included.

Amenities

Redditch, located in Worcestershire, offers a unique blend of natural beauty, rich history, and modern amenities. The town is home to the expansive Arrow Valley Country Park, a 900-acre green space with a large lake ideal for walking, birdwatching, and water activities. Families enjoy attractions like Attwell Farm Park and Imagination Street, shopping is available at the Kingfisher Shopping Centre. With excellent transport links and proximity to Birmingham.





Method of Sale

The freehold title is offered for sale by private treaty.

Tenure & Possession

Vacant possession is available upon completion.

Environmental Schemes

The land has the potential to attract grant funding, currently the Property does not receive any funding. Purchasers to make their own enquiries.

Services

No services connected.

Designations

Ancient, replanted woodland

Wayleaves, Easements & Rights of Way

There are no public rights of way over the Property. Esso pipelines hold an easement for an oil pipeline that travels through the Property alongside the main access track heading north south.

Sporting Timber & Mineral Rights

Included within the sale

Local Authority

www.redditchbc.gov.uk

Viewings

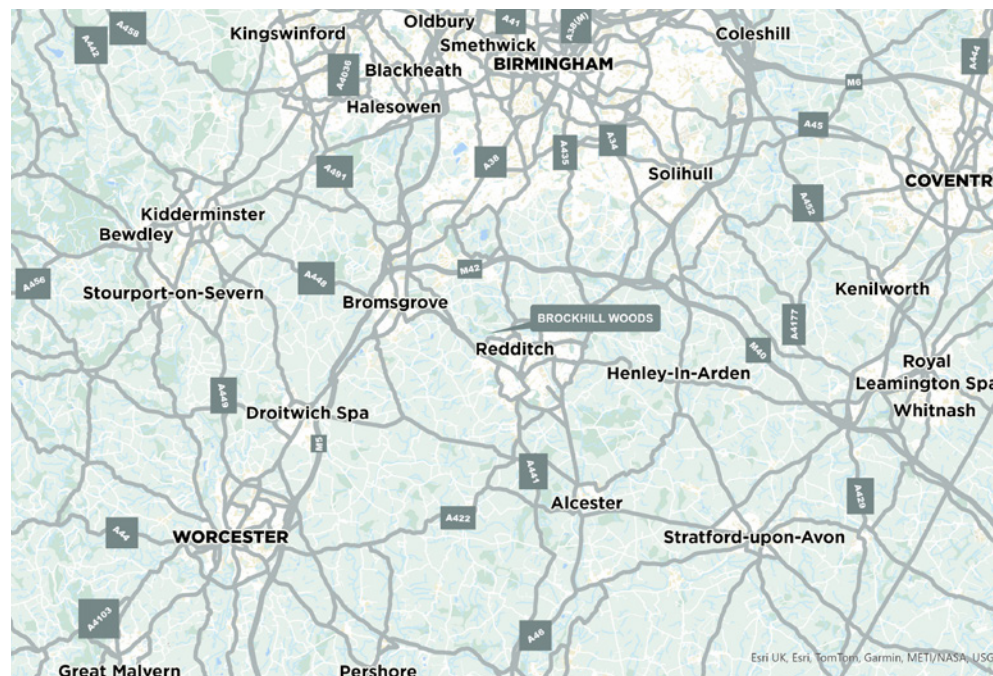
Viewings are strictly by appointment only and to be accompanied by the selling agent.

Directions

From the A441 head west on Weights Lane adjacent to the Abbey sports stadium. After 1.3 miles turn left onto Brockhill Lane and the Wood is located on the right hand side a quarter of a mile down the lane.



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Oxford

07826 890 927 | edward.beale@carterjonas.co.uk

07977 915 798 | charlie.bott@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Summertown, Oxford OX2 7DE

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