

Wybunbury Woodland - FOR SALE

Location: Wybunbury, Cheshire
Size: 7.46 acres of mixed broadleaf woodland
Price: £89,000 (Freehold)

A peaceful stretch of deciduous woodland rich in wetland ecology, located off a quiet rural road in eastern Cheshire.

Overview

The historic village of Wybunbury, one of Cheshire's earliest recorded settlements mentioned in the Domesday Book of 1086, lies just over 3 miles southeast of Nantwich and slightly under 4 miles south of Crewe.

Positioned close to the parish church, this serene woodland known locally as Wybunbury Mere occupies a natural wetland basin on the village outskirts. It is directly accessible from Wrinehill Road via a shared driveway and a secure gated entrance.



Features

- The entry gate opens onto a track that follows the north edge of the property, crossing a small stream and curving into the core of the woodland.
- A watercourse runs through the site from north to south, fed by the surrounding low-lying terrain and network of ditches, creating a thriving wetland zone teeming with wildlife and plant life.
- The woodland hosts a variety of mature trees suited to the local soil conditions. Wet zones support species like alder and willow, while elevated areas accommodate hazel, beech, oak, birch, ash, and sycamore.
- A new quarter of an acre coppice of hazel has been recently planted in the north east corner and is currently in the early process of maturing
- A new hedge line has been planted on the western edge of the site along the driveway/track.
- Young fruit trees have been planted on the edges of the reed beds to provide grazing for both the owner and wildlife, this is the beginnings of a small orchard of apple, pear and cherry trees.
- Due to the rarity of black poplar trees in the UK, 3 female and 2 male trees have been planted to provide support for the species.
- Wybunbury Mere offers a rare tranquil natural retreat, tucked behind the former vicarage and surrounded by peaceful countryside. The sale includes a portion of the access track, which continues to farmland beyond and also leads to the remains of a former fortified structure.
- The secure container provides storage for seating and tools together with a ride on mower with a rear load tray.
- An elevated flat camping area gives a useful spot for up to 28 nights annually without further permissions required.
- Further new hazel is planted to create a visual break and future coppice to help shield the camping spot from view.



Current Use

Within the woodland, a secure container is in use as a base for woodland activities and general storage. A large lean-to structure provides shelter and a spot to enjoy a warm drink after a walk or work session in the woodland.

A coded padlock is used on a second entrance gate to allow 24/7 access for a local arborist to drop logs and woodchips to the site. This chip is a great natural resource to create new and top the existing pathways, it creates a natural mulch to keep pathways clearer. We would be happy to introduce you if you wish to continue this practice but there is no obligation.



Owner's Suggestions

The woodland is a haven for wildlife and a great place to relax and enjoy the natural beauty of the area. It has had edible plants like Solomon seal and rhubarb etc, introduced together with existing ones like wild garlic, blackberries and elderberry to provide food sources to forage and form the start of a [Food Forest](#).



Visiting the Site

You're welcome to explore the woodland during daylight hours. Please ring the number at the bottom of the page in case we will be on site and if not bring a copy of these details to help you navigate and identify the correct boundaries and access points.

Woodland Gallery



Planning

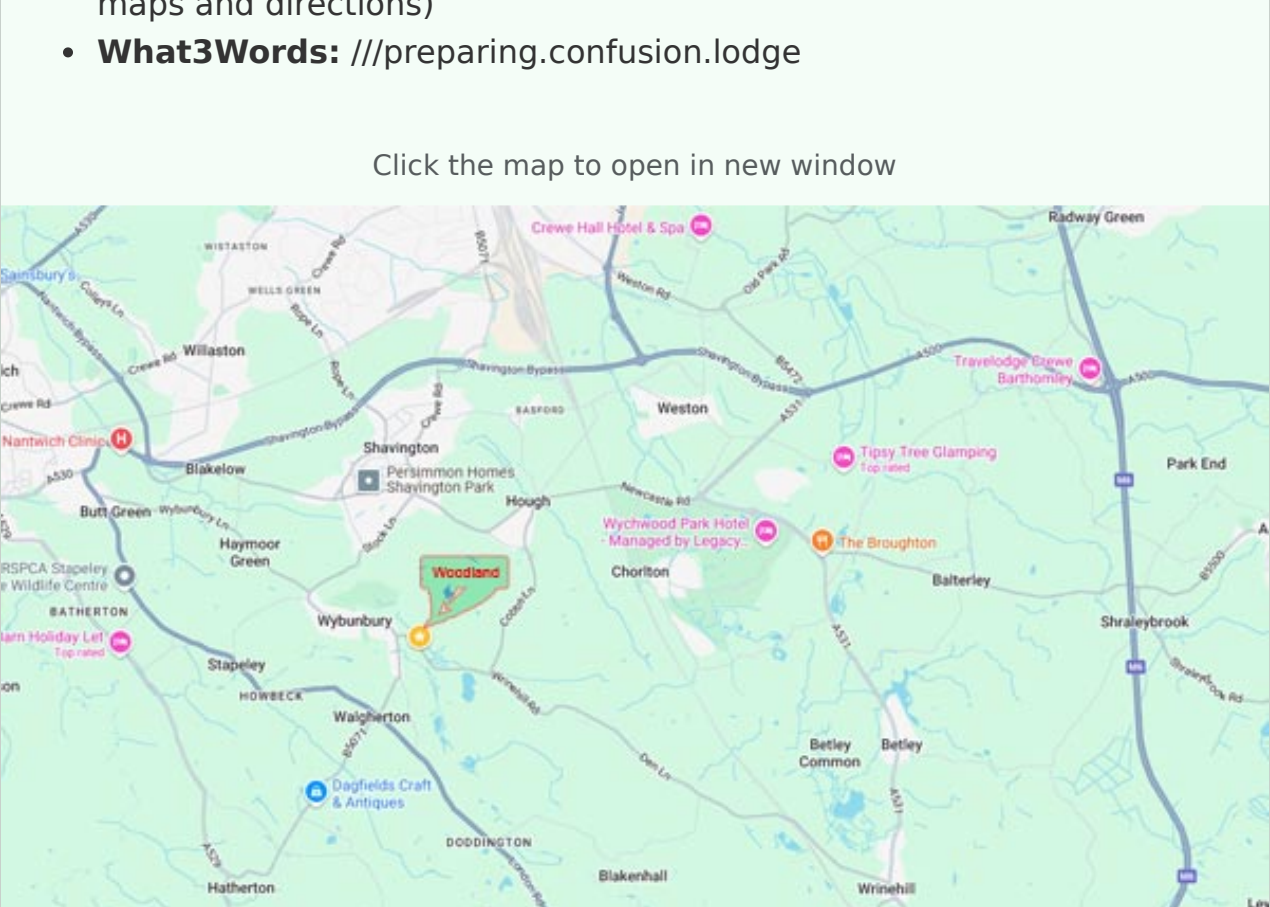
No residential development has been granted for this property but even if you could we'd hope the new owner would ask themselves "whether they should!"

The container and lean-to have been on the land for at least 15 years now



Location Info

- **Grid Reference (Entrance):** SJ 701 497
- **Grid Reference (Centre):** SJ 703 497
- **Nearest Postcode:** CW5 7NU (for navigation purposes only; refer to maps and directions)
- **What3Words:** ///preparing.confusion.lodge



Directions

1. From Wybunbury village centre, head southeast on the B5071 towards Walgherton.
2. After passing The Red Lion pub, turn left onto Wrinehill Road.
3. Approximately 100 metres along, take the track to the left immediately after the Old Vicarage (marked X on the plan).
4. Follow the track for around 40 metres; the entrance gates will be on the right.

Boundaries

The site boundaries are indicated by a combination of ditches, hedges, and fences, though they are not formally marked on-site.

Legal Details

- **Sporting Rights:** Included and not leased.
- **Mineral Rights:** Excluded from the sale.
- **Rights of Way:**
 - No public rights of way cross the woodland.
 - Access is supported via a statutory declaration over the driveway/track for access to a private property past the north boundary.
 - A right of way is retained over the section marked AB for access to land beyond (this has not been used or accessed in 20+ years but never the less remains).
 - Maintenance of these routes is shared based on usage.
- **Fencing Responsibilities:** None known.
- **Third-Party Rights:**
 - A neighbour retains access to install and maintain water pipes (initially granted in 2009).
 - An overage clause entitles a previous owner to 50% of any value increase resulting from certain types of planning permissions for 80 years from 2007. (we can explain this clearly upon contact)

Purchasing Information

We strongly recommend visiting the woodland in person before confirming your interest in purchasing. If you decide to proceed, please provide the following details as soon as possible:

- Your full name
- Address
- Contact number
- Your conveyancing solicitor's name, address, and contact number

Once we receive all of this information, we will reserve the woodland for you and remove it from the market.

Costs guide

Conveyancing costs: To complete the purchase of woodland, generally these are between £300-500. If you are buying with a mortgage you will also need local authority searches, these are about £160 if you order them.

Liability insurance: This year ours was £185 (that includes declaring the streams)

The electricity poles on the land have an easement agreement so go some way to paying about 1/5th of the insurance. (every little helps).

Woodland is not liable for any council tax rates, any timber sales are not liable for annual income tax (other than Christmas tree sales) and woodland is also not liable for inheritance tax.

Note

All plans, maps, and area measurements are provided as a guide only and are not guaranteed. Buyers should verify all information independently. We will assist with any details we have available.

Contact

For further information or to confirm your interest, please call **07875 524988** or email wybunbury.mere@gmail.com.

