



FREEHOLD FOR SALE BY PRIVATE TREATY

48.32 Acres (19.55 Hectares)

# SELATTYN HILL WOOD

Selattyn, Oswestry, Shropshire

**Offers Around £250,000 are invited for this property**

OS Grid Ref: SJ255336 Lat/Long: 52.895154,-3.108296 Nearest Post Code: SY10 7HU  
what3words: intelligible.servers.nicer

## Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

**For further information contact Mike Tustin**

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#### **IMPORTANT NOTICE**

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared March 2026.

## LOCATION

Selattyn Hill Wood is located just to the west of the village of Selattyn, just 3 miles to the north west of Oswestry on the very edge of Shropshire adjacent to Offa's Dyke.

## DESCRIPTION

Selattyn Hill Wood offers purchasers a productive no frills commercial woodland investment. The wood lies close to a cluster of large wood processing businesses and so income from harvesting can be maximised with very low haulage costs. Woodlands situated this close to markets can create significant additional income from these haulage savings. Within 20 miles is Kronospan's board factory as well as numerous traditional sawmills.

Access is excellent and well tested via the route AB on the sale plan.

This large single aged woodland occupies the summit of Selattyn Hill. It contains a stone tower overlooking the village that was probably once a folly within the large local estate. The wood is mainly stocked with A13 improved Sitka spruce planted in 2007 and looks to be growing well with very good leader extension. In our view, thinning is not far away which could yield a small income subject to a felling licence being granted. There are some remnant trees from the original crop on the northern corner of the wood close to the public footpath. These trees show clearly how well that crop grew.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line and marked AB on the sale plan. Stacking is permitted at point C.

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown with a broken blue line and marked DE on the sale plan.

The woodland is sold subject to a right for an adjoining owner to construct a borehole in the area shaded pink on the sale plan.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

The sporting rights on adjoining land are currently being exercised by their owner. Buyers should be aware that the sale documents contain a clause preventing the owner of Sellatyn Hill Wood from disrupting that use.

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## MANAGEMENT

Selattyn Hill Wood is managed by Scottish Woodlands Their Mr Charles Gittins will be pleased to discuss future management with prospective purchasers. He can be contacted on 01691 770261.

## V.A.T.

The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

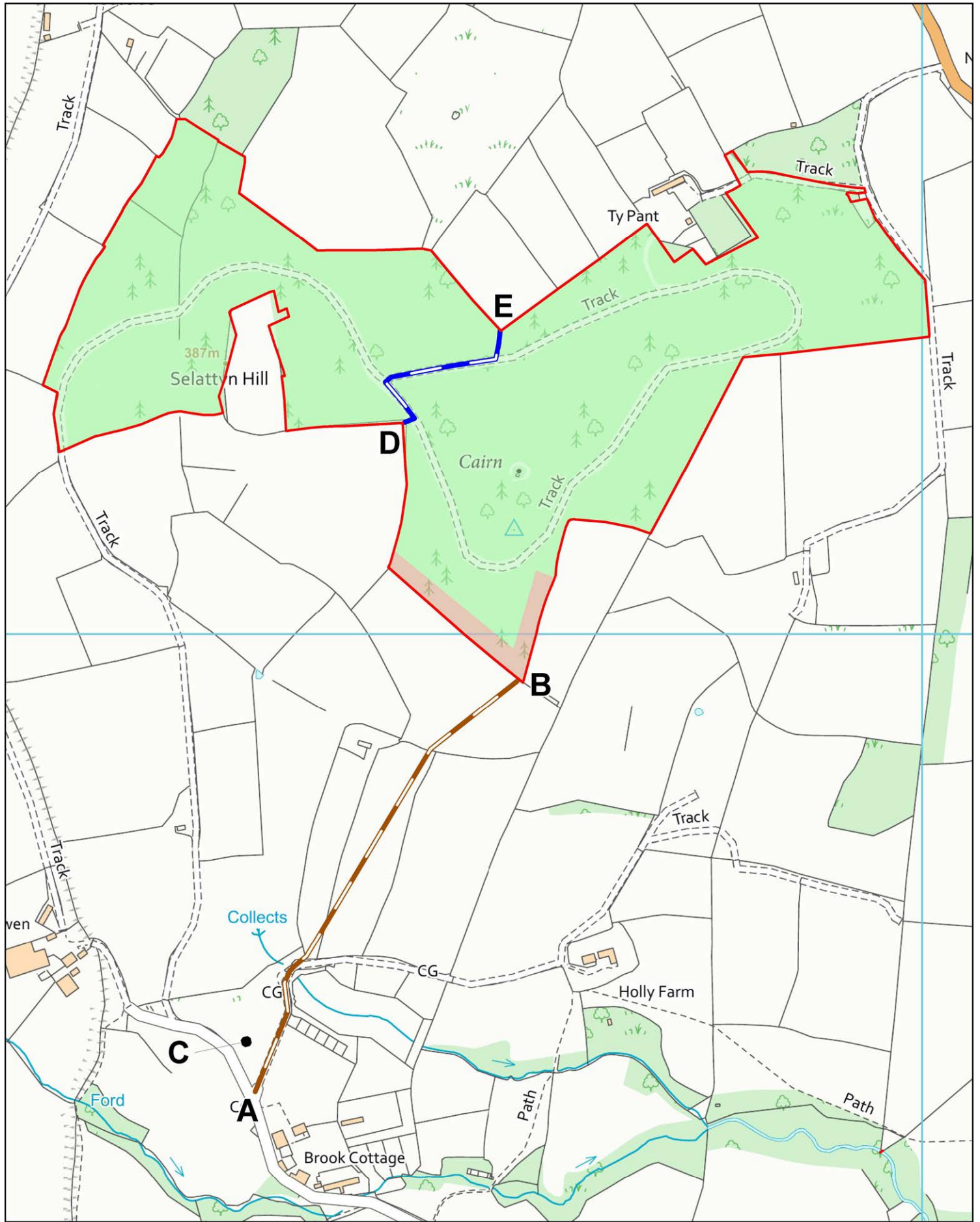
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Selattyn Hill Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)



## Selattyn Hill Wood

Location SJ 257 334  
 Scale 1:5,000 @ A4  
 Drawing No. Z26435-03  
 Date 02.03.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Selattyn Hill Wood

Location SJ 257 334  
 Scale 1:50,000 @ A4  
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Selattyn, Oswestry, Shropshire



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