



FREEHOLD FOR SALE BY PRIVATE TREATY

37.28 Acres (15.09 Hectares)

## SHERRATTS ROUGH WOOD

Whitegate, Cheshire

**Offers Around £280,000 are invited for this property**

OS Grid Ref: SJ615691 Lat/Long: 53.217836,-2.576047 Nearest Post Code: CW8 2BN  
what3words: diverged.treble.fortnight

### Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



**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 August 2024.

## LOCATION

Sherratts Rough Wood is located 4 miles north-west of Winsford, 5 miles south-west of Northwich and 15 miles east of Chester. All distances are approximate.

## DESCRIPTION

Formerly two separate woods but now joined as one, Sherratts Rough Wood is an exciting offering to the market with commercial conifers alongside attractive amenity features. Access is taken at point X on the sale plan and takes the form of a good solid Forestry Commission built forest road that runs almost the full length of the wood.

Crops include well-thinned Scots pine and a few Japanese larch covering approximately two-thirds of the property with native broadleaves, including birch, alder, ash and oak, occupying the low-lying wetland in the north section of the wood.

A meandering waterway adds extra interest to the property as does an old mill race which fills New Pool with water for the old mill located downstream. The stream could be made into an attractive feature adding amenity value whilst also delivering wildlife and nature conservation benefits.

The northern low-lying wetland areas are classified as a Site of Special Scientific Interest (SSSI), forming part of the Pettypool Valley SSSI. Management of this area will require discussion with Natural England prior to works.

## SPORTING AND MINERAL RIGHTS

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

Mineral rights are retained by a previous owner.

## FENCING

The woodland owner is responsible for maintaining woodland boundaries.

## 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.

## 2000 Countryside and Rights of Way Act (CRoW)

The woodland was owned originally by the Forestry Commission. When the woodland was sold several years ago the FC retained the right for the public to access the wood for quiet enjoyment on foot.

## 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 subject to the Mineral reservation.

## 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.

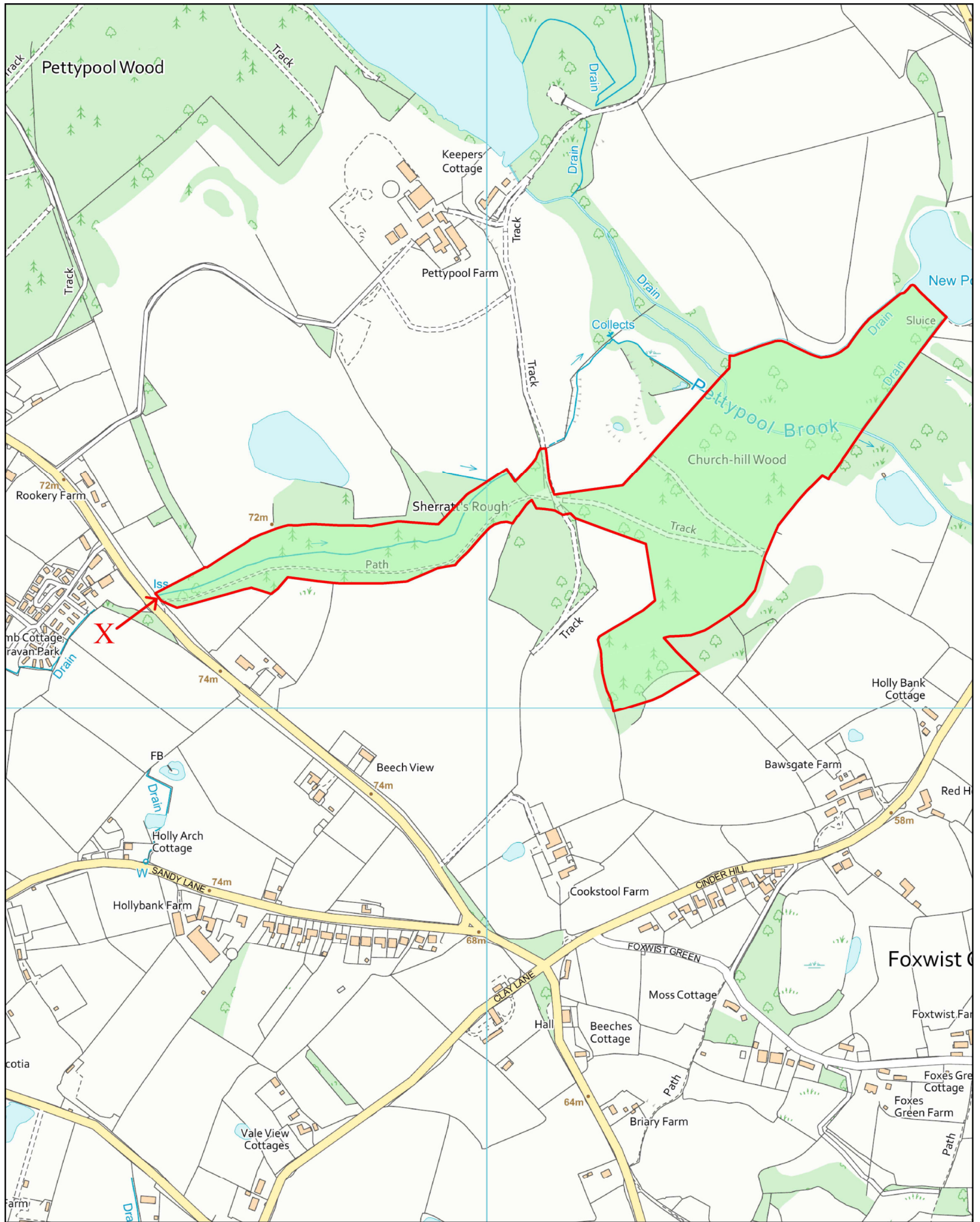
## METHOD OF SALE

Sherratts Rough 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 and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





## Sherratts Rough Wood

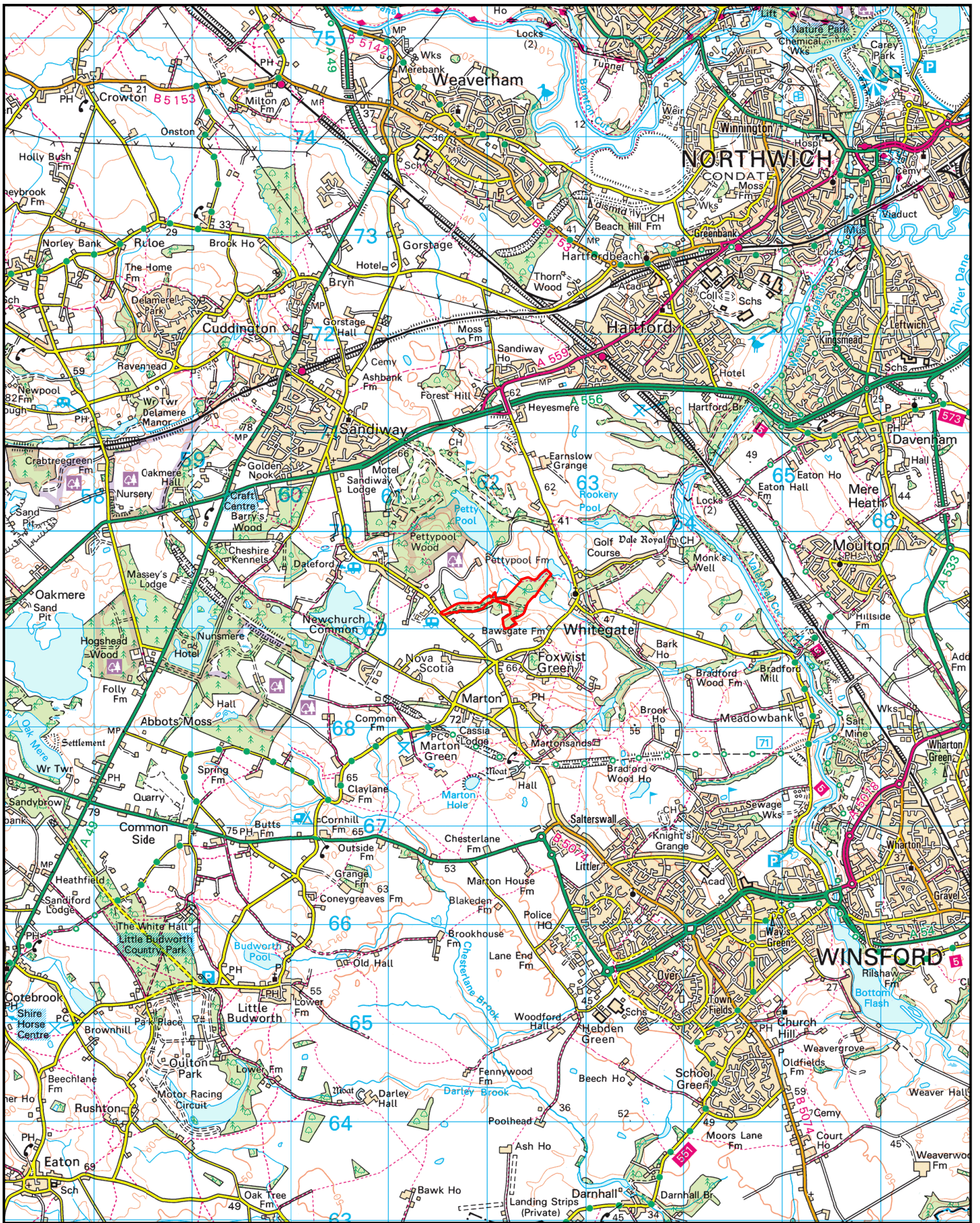
Location SJ 621 692  
 Scale 1:7,000 @ A4  
 Drawing No. Y23065-01  
 Date 15.08.24



**Tustins**

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Sherratts Rough Wood

Location SJ 621 692

Scale 1:50,000 @ A4

Drawing No. Y23065-02

Date 15.08.24



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Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

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# SHERRATTS ROUGH WOOD

Whitegate, Cheshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 / [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)