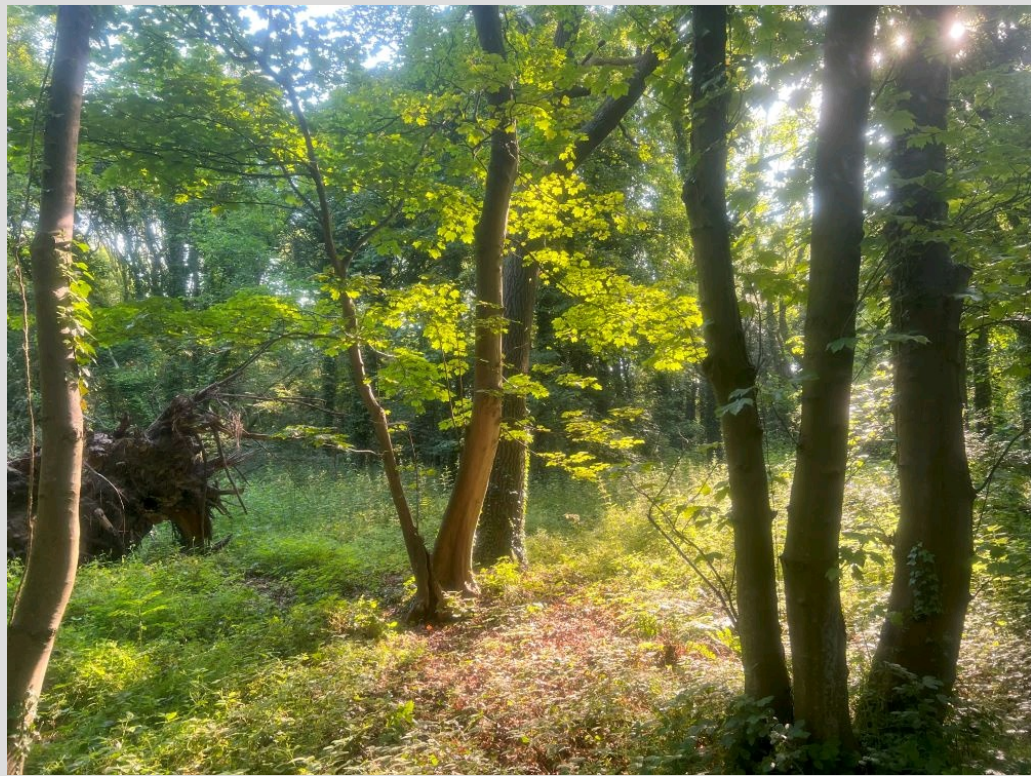




Mere Brow Wood Lancashire

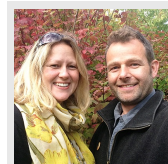
Natural broadleaved woodland, with lovely old oak and beech trees, over rich ground flora.

Details

Price: £186,000 Freehold
Location: Mere Brow, Preston, Lancashire
Size: Almost 13 acres for sale
OS Landranger: OS No 108
Grid ref: SD 420 177
Nearest post code: PR4 6JS

Local manager

Dan Watson
07970 116 515
dan@woodlands.co.uk



Description

Mere Brow Wood is a rich and varied broadleaved woodland with many different tree species; a fantastic habitat for a wide array of birds and other wildlife.

Fissured old [oaks](#) are interspersed with [sycamore](#), ash, [beech](#) and [goat willow](#), whilst wych elm, [hazel](#) and [birch](#) are growing up beneath. Bright sunny clearings are verdant, in the summer, with the green foliage of buttercup, nettle, bramble and wild raspberries. These give way to areas where the floor is clearer and [honeysuckle](#) tendrils creep upwards towards the sun on any support, fragrant flowers blooming where it catches most light. This patchwork of habitat is excellent for foraging and nesting birdlife.

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.

Trees

Oak beech, sycamore, ash, hazel, wych elm, hawthorn, alder, willow and elder.

Wildlife

A wide range of woodland birdlife is resident in Mere Brow Wood; [wren](#), [chaffinch](#), [spotted flycatcher](#), [redstart](#), [treecreeper](#) and [nuthatch](#) to name just a few.

Other wildlife is also abundant with evidence of roe deer and other mammals visible to the spotter.

Features

- A rare stand-alone woodland.
- Varied tree species.
- Great for wildlife.
- A perfect Lancashire getaway

Access, tracks and footpaths

Access to the wood is currently on foot from the layby on Mere Lane at the southern edge of the wood. The new owner may like to consider improving the vehicle access from this lane, with appropriate permissions. It is easy to get about on foot within the wood.

There is also a clearing for parking which can be accessed using the track leading to Bannister House Fishery; follow the track around the sharp left bend, before turning left into the small clearing.

Rights and covenants

The sporting rights are included in the sale.

Our standard [covenant](#) will not apply.

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.

Activities

Great for conservation projects and greenwood crafts.

Being of a larger size, the wood would suit a wide variety of uses.

Local area and history

Mere Brow Wood is located within a few miles of the Lancashire coast, close to Southport with its famously long [beach](#) and [botanic gardens](#). Other places to visit in the local area include the RSPB nature reserve [Hesketh Out Marsh](#), lies just to the north and the National Trust own the stunning Tudor / Jacobean manor [Rufford Old Hall](#), 3 miles to the east.

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

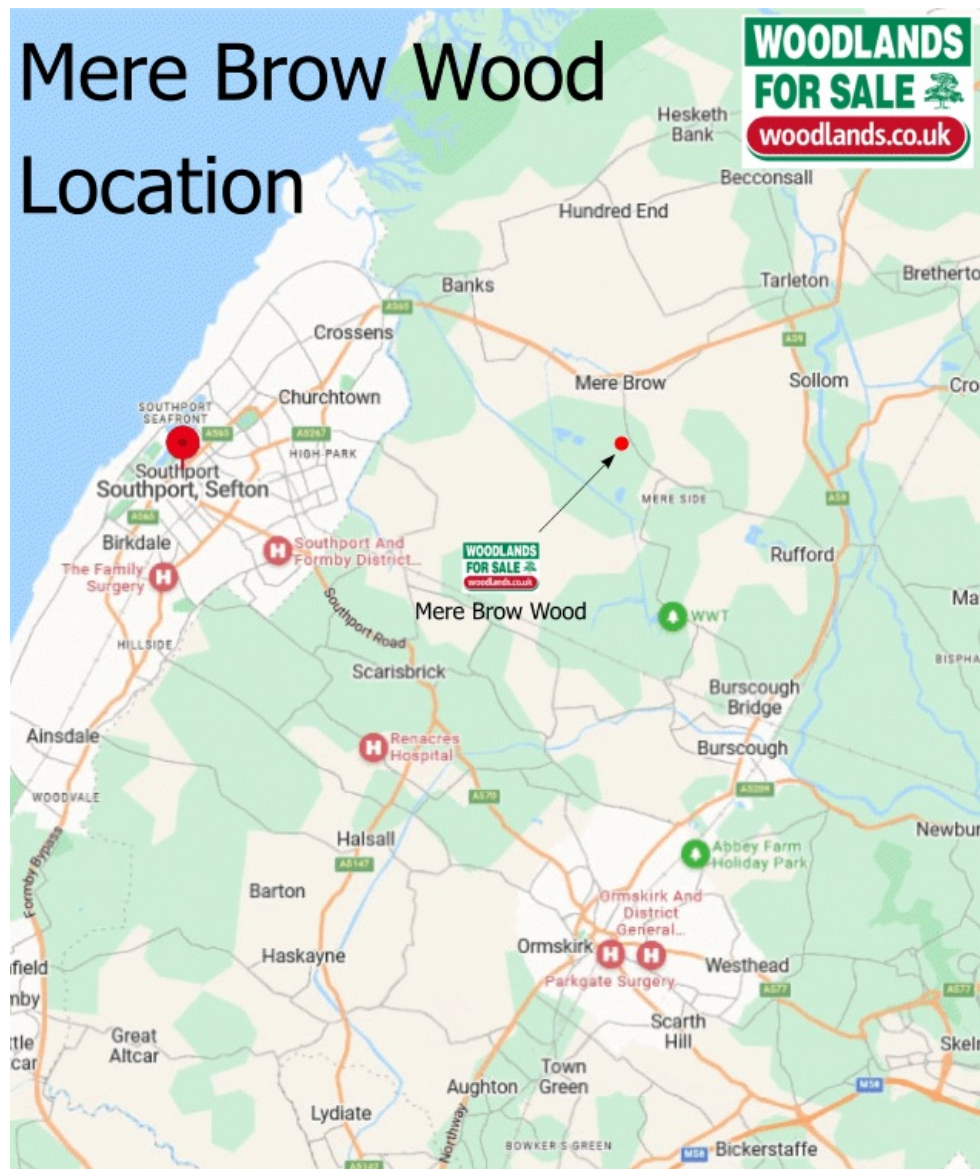
Just 8 miles from Southport, 8 miles from Ormskirk and 13 miles from Preston.

- From the A565 Southport New Road turn south onto the B5246 signed for Rufford, Holmeswood and Mere Brow.
- After 400 metres follow the road around a sharp right bend, again signed B5246m Rufford and Mere Brow.
- Follow for a further 1.1 miles before turning right on to Mere Lane.
- After a further 100 metres park in the passing place on the right.
- The wood is located directly to the right. A public foot path leading along the western boundary of the wood, see the wood map for details.

Note:- When parking please leave space for vehicles to use the passing space.

Note:- There is no vehicle access to the wood or for parking from the Bannister House Fishery turn off at the north of the wood.

Indicated by blue marks on trees around the entire boundary.

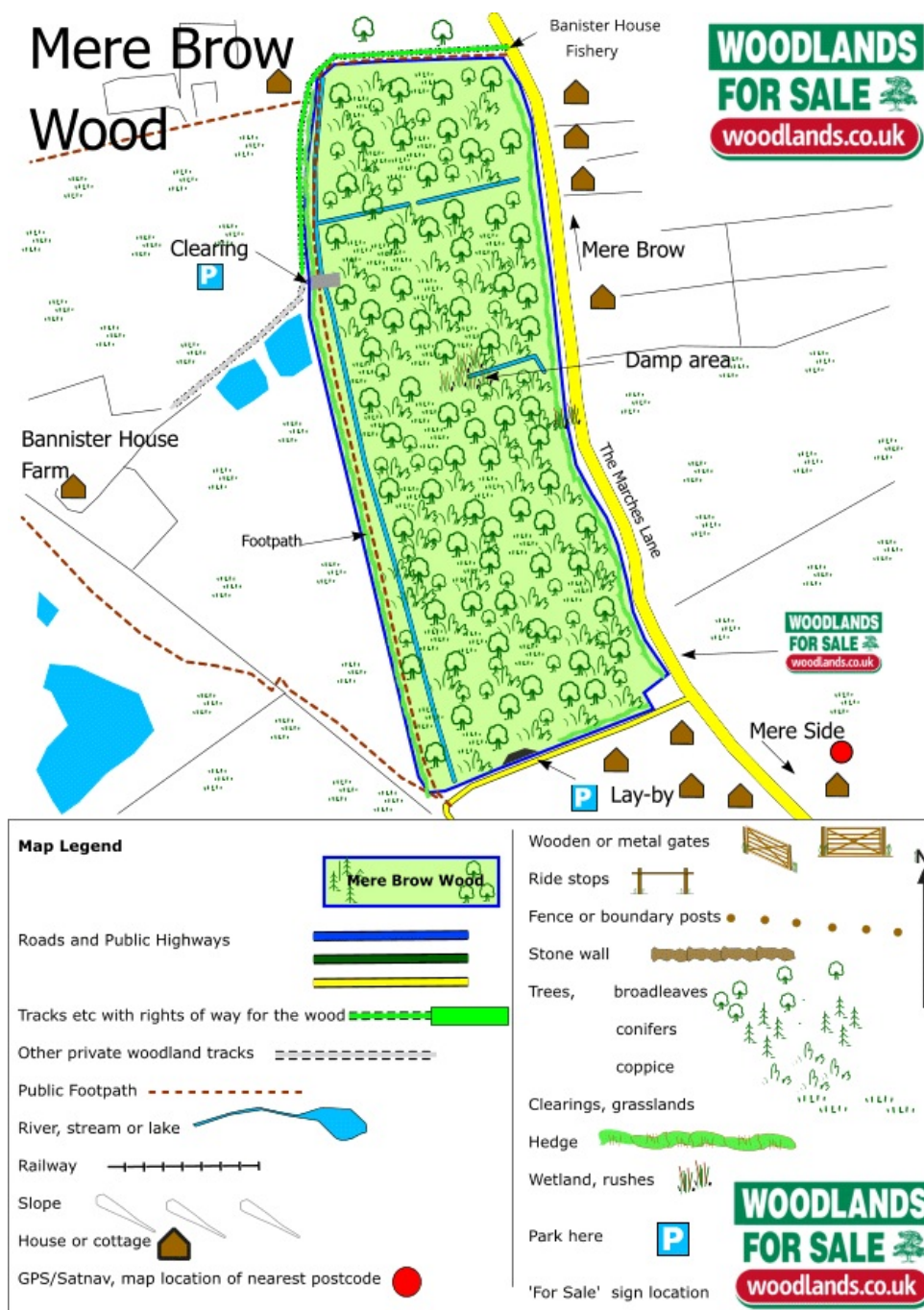


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Mere Brow Wood Location



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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.