



## Sunny Bank Wood Staffordshire

A south east-facing, secluded broadleaved woodland, set in lovely countryside with great views.

### Details

**Price:** £89,000 Freehold

**Location:** Ipstones, near Leek, Staffordshire

**Size:** Almost 5 acres for sale

**OS Landranger:** OS No 119

**Grid ref:** SK 007 508

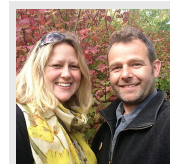
**Nearest post code:** ST10 2JS

### Local manager

**Dan Watson**

07970 116 515

[dan@woodlands.co.uk](mailto:dan@woodlands.co.uk)



## Description

On the sunlit slopes of a secluded valley with a babbling brook at its base, Sunny Bank Wood is an ideal hideaway nestled in rolling countryside.

The wood has a relatively open feel with low ground cover of bilberry with grasses, moss, some holly bushes and bracken. The canopy is made up of native [oak](#) and [birch](#) trees with a few [sycamore](#). The oaks are relatively young and have benefitted from the light and airy birch canopy that has nurtured them to develop and grow well. The birch appear to be of broadly similar age though some look to have been coppiced in the past, and now grow as multi-stemmed trees. [Alder](#) and the odd [rowan](#) tree can be found along the edge of the brook.

A short walk from the parking area, a ridge of high ground offers elevated views through the wood and across the surrounding fields and woods.

An old, disused watercourse runs along the side of the valley following a contour. Now dried up, it was perhaps constructed to provide water to Collyhole Farm to the east.

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, sycamore, birch, rowan, alder and holly.

---

### Wildlife

The area is excellent for wildlife and is a great place for birdwatching. Many woodland bird species visit or make this their home and the wood is filled with birdsong, especially in the spring. [Greater spotted woodpeckers](#) can be heard drumming, the distinctive calls of [chiffchaffs](#), [nuthatches](#) and

[treecreepers](#) ring out. The neighbouring fields are frequented by buzzards, which are regularly seen wheeling overhead.

Some well-used animal trails are obvious, likely to be used by red and roe deer, foxes and badgers, it would be interesting to erect a trail camera to see what's passing.

A damp area near the stream is ideal habitat for [frogs](#), [newts](#) and dragonflies. The fresh water of the brook is always a draw for wildlife, further down the water course are deeper pools where fish lurk, perhaps they move upstream passing along the brook from time-to-time?

---

### Features

- South-east facing sunny slope
- Parking space and private gate
- Section of stream frontage
- Disused watercourse following a contour.
- Level areas suitable for a tent
- Bench with a view
- Great rural views

---

### Access, tracks and footpaths

The woodland has no public rights of way within it. Private access is gained through a gate from the road with a parking area just inside. A path leads from here to the bench and foot access is relatively easy throughout the woodland.

---

### Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will 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

- Wildlife watching
- Conservation activities
- Walks from the wood
- Camping with family and friends
- Source of firewood

---

### Local area and history

---

The wood is located close to the village of [Ipstones](#), in the Staffordshire Moorlands, set in the foothills of the Pennines, just outside the [Peak District National Park](#).

Places of note in the local area include [Biddulph Grange](#) (National Trust) with its stunning restored gardens and, about seven miles away, the [Alton Towers Resort](#) theme park.

Ipstones dates from around the 12th century and is surrounded by small farms and rolling countryside. Lots of good local produce is available in the area both from driveway 'honesty boxes' and local shops and hostelrys.

---

### 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 Leek, 12 miles from Stoke-on-Trent and 14 miles from Ashbourne.

Directions.

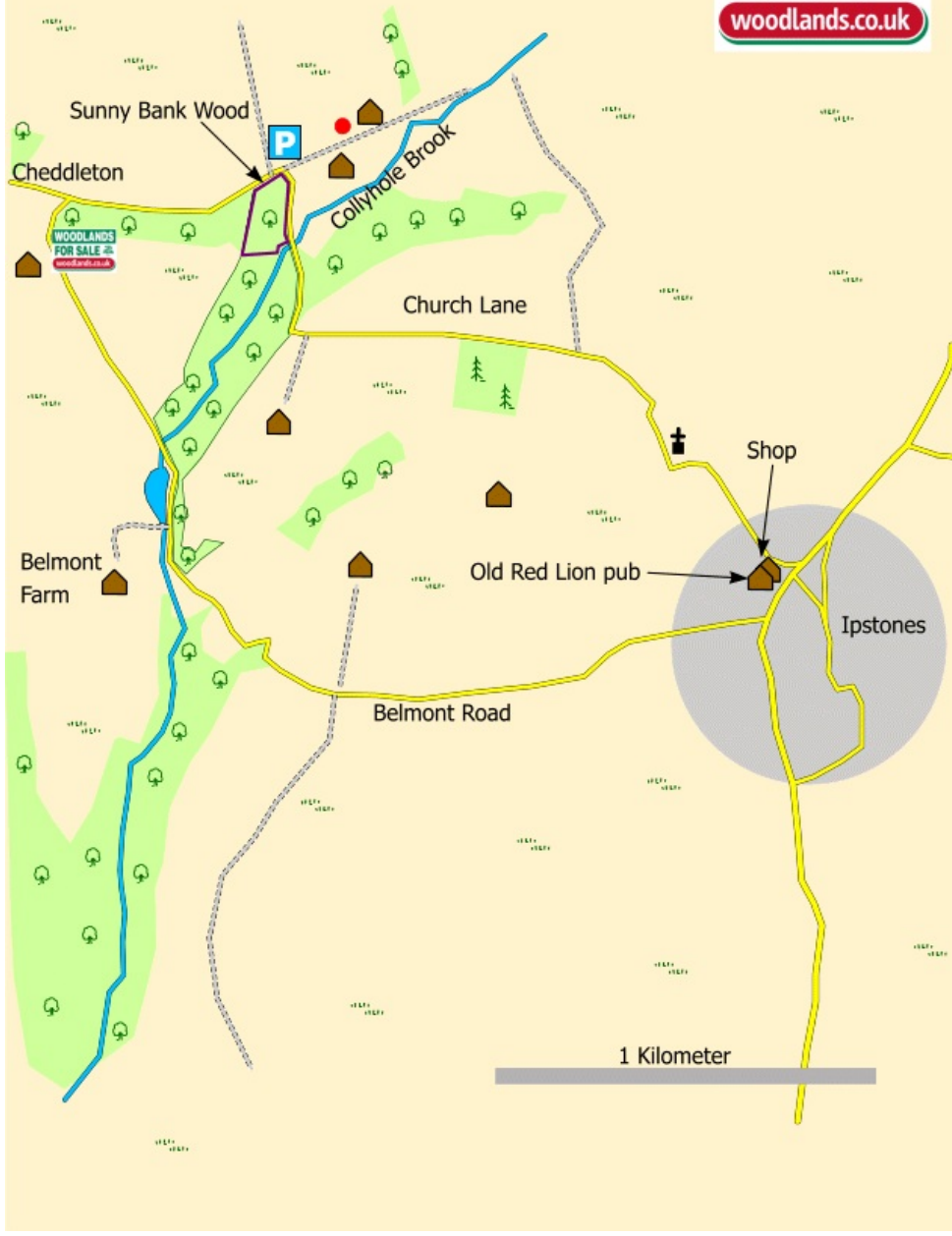
- Travel southeast from Leek on the A523.
- After 3 miles turn left onto the B5053 signed for Ipstones.
- Follow the road for about 2 miles travelling southwest.
- In the centre of Ipstones Village turn right on to Church Lane next to the village shop.
- Follow Church Lane out of the village.
- After the sharp right hairpin bend proceed downhill for 150 metres before crossing Collyhole Brook.
- Proceed uphill and follow the road as it bends to the left.
- Sunny Bank Wood is located immediately to the left of the road. park on the right ensuring that all driveways and roads are kept clear.
- Climb the gate at its hinge or the rail fence to the side to access the woodland.

**Boundaries:**

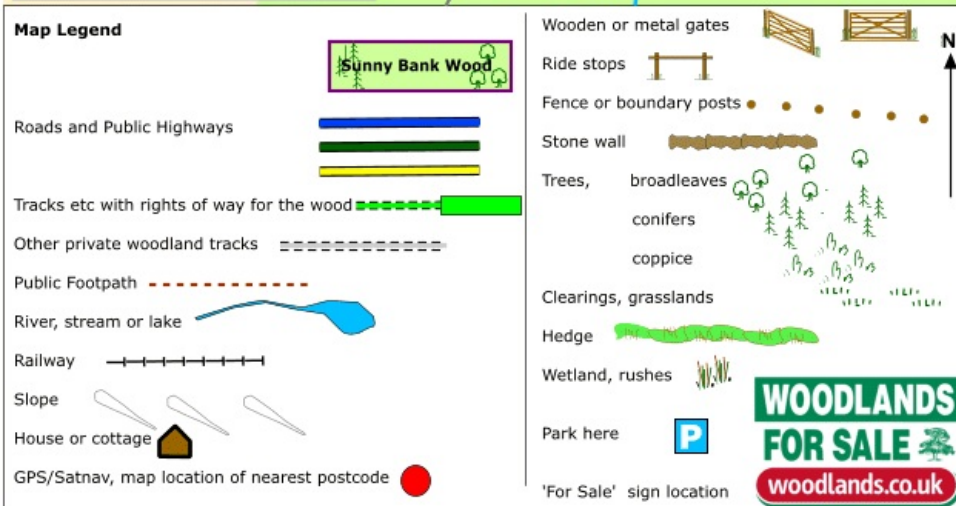
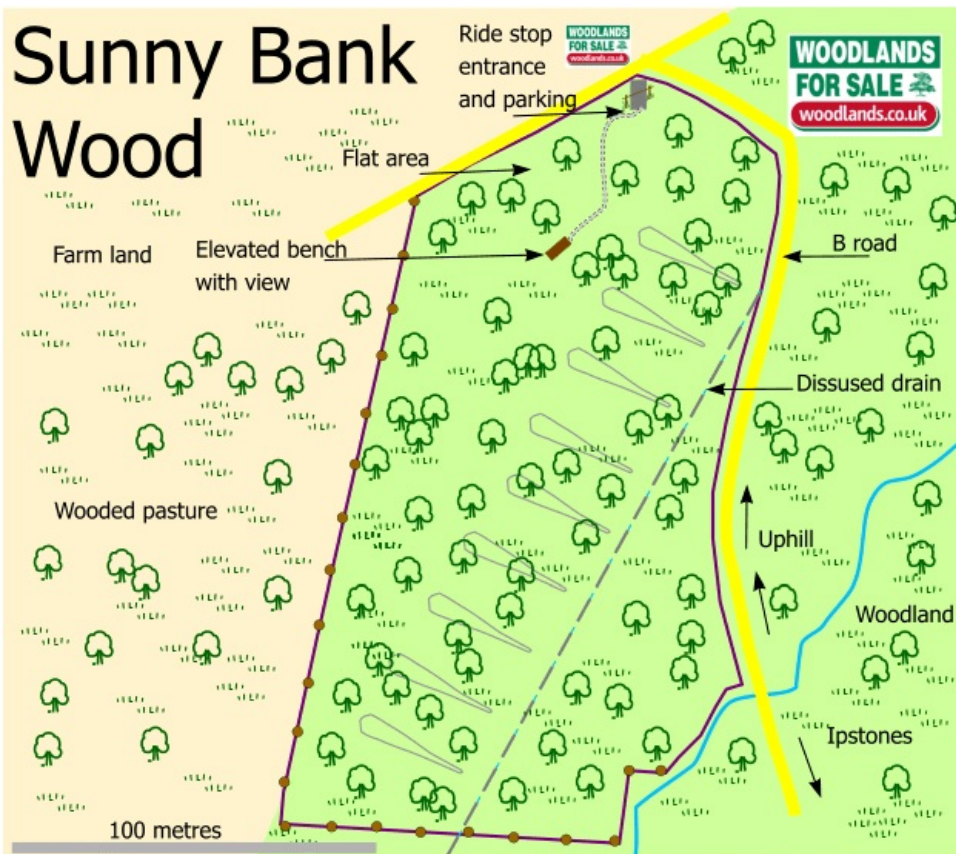
There are mauve markings on posts along the western and southern boundary's and on trees alongside the road and stream.



# Sunny Bank Wood Location



# Sunny Bank Wood



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.