

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.

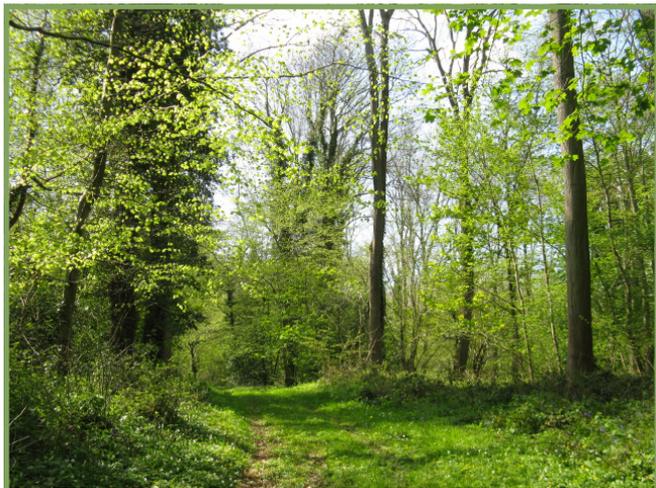


**Coed Barthau,  
Rhewl, near Ruthin, Denbighshire, North Wales.  
3.98 acres of mature mixed hardwoods for  
£36,000 (freehold)**

Medal-winning broadleaf woodland, excellent access and first class amenity with outstanding views across the Vale of Clwyd.

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## Coed Barthau, Rhewl, near Ruthin, Denbighshire



### Description

Coed Barthau is part of a swathe of medal-winning estate woodlands. Elegant mature ash and mixed hardwoods bear testimony to this as does the vigorous under-storey of emerging hardwoods.

Coed Barthau has fertile lime-rich soils and the consequent vigorous tree growth is clear to see. The mature widely-spread canopy ash stems are of excellent form and the product of many years of careful management. Within the ash are a variety of other quality hardwoods including elm, cherry, beech and sycamore.

The mature stems appear wind-firm but if the decision is taken to harvest, the under-storey promises a vigorous successional crop of mixed species which, with suitable management, should obviate the need for expensive restocking. The sub-canopy also supports a variety of shrubs including hazel, hawthorn and holly. In spring the woodland floor is coloured by bluebells and there is a range of other woodland associates including dog's mercury, wood rush, wood anemone and a variety of ferns.

At the west end of the wood there is a more open glade which could be developed as a locus for quiet recreation, or allowed to naturally develop as young woodland. Elsewhere the wood is fully stocked with canopy trees on land with a northerly aspect. At the east end of the wood is a length of hard track affording private 'in-wood' parking, and a short spur off this offers an ideal place for siting a caravan if desired.

The wider woodland supports a broad fauna of badgers, foxes, bats, buzzards and a wide range of woodland songbirds, whilst the extensive field boundary to the north offers a series of gorgeous views over the Vale of Clwyd.

This attractive property amidst beautiful scenery will have broad appeal, but especially perhaps to those with an eye for silviculture and the enjoyment of a well-managed wood.

### If It Were Mine

Where to start? The occasional harvesting of a prime hardwood stem might be irresistible. The younger trees would benefit from re-spacing and I'd seek to progressively eradicate sycamore from the mix. Cherry grow well here so I'd also look to find the odd patch in which to plant some. Time for quiet contemplation and gazing at the views would also feature!

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 104 601.

- Wood centre: SJ 104 602.

Nearest postcode: LL15 2UB.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions

- Leave the A55 at St Asaph and head south on the A525.
- After Denbigh continue on this road for a further 4½ miles to the small village of Rhewl.
- Just before the village take the first right after the 40 mph sign (immediately before a stone cottage and before crossing the bridge), via a concrete apron (A) onto a stone track that runs up the hill between avenue trees.
- Continue uphill between fields for 350 metres and

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then into the wood at the top.

- Park in the first pull-in on the east side of the track (on your left) at point **C**.
- Enter Coed Barthau on foot via the timber gate opposite (on the west side of the track).

### Boundaries

- The north boundary (**BE**) is the field-edge fence.
- The east boundary (**BC**) is the track-side fence.
- The south boundary (**CD**) is the south side of the hard and soft track marked by yellow-topped posts.
- The west boundary (**DE**) is marked by blue-topped posts.

### Sporting Rights

The sporting rights are included and are not let.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights Of Way

- There is a right of access for all purposes to the property via the track **ABC** with maintenance according to use.
- There are no public rights of way in this woodland.

### Fencing Liabilities

There are no fencing obligations.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

(i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or

- (ii) use the Property as a commercial campsite; or
  - (iii) unreasonably damage the said tracks.
  - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

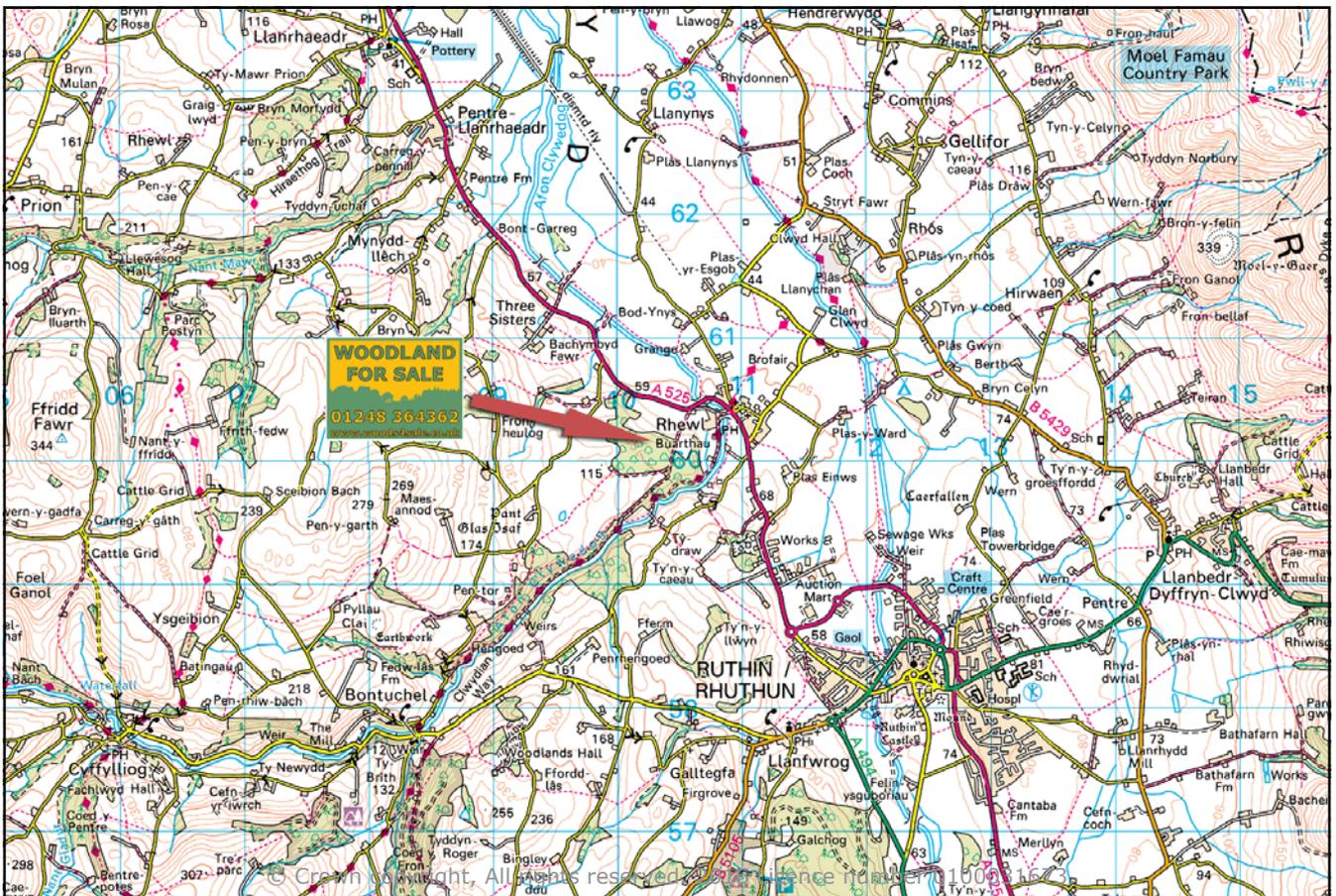
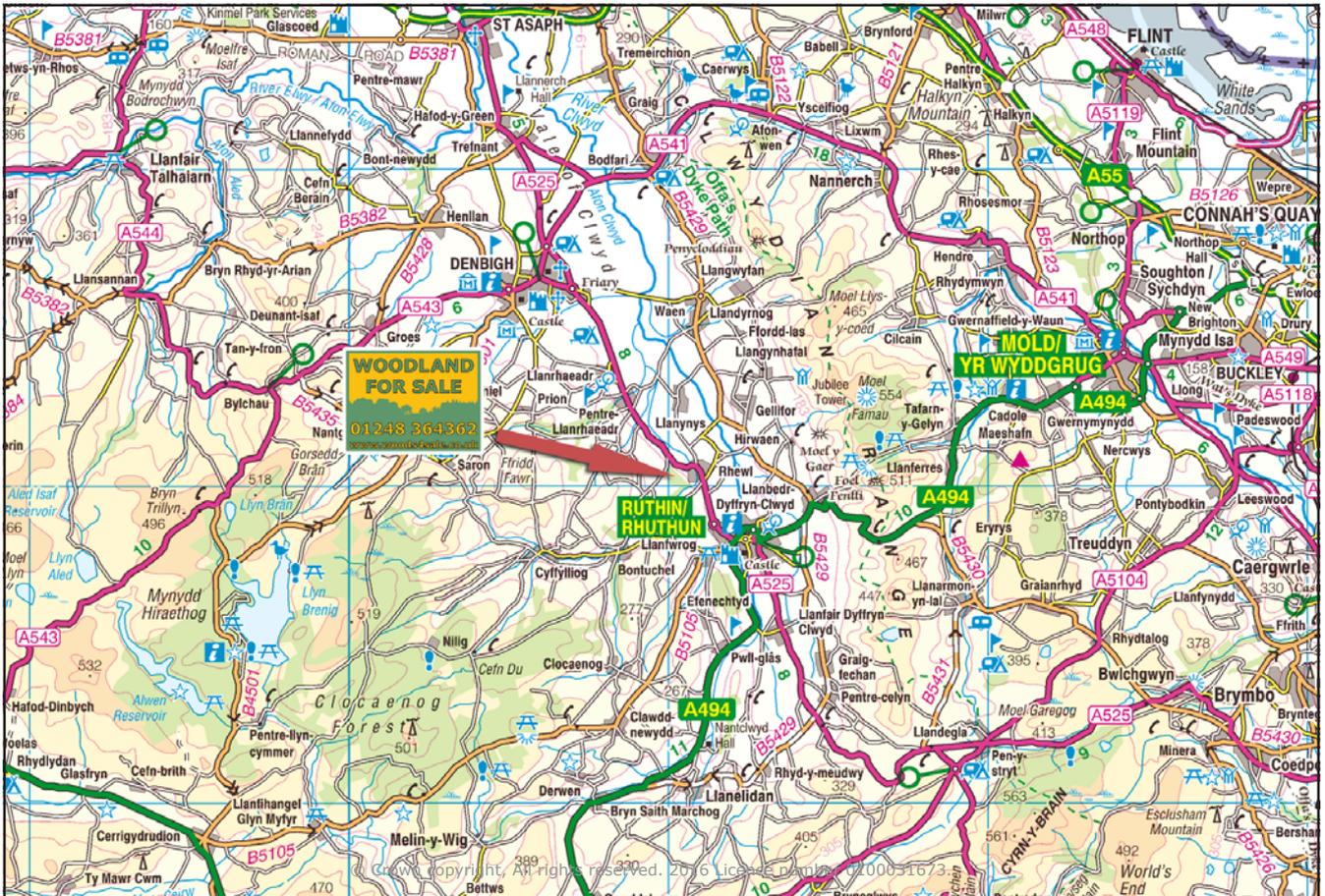
### Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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