

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.



Fallow Wood **2.61 acres of mid-rotation hardwoods** **near Mold, Denbighshire for** **£22,500 (freehold)**

A fine stand of maturing beech and ash in a larger gated forest in the beautiful Clwydian Range in Northeast Wales.

Fallow Wood, Maeshafn, Denbighshire



Description

Fallow Wood lies towards the west side of a large gated woodland near the attractive village of Maeshafn, in the Clwydian Range 'Area of Outstanding Natural Beauty'. Mold is about 15 minutes to the east and Ruthin a similar distance to the west. The A55 dual carriageway is just 8 miles to the northeast enabling easy access from Manchester and the West Midlands.

The wood has a gentle west-facing aspect with moderate slopes and terraces punctuated by occasional small limestone bluffs. It is populated by an intimate mixture of beech and ash, with the former accounting for about $\frac{3}{4}$ of the stems. A few silver birch are also present. It is believed the trees were planted in the late 1960s or early 1970s. Given the lime-rich conditions, the species choice was good and the trees are all showing good growth.

The sub-canopy is lightly stocked with the occasional regenerating hardwood and a light scattering of woody shrubs atop patches of fern. The woodland floor is pleasingly devoid of entangling vegetation and is a delight to walk especially when the beech are in leaf casting dapple green shade.

A thinning licence is in place and a new owner would do well to initiate some light thinning to open up the canopy to benefit the best stems. And of course ash and beech both make excellent burning in the hearth.

Fallow Wood is reached by a recently upgraded hard track that is suitable for cars and which runs the entire west side of the property giving easy access and facilitating extraction of forest produce. A right of access over the soft track along the north-eastern boundary will also assist in managing the higher parts of the wood.

The wider forested area means the owner of Fallow Wood can enjoy the amenity of a much larger property with little in the way of management demands. A little woodcraft, home produced timber and a high degree of tranquillity all await.

If this were mine...

I might develop the internal access to link existing rides in the wood, whilst selective removal of poorer stems should progressively steer the best towards a fine maturity.

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

Directions & Access

From the west

From Ruthin head east on A494 for about 5 miles to the village of Llanferres. As you leave the village take the first turning right (just before a small stone bus shelter) onto a small single track road signed as 'Unsuitable for heavy goods vehicles'.

Continue 0.8 mile to the village of Maeshafn. As you enter the village, about 30m after the Maeshafn sign, turn sharp right onto the drive for Pentre Cerrig (**A** on the plan). Continue on this drive for $\frac{1}{4}$ mile until you see a forest gate on your left side (**B**) with a Woods4Sale sign. Please park in the lay-by opposite the gate and continue on foot.

Enter the forest at this gate and walk up the main track for about 300 metres until you see a line of red-topped posts running up the hill to your left. You are now at point **C** on the plan. Fallow Wood is on your left after this point.

From the east

At the start of the A55 take the A494 west (junction 33b). By-pass Mold and then leaving the by-pass follow the A494 signed for Ruthin. Continue for one mile and then turn left onto the minor county road signed for Maeshafn.

Continue for 1.2 miles then turn right into the village of Maeshafn at a small grass triangle. Pass through the village and take the private drive for Pentre Cerrig on the left side just before leaving the village (**A**). Continue on this drive for $\frac{1}{4}$ mile until you see a forest gate on your left side (**B**) with a Woods4Sale sign. Please park in the lay-by opposite the gate and continue on foot as per directions from the west

Fallow Wood, Maeshafn, Denbighshire



(above).

Safety Note

The wider woodland area has been mined for over 200 years and there are a number of historic entrances and fissures visible on the surface, some of which have been fenced. There is no definitive plan of mining activity.

Please take appropriate care when viewing and keep back from any unfenced sinks or openings.

Locators

OS Landranger map: Sheet 116 & 117.
National Grid Ref:
- Viewer Parking: SJ 199 608.
- Centre of wood: SJ 199 604.
Nearest postcode: CH7 5LY.

Boundaries

The west boundary (**CF**) is the east side of the hard track.

The north boundary (**CD**) is marked by a line of blue-topped posts.

The east boundary (**DE**) is the east side of the soft track marked periodically by trees with blue spots.

The south boundary (**EF**) is marked by a line of white-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are not included. View website for further details.

Rights of Way

There is a right of access for all purposes over the hard track **ABCF** and the soft track **CD**.

A right of access is reserved to others over the soft track **DE**.

Maintenance of shared tracks is according to use.

There are no public rights of way in this property.



Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this property 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.

Contact

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

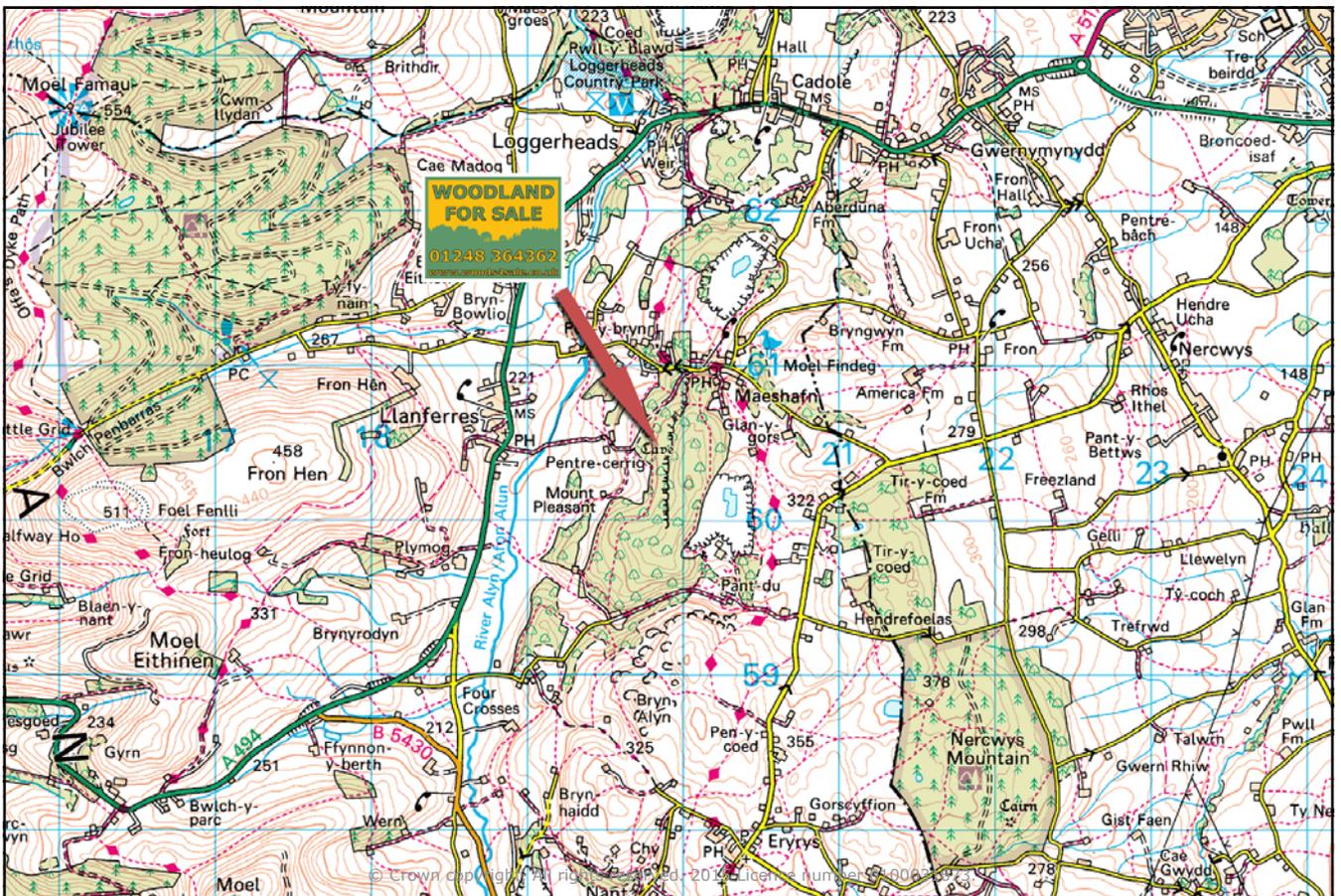
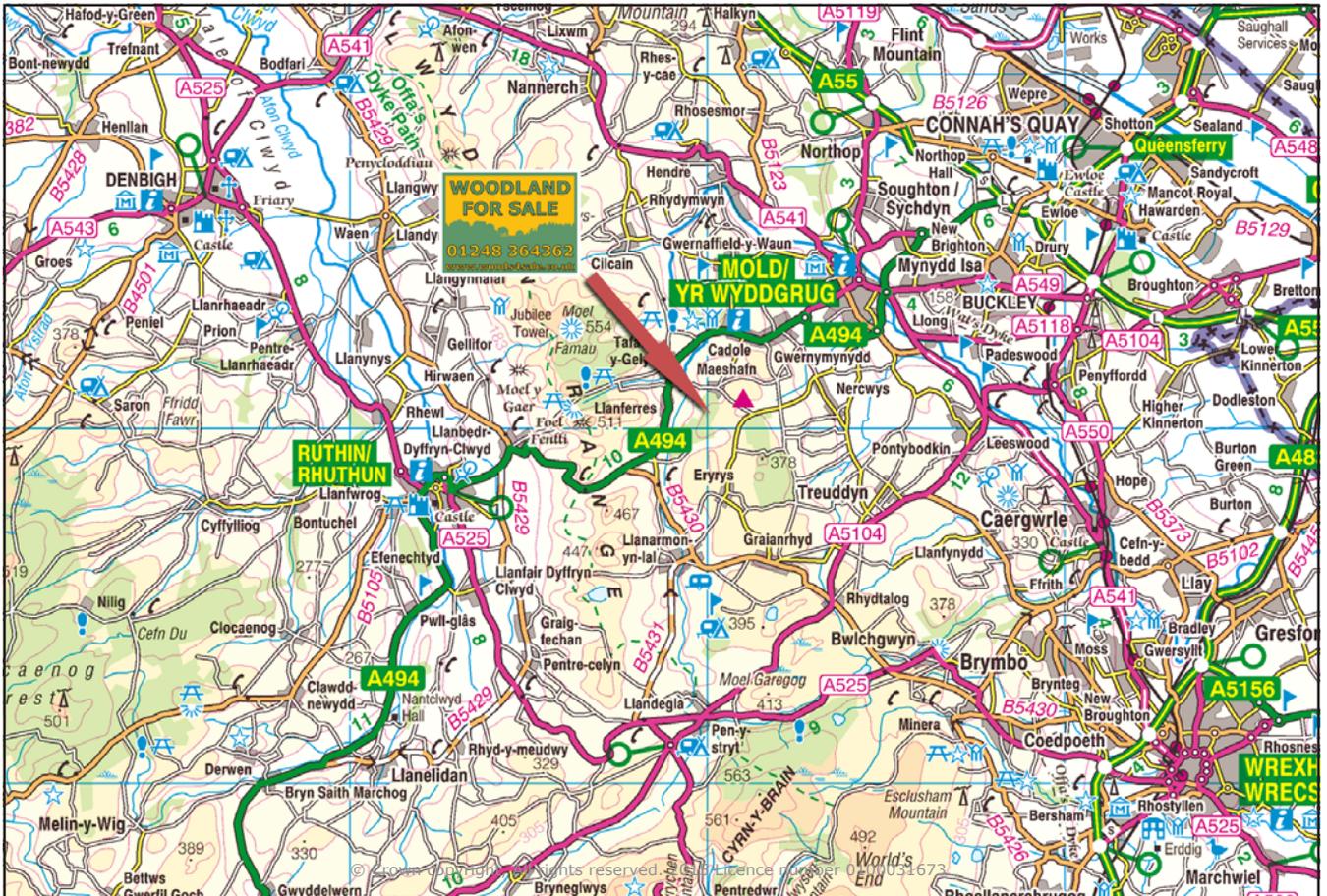
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

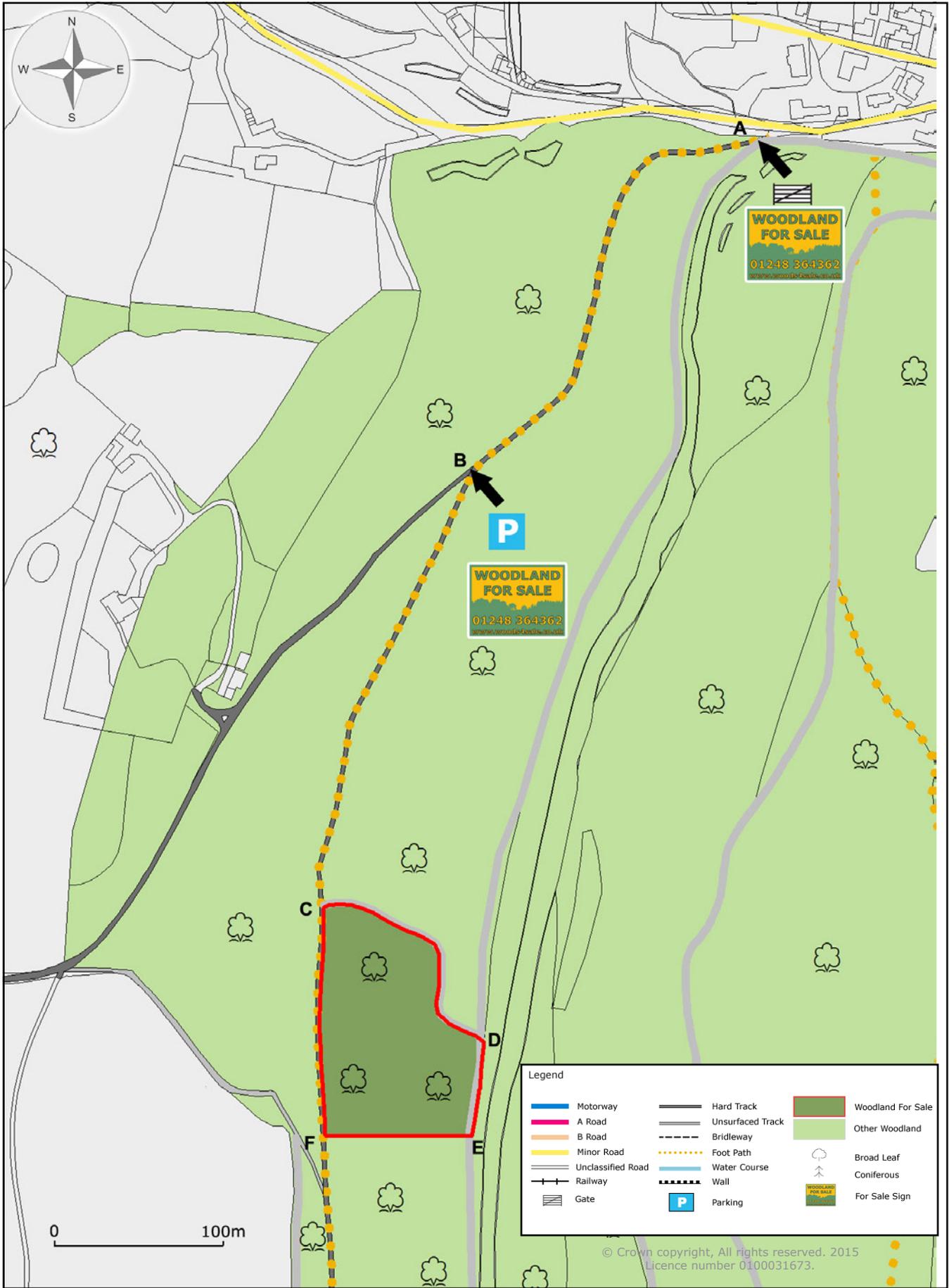
Note

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.

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