

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.



Threeways Wood

Llanferres, Denbighshire, 1.35 acres of amenity beech woodland in a secluded rural location, for £19,000 (freehold)

An attractive stand of mature beech trees on the fringe of a more extensive hardwood forest, nestling in a private valley in the Clwydian Range.

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Threeways Wood, Llanferres, Denbighshire



Description

Threeways Wood lies in a sheltered valley on the lower fringes of a larger broadleaved woodland, at the junction of farm and forest. The wood offers views over surrounding fields and glimpses of the higher Clwydian hills to the west. The area is deservedly designated as an 'Area of Outstanding Natural Beauty'.

The woodland is dominated by mature beech trees. Consequently it has a clean forest floor largely free of invasive ground vegetation, giving the wood an uncluttered feel so characteristic of beech woods. Other trees present include ash, sycamore and a lone silver birch while the margins also support native woody shrubs such as hawthorn, holly and hazel.

With some vegetation clearance the stoned track would give vehicular access into the wood. The internal southern track would benefit from some additional stone and the hill track is better-suited to 4x4.

Sitting amidst a pastoral landscape, Threeways Wood is quiet, secluded and accessible. The southerly aspect makes for a real suntrap. This wood is unequivocally an amenity property.

If It Were Mine

The current owner has enjoyed camping on occasion. I would be tempted to fell a few small coupes with a view to filling my log store and re-planting the resultant gaps with a wider range of native trees and shrubs to encourage birdlife.

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 download a copy of 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.

Nearest Postcode

CH7 5TG (This is for the local area, not specific to the woodland).

What3Words

Access point (A): [///facelift.blazing.bridge](https://www.what3words.com/?q=///facelift.blazing.bridge)
Centre of wood: [///disco.averts.tagging](https://www.what3words.com/?q=///disco.averts.tagging)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 116

- Access point (A): SJ 196 594
- Centre of wood: SJ 194 596

Directions & Access

From the west

- From Ruthin head east on A494 for about 4.5 miles.
- Ignore the right hand turn to the B5430 but after a further 600 metres fork next right on the minor county road to Four Crosses.
- Go straight over the Four Crosses crossroads and continue a further 0.8 miles.
- Just after the final house at the end of the tarmac, you will see the track into the wood on your left, marked by a public footpath marker post (point A on the plan below).
- You are advised to leave your car back at a lay-by on the tarmac road and walk down this track to the entry gate (C).

Threeways Wood, Llanferres, Denbighshire



From the east

- At the start of the A55 take the A494 west (junction 33b).
- By-pass Mold and continue a further 3.5 miles to Llanferres.
- After 0.8 miles fork left to Four Crosses (signed for Llanarmon-yn-Ial).
- After ¼ mile turn left at the Four Crosses cross roads and continue as above.

Boundaries

- The northeast boundary is defined by a post and wire fence.
- The west boundary is the edge of the mature hardwoods (next to an open area).
- The south boundary is the field-edge stock fence.
- The short southeast boundary is defined by a stock fence and the galvanised access gate.

Sporting Rights

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

Mineral Rights

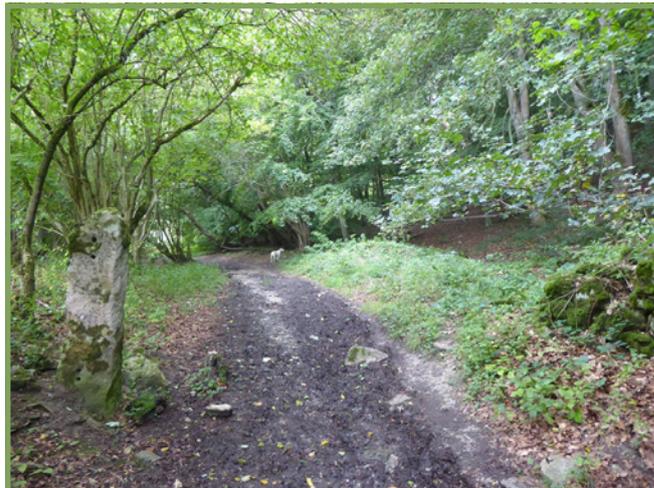
The mineral rights are owned and included except where reserved by statute, except for a small area that follows the north east boundary.

Rights Of Way

- There is a right of way at all times and for all purposes over the route **ABC**.
- A right of way is reserved over **CDE** and **CDFG**, these routes are also public footpaths.
- A shared maintenance clause covers all shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.



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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

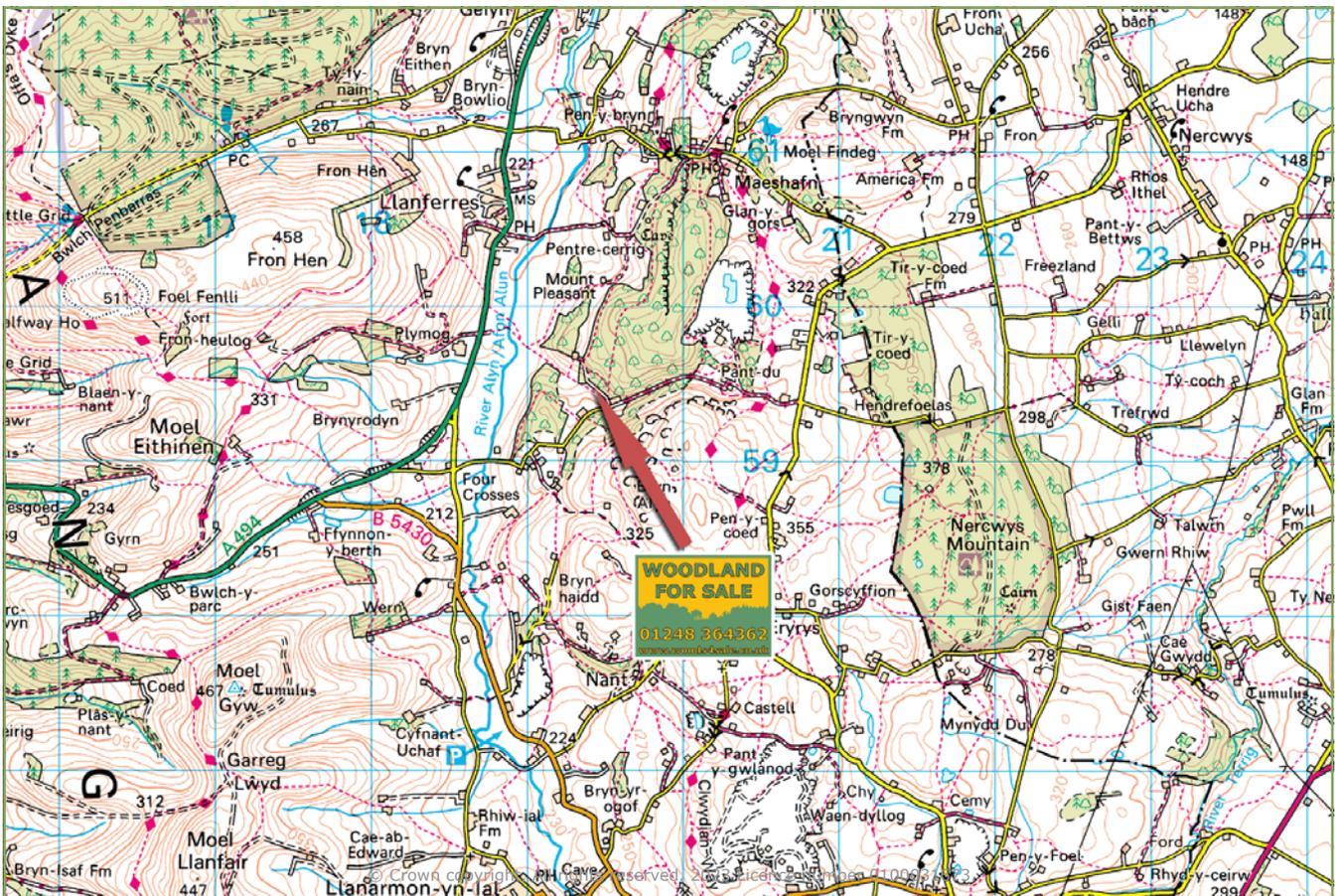
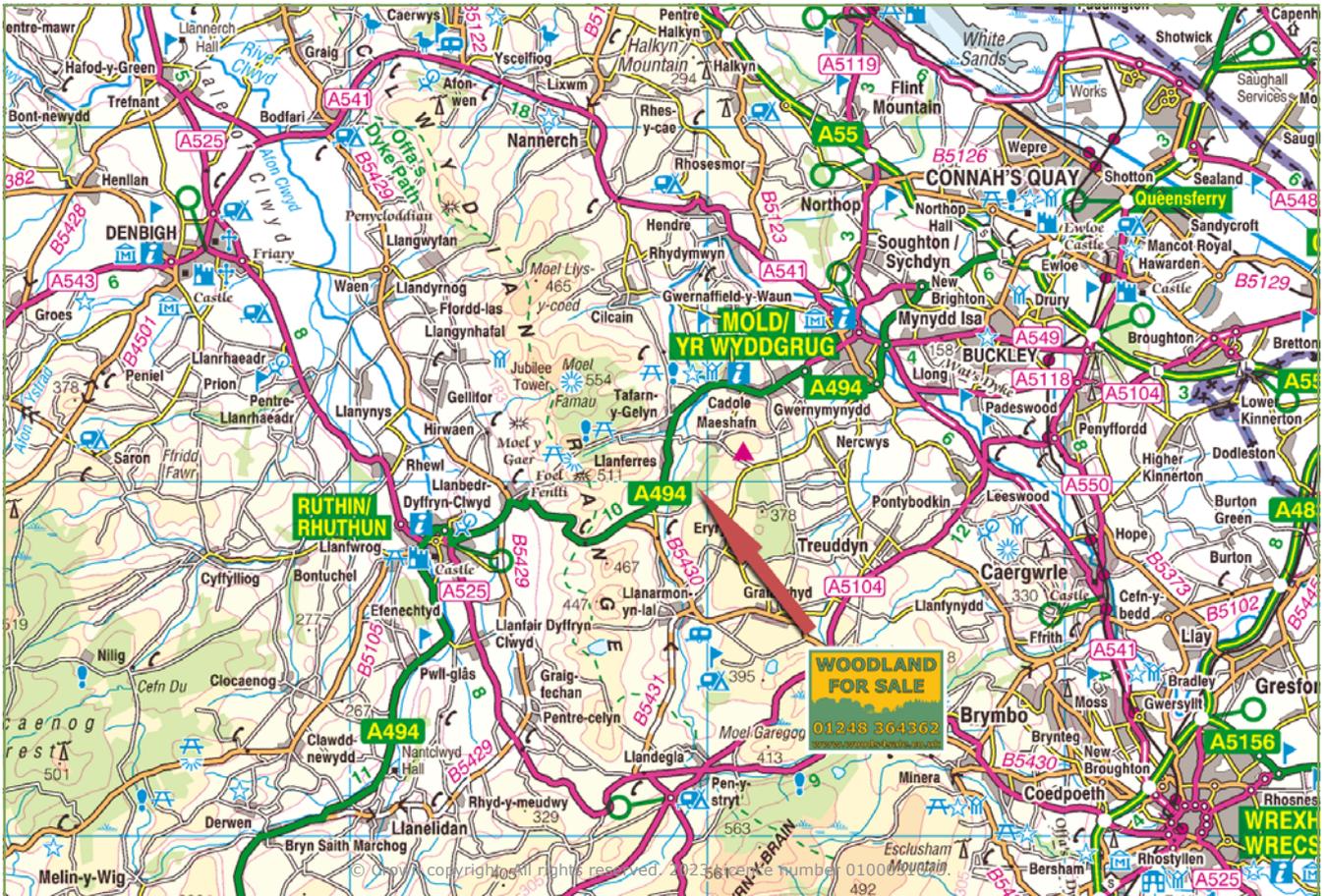
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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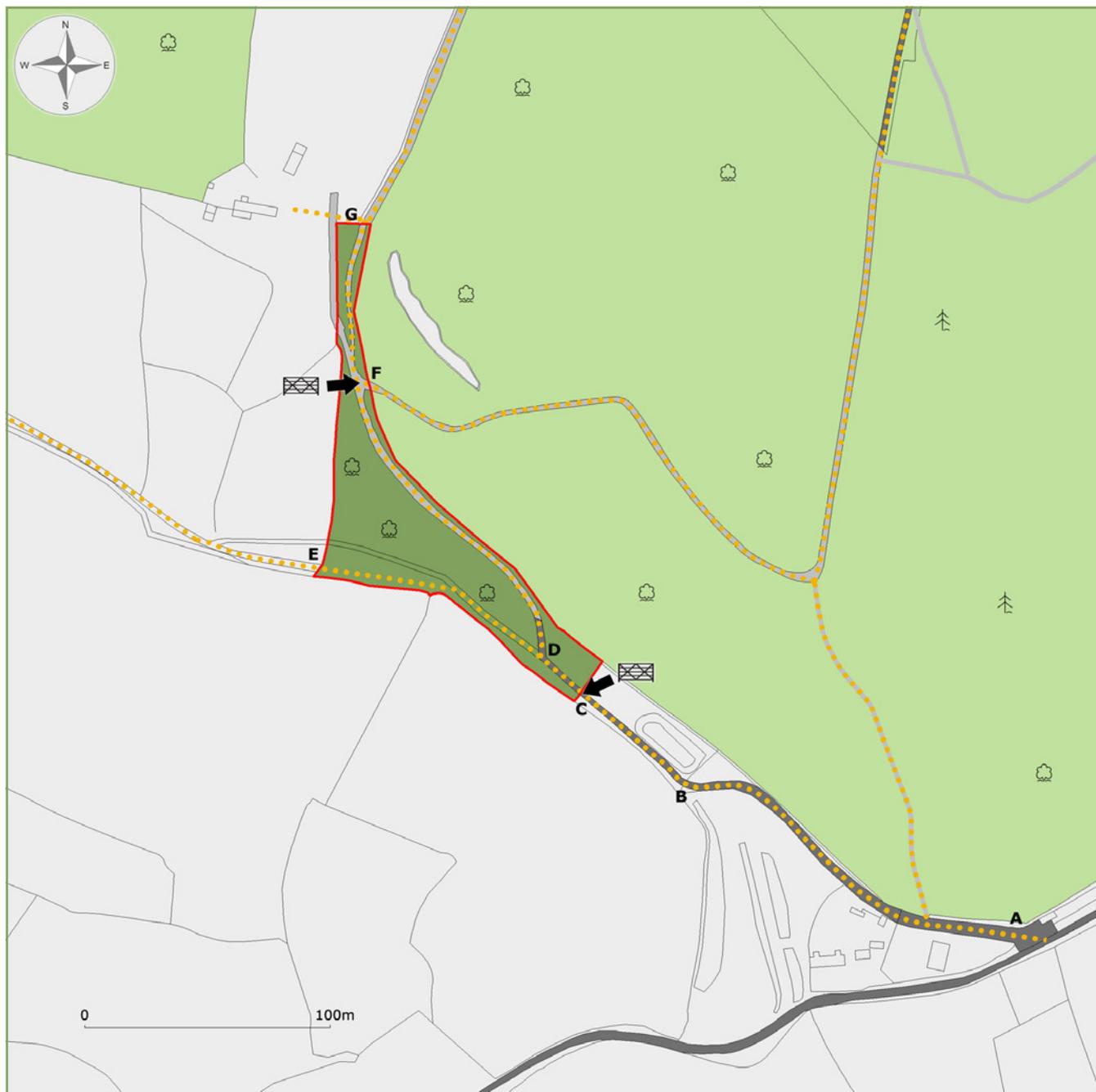


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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		