

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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

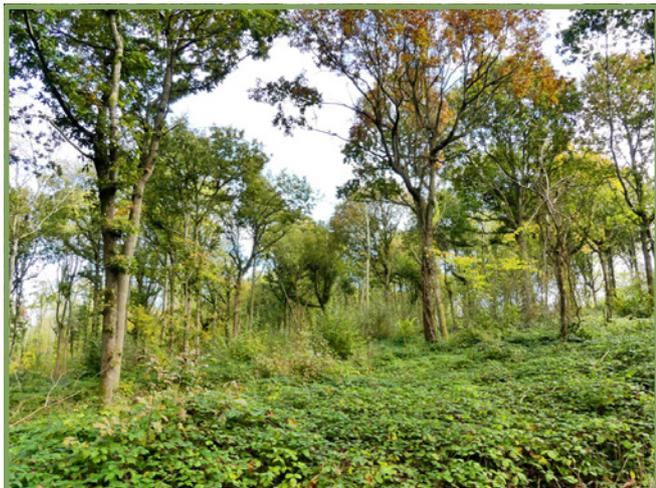


## Ballihoo Wood

2.44 acres of beautiful oak woodland, near Kinnersley in Herefordshire £34,000 (freehold)

An ancient woodland with oak and ash trees on relatively level ground with excellent access in a very secluded countryside location not far from Leominster.

## Ballihoo Wood, Kinnersley, Herefordshire



### Description

Ballihoo Wood is a fantastic woodland predominately filled with oak trees, a smattering of ash, the occasional sycamore, rowan, hawthorn, and a couple of western hemlock. We understand the oak trees were planted about 50 years ago and have been well managed. The recent thinning operations within the woodland have created more room for the remaining trees to grow. Whilst the trees within the woodland are relatively similar in age, there are some older oak trees to the edges.

The ground vegetation within the woodland at the time of writing was dominated by fruit laden blackberries but there is a mix of other plant species present, such as red campion, varieties of ferns, wild grasses, some fungi and even the occasional self-seeded oak or ash tree too competing for space and light.

The recently upgraded stone track leading into the woodland allows easy access with two wheeled drive cars all year round. The short journey from the main road takes you through some apple and pear orchards which are grown for a local cider making farm. The fields further beyond are a mixture of grazing land and wheat fields, making Ballihoo Wood a noticeably quiet space with only the gentle sounds of the countryside for company.

Whilst the woodland is situated on a gentle northwest facing slope, there is a small flat area near the main track and a larger flat area in the south west corner of the woodland which feels very secluded being situated against the edge of the trees.

Squirrels and songbirds (and the occasional buzzard) are frequent visitors to the woodland and it is suspected that the bramble is home to some dormice too. All in all, Ballihoo Wood is a wonderfully quiet and secluded woodland, a delightful place to spend



some time out of the house.

### If It Were Mine

Making a couple of paths through the bramble to allow access up to the top of the woodland, I might even try and clear enough to drive my car there in in the drier weather. I would almost certainly clear an area in the southwest corner to pitch a tent as this would be a great place to camp.

I would also look to underplant between the rows of the oak trees and I might look to introduce a second species and plant in some reasonable numbers, perhaps cherry as the blossom in the spring is a delight and would look amazing with the oak trees, not to mention the crop of fruit you might get too!

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.**

### Locators

OS Landranger Series Sheet No: 148  
Ordnance Survey Grid References:  
- Roadside gate: SO 335 501  
- Centre of wood: SO 337 502  
Nearest postcode: HR3 6LD

This postcode will take you to the local area but may not take you to the woodland. You will need to use

## Ballihoo Wood, Kinnersley, Herefordshire



the location plan and directions as well.

### What3Words

Entrance: [///outraged.commuting.hoped](https://www.what3words.com/outraged.commuting.hoped)

### Directions & Access

- Driving from Hereford, take the A438 heading north westerly towards Brecon.
- Drive for approximately 2.5 miles along the A438, turn immediately right after you pass the Wyevale Garden Centre onto the A480, in the direction of Stretton Sugwas, Credenhill and Weobley.
- Keep on the A480 for approximately 10 miles.
- When you reach Sarnesfield, turn left onto the A4112, heading for Brecon and Kinnersley.
- Continue for 2 miles, driving into Kinnersley, and turn right, heading for Almeley.
- Continue for approximately 0.7 miles, where you will see a steel gate on the right-hand side, and directly opposite the gate should be a Woods4Sale sign (point **X**). This is the entrance to the woodland.
- Please park in a suitable safe place off the road, not obstructing the gates or through traffic. Sorry we do not provide the code or keys for viewing (buyers will have full vehicular access into the wood upon completion).
- Climb the gate and continue east along the forest track for approximately 100 metres to a second gate (point **A**).
- Climb the gate and continue along the track for a further 40 metres until you come to a timber gate and a Woods4Sale sign (point **B**).
- Open the gate and continue down the track for a short distance (around 20 metres) until you get to a wooden post marked with green paint (point **C**). This is the western boundary of the woodland.

### Boundaries

- The northwest and southeast boundaries are the woodland edge, with farmland immediately

adjacent.

- The northeast boundary is indicated by orange paint on trees and posts.
- The southwest boundary is indicated by green paint on trees and posts.

### 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 in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way at all times and for all purposes over **XABC**.
- There is a right of way reserved to others over **CD**.
- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

### 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:

## Ballihoo Wood, Kinnersley, Herefordshire



- (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.

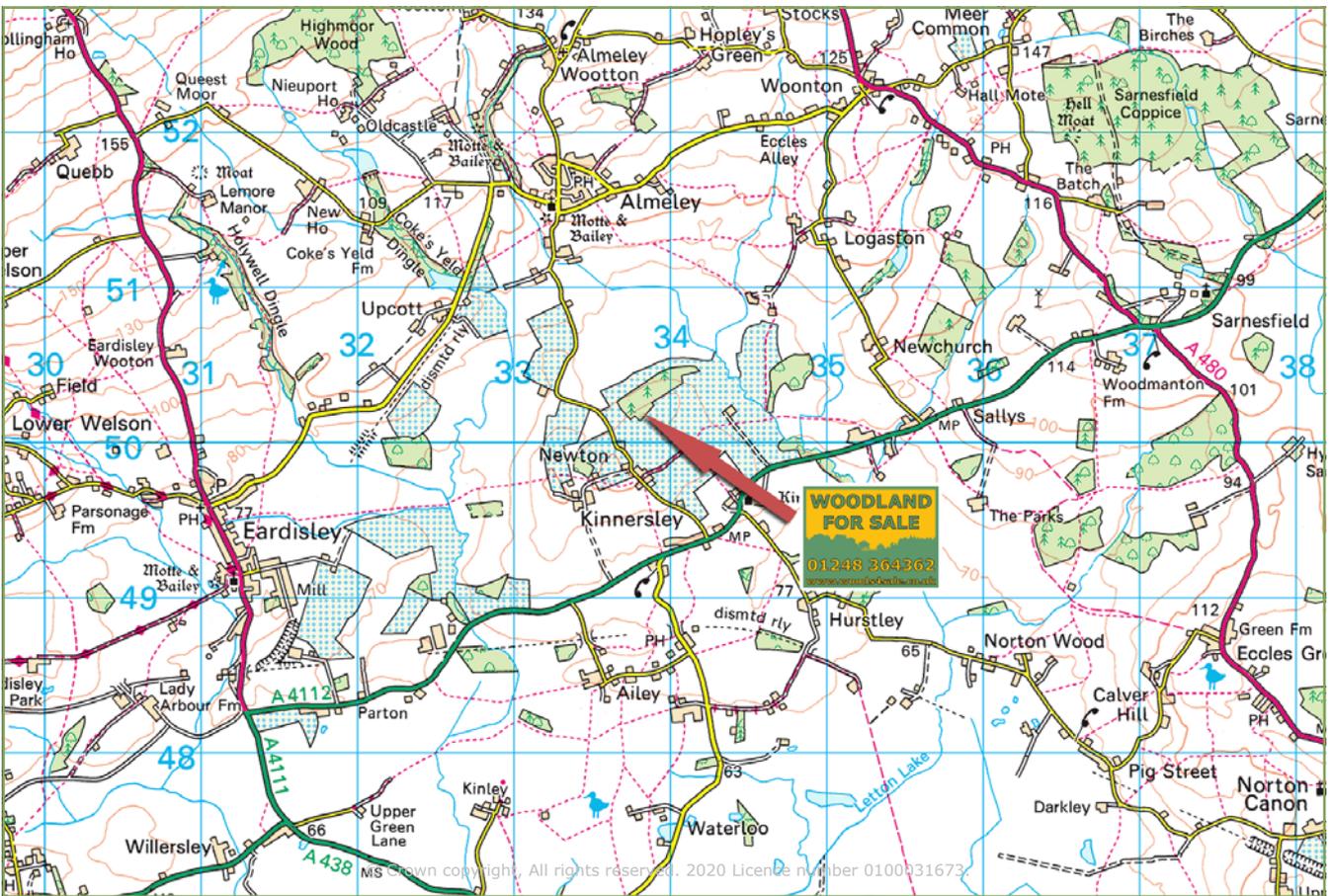
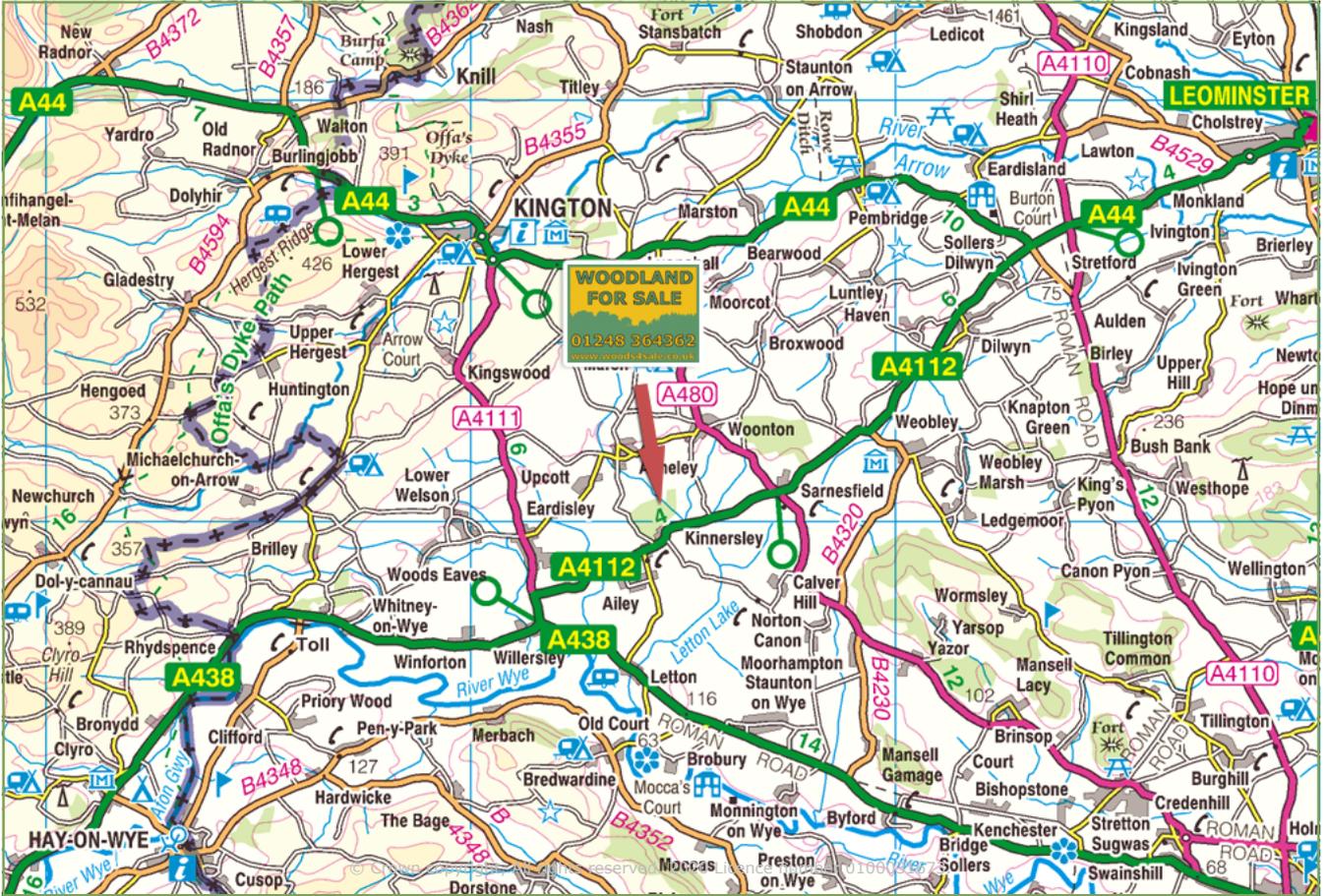
### Woods4Sale Interest

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).

# Ballihoo Wood, Kinnersley, Herefordshire



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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 Foot Path		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Water Course	Wall		