

WOODS 4 SALE

Phone: 01248 364 362
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.



Berres Wood

Maeshafn, Denbighshire. Extensive broadleaf woodland within a larger gated property near the edge of the village.
11.79 acres for £64,000 (freehold)

Beech and mixed hardwoods in the Clwydian Hills Area of Outstanding Natural Beauty.

Berres Wood, Maeshafn, Denbighshire



Description

Berres Wood occupies a series of gently sloping terraces fringed by steeper limestone outcrops on the east side of a larger woodland in the Clwydian Range 'Area of Outstanding Natural Beauty'. The small village of Maeshafn is close by. Mold is about 15 minutes to the east and Ruthin a similar distance to the west. The A55 dual carriageway is 8 miles to the northeast enabling ready access to and from Manchester and the West Midlands.

The major crop component is maturing beech punctuated by the occasional large multi-stemmed specimen. Within this is a scattering of ash and the occasional oak. The woodland is more diverse in the northeast corner where the beech gives way to a complex of sycamore, oak, birch, elm and hazel. There is also an attractive stand of maturing oak at the southwest corner (easy to identify thanks to the rich ground vegetation associated with this species).

As is common with beech woods, Berres is delightfully free of entangling vegetation with small patches of wild garlic, bluebells and wood anemones set amidst the wider leafy woodland floor. This makes for easy walking as well as 4WD access where inclines allow. The main access into the southwest of the wood is navigable by 2WD in drier conditions.

Berres is a most attractive wood in a popular location.

NOTE: The wider woodland has been mined for over 200 years. There is no definitive map of the mineral workings. Please be aware that there may be unfenced mine entrances and fissures. Berres Wood also contains some steep bluffs. Please take appropriate care when viewing and keep back from any unfenced hazards.



If It Were Mine

I'd take advantage of the current healthy timber market by thinning the wood and also consider improving internal access with an unsurfaced track down to the lower east side.

The opportunities for camping and woodland recreation are self-evident.

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: 116 & 117

Ordnance Survey Grid References:

- Entrance (A): SJ 202 609

- Centre of wood: SJ 202 605

Nearest postcode: CH7 5LY

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 & Access

- Llanferres lies on the A494 midway between Mold and Ruthin.
- Near a stone bus stop on the north side of Llanferres, head east onto a single track road marked as 'Unsuitable for heavy good vehicles'.

Berres Wood, Maeshafn, Denbighshire



- Continue for 0.8 mile, rising up a hill through woodland to enter the village of Maeshafn.
- Park in the centre of the village near the red phone box and walk south down the entrance drive to the Miners Arms.
- After the pub and just after some garden sheds (opposite a white cottage) turn right to enter the wider woodland at **A**. This is a public right of way.
- Follow the main path (keeping right at fork **B**) for about 500 metres until you see blue-topped posts off to your left (**C**) near the top of the rise. Berres Wood is on your left after this point.
- Safety Note: The wider woodland has been mined for over 200 years and there may be unknown historic entrances and fissures which are not visible on the surface. There is no definitive plan of mining activity. Please take care when viewing.

Boundaries

- The east boundary (**EF**) is the line of an old stone wall.
- The south boundary (**FG**) is a stock fence and (**GH**) marked by red-topped posts.
- The west boundary (**CH**) is the east side of the track indicated periodically by orange-topped posts.
- The north boundary (**CDE**) is marked by blue-topped posts.

Sporting Rights

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

Mineral Rights

The mineral rights are not included. There is no definitive plan of historic mining activity. Please click [here](#) more details.

Rights Of Way

- A public footpath bisects the wood **DG**.
- There is a pedestrian right of access via the public footpath **ABD** and the linked track **BC**.
- There is a right of access all times and for all purposes over the route **LKJHC**.
- 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

The Transferee Covenants

- (a) That the Property shall not be used in such a way as to create nuisance to neighbouring owners including the Transferor
- (b) Not to use the Property for any sort of racing whether with motor cycles, cars or other vehicles or horses
- (c) Not to use the Property as a commercial campsite
- (d) Not to damage the said roadway or track referred to in this Transfer
- (e) Not to dispose of parts or parts only of the Property whether by sale, lease, gift, charge or otherwise

Further Covenants by the Transferee

The Transferee by way of indemnity only covenants with the Transferor to perform and observe the covenants referred to in the Charges Register of the said title and to indemnify the Transferor against all actions, proceedings, costs, claims or expenses in respect of any breach of them

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.

Berres Wood, Maeshafn, Denbighshire



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.

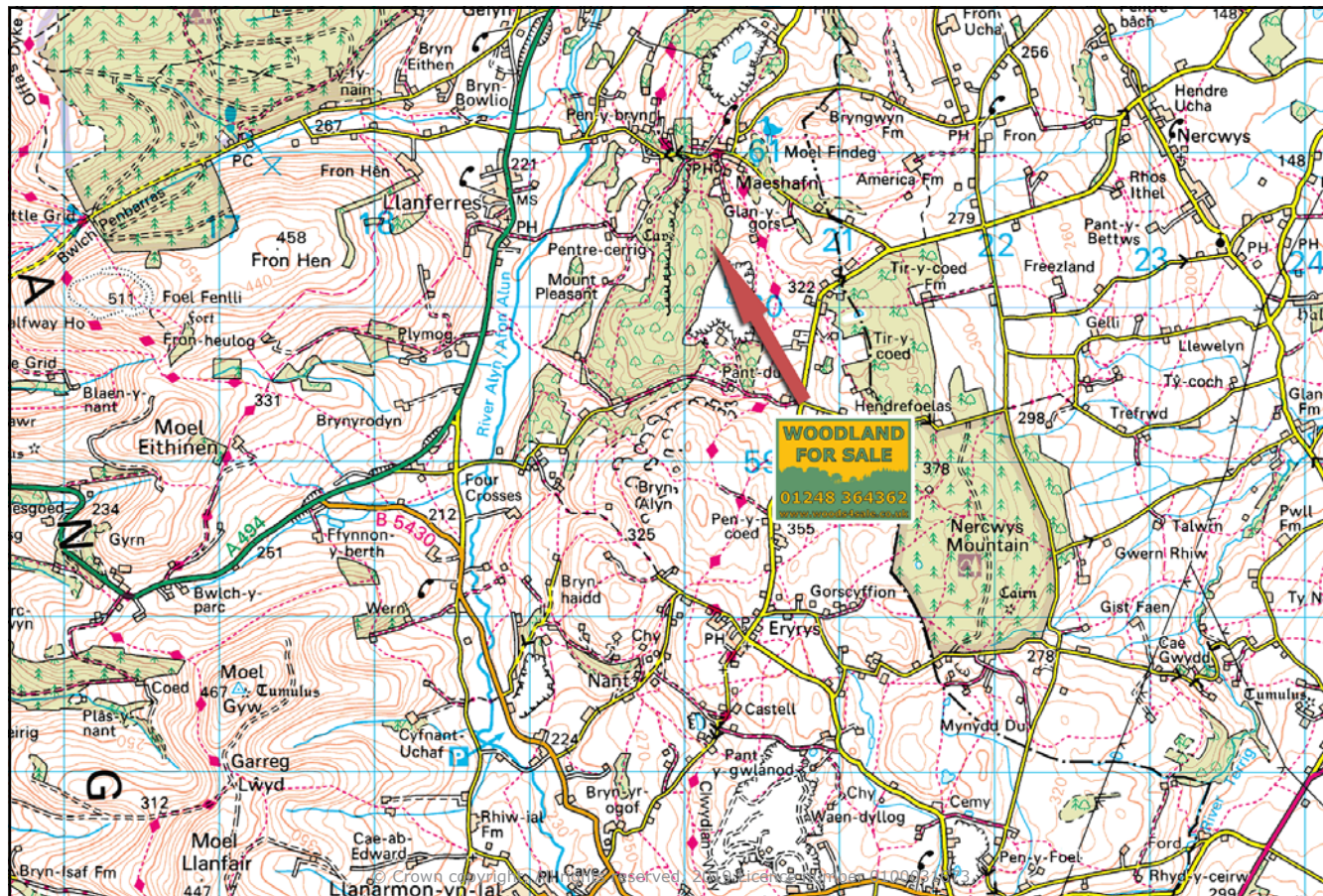
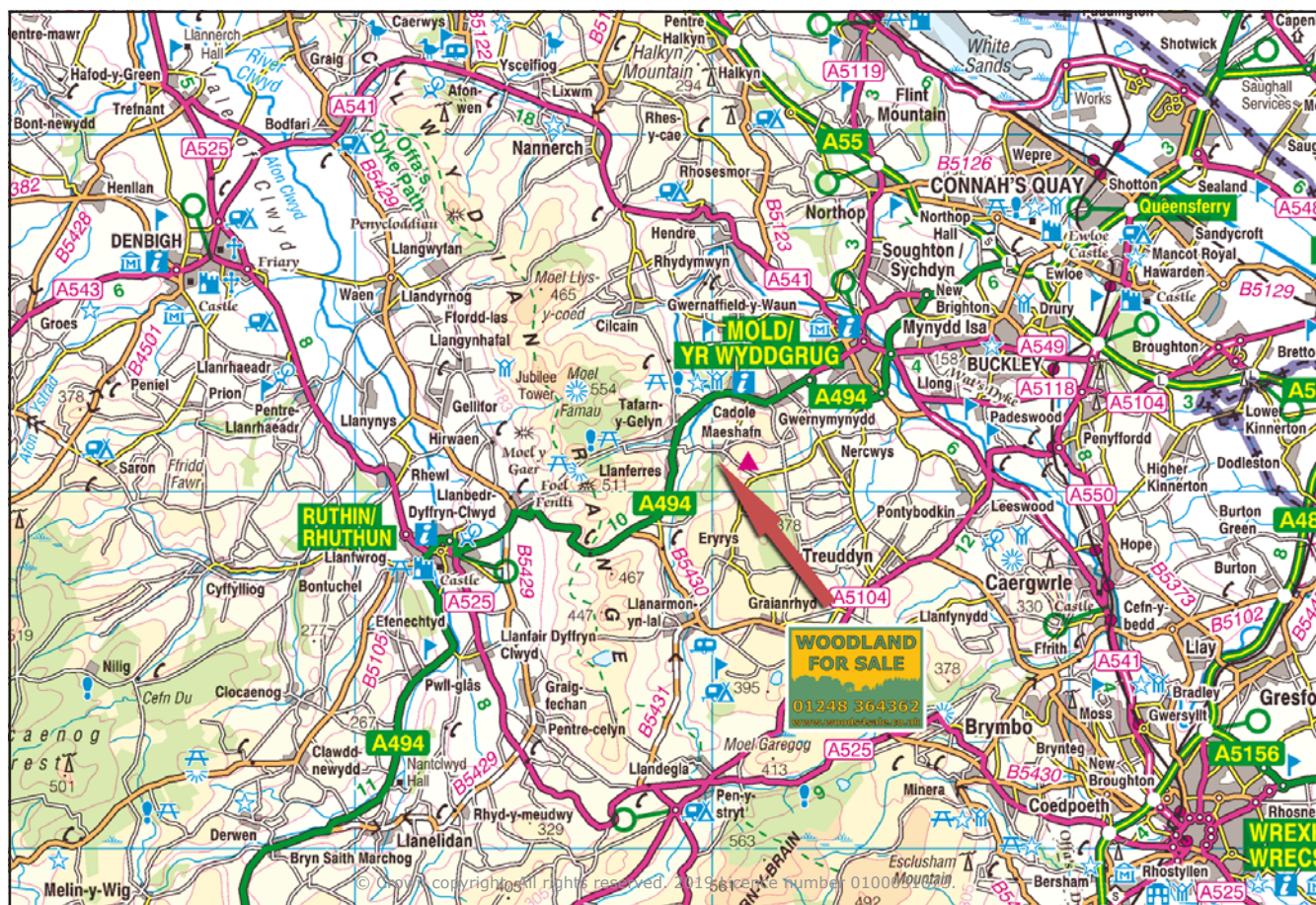
Note

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.

Contact

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

Berres Wood, Maeshafn, Denbighshire



Berres Wood, Maeshafn, Denbighshire

