

# WOODS 4 SALE

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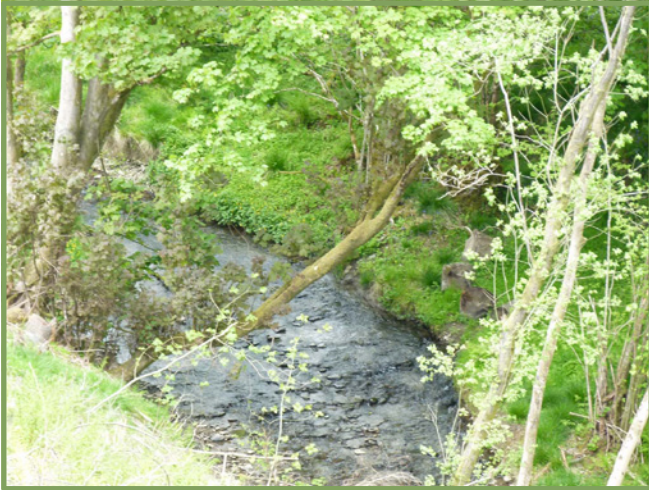
UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## **Cob Wood, Cascob, near Knighton. 7.31 acres of established woodland £30,000 freehold**

Mixed broadleaf woodland with some element of mixed conifers with access to a large stream. 5 miles from the market town of Knighton in Powys, close to the English/Welsh border.

# Cob Wood, Cascob, near Knighton, Powys



## Description

Cob Wood is a fascinating mixture of planted mixed broadleaf trees, including oak, birch, alder, ash and willow, along with occasional naturally regenerated conifers, including Douglas fir and larch.

The matrix of mixed broadleaves was planted two years ago following the removal of the previous conifer crop. The trees are now established and should be putting on good growth over the next few years. The occasional Douglas fir and larch are self-seeded from the adjacent mature conifers and will greatly add to the diversity and landscape of Cob Wood in the future.

The woodland slopes down to the north west and slopes range from gentle at the top to steep in places. There is a lovely stream along the north west boundary, but this is currently rather challenging to reach. The cutting of a path inside the woodland would enable access and this could be developed to form a fantastic feature.

The access to the woodland is suitable for two wheel drive vehicles at all times of the year and magnificent views can be appreciated of the valley below and rolling hills on all sides. An internal track offers a good parking or camping location.

## Directions & Access

From Knighton; leave the town on the B4355 and travel for 1.7 miles until you get to a right turn signed for Whitton and Walton.

Take this right turn and continue for 1.8 miles until you get to the cross roads in Whitton.

Continue straight over the cross roads and then on for another 1.4 miles until you get to a right turn signed for Cascob.

Turn right here and then continue for a further 1.9 miles until you get to a small bridge over a narrow river. Immediately before the bridge there is a narrow road off to the left.

Take this left turn and then go through the gate which is in front of you after about 50 metres (point **A** on the plan below).

Please ensure that you shut this gate behind you. There are sheep in the field.

Drive along the hard road through the field until you get to a second (locked) gate (point **B** on the plan). Please park here and walk the rest of the way to Cob Wood. This will take you about 5 minutes.

I am sorry but we do not issue keys for viewing.

Continue walking along the forest road, up the slope until you emerge from the tall mature conifers. Cob Wood is now ahead of you on the right (point **C** on the plan).

A short way further on you will get to a fork in the road and the right hand track leads down into Cob Wood (point **D** on the plan).

## Locators

OS Landranger Series sheet: 137.

Gate: SO 239 663.

Centre of wood: SO 233 656.

Nearest postcode: LD8 2NT.

## Boundaries

The north west boundary is the centre of the stream. The north east boundary is the edge of the adjacent standing trees and is marked with wooden posts with blue painted tops.

The south eastern boundary is the northern edge of the forest road and is indicated by wooden posts with

# Cob Wood, Cascob, near Knighton, Powys



green painted tops.

The south west boundary is indicated by wooden posts with green painted tops.

## **Sporting Rights**

There are owned and included in the sale. Deer are regularly seen in the woodland.

## **Mineral Rights**

These are included in the sale, except where reserved by statute.

## **Rights of Way**

There is a right of way for the owner of Cob Wood all the way from the council road to the woodland boundary at **C** on the plan below, and then on to **E**.

All shared rights of way are subject to a shared maintenance clause.

The track **DF** is private and for the sole use of the owners of Cob Wood.

There is no public access inside Cob Wood.

## **Fencing Liabilities**

It is believed that the woodland owner is responsible for maintaining the fence along the north west boundary, although we believe that this is currently in good condition.

## **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 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.

## **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).

## **How to Buy this Woodland**

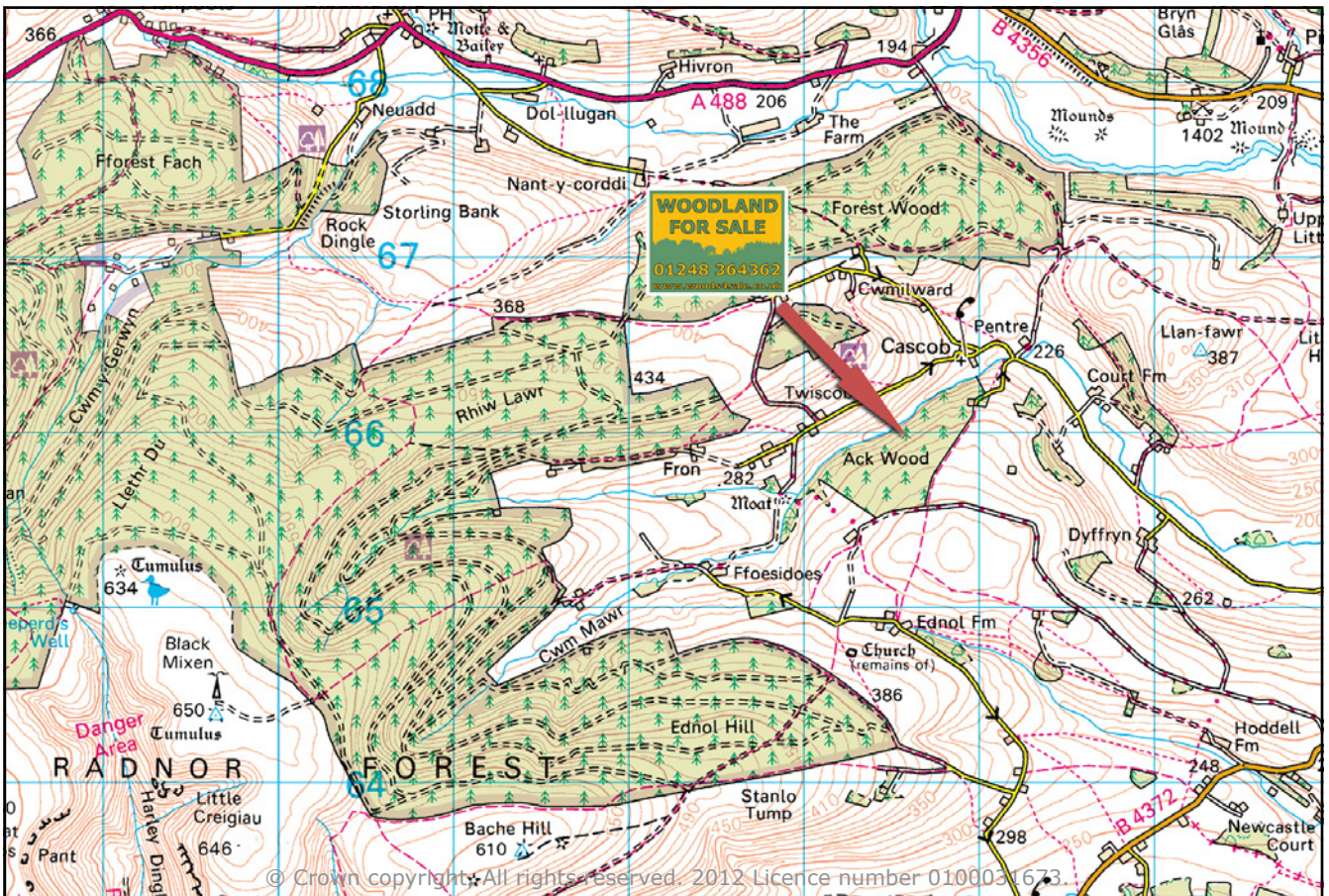
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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

## **Note**

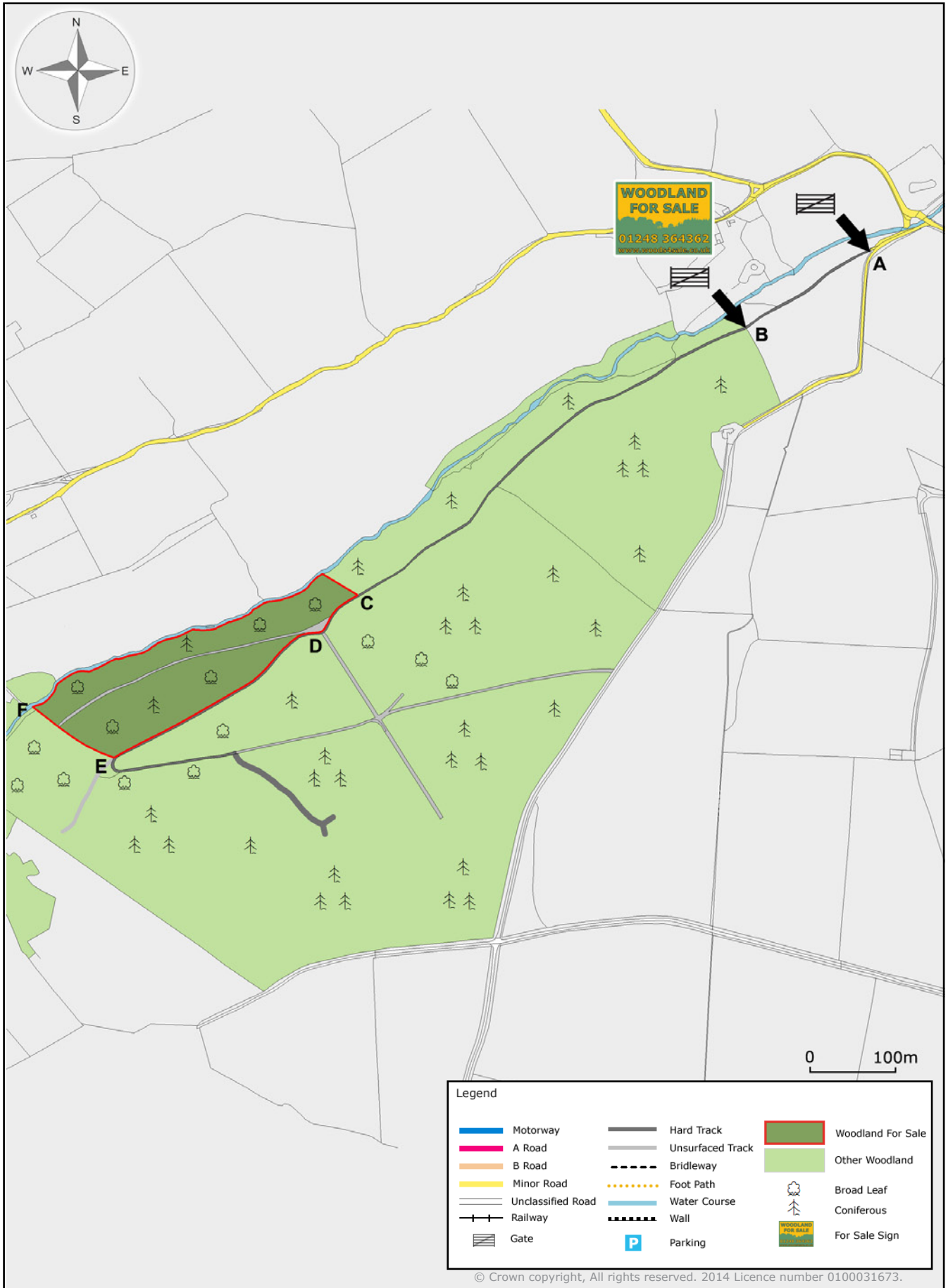
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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

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