

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.



Coed Camau

Maeshafn, Denbighshire. An elegant mixed wood within a larger gated property near the edge of the village. 6.26 acres for £37,000 (freehold)

Elevated terraces of mature mixed woodland in the Clwydian Hills Area of Outstanding Natural Beauty.

Coed Camau, Maeshafn, Denbighshire



Description

Coed Camau occupies an elevated west-facing location within a larger woodland in the Clwydian Range 'Area of Outstanding Natural Beauty', just outside the small village of Maeshafn. 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 wood occupies a series of gently-sloping terraces fringed by steeper limestone outcrops. It has a bright westerly aspect with winter views over to Moel Famau and the Clwydian Hills.

There is a mix of site-suited species dominated by beech but with significant elements of Scots pine, a few oak, and some ash. There are also minor elements of birch, the occasional elm and a scattering of shrubs including hawthorn and holly.

The vast majority of the woodland floor is free of entangling vegetation, mostly being a carpet of leaves with scattered ferns and occasional pockets of bluebells.

The main access into the southeast of the wood is navigable with 2WD in dry conditions. This is supplemented by a secondary access coming into the northwest corner which should aid extraction of forest produce from the lower western side of the wood.

Coed Camau should have broad appeal given the considerable variety of species, the interesting terrain and the beautiful surroundings.

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.

Coed Camau also contains some steep bluffs. Please take appropriate care when viewing and keep back from any unfenced hazards.

If It Were Mine

The wood could take a modest thinning which I'd tie in with releasing some of the oak trees. Fallen dead-wood would keep my log store well stocked as well as fuelling many a BBQ.

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 200 606
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

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marked as 'Unsuitable for heavy good vehicles'.

- 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 white-topped posts off to your right (**C**) near the top of the rise. Coed Camau is on your right 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 (**CD**) is the east side of the main track indicated periodically by orange-topped posts.
- The south boundary (**DE**) is marked by blue-topped posts.
- The west boundary (**EF**) is the west side of the path indicated periodically by red spots on adjacent trees.
- The north boundary (**CF**) is marked by white-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

- There are no public footpaths within the wood.
- There is a pedestrian right of access with the public footpath **AB** and the linked track **BC**.
- There is a right of access for all purposes over the routes **DGHJ** and **FJ**.
- A right of access is reserved to others over **CD**.
- 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

Coed Camau, Maeshafn, Denbighshire



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.

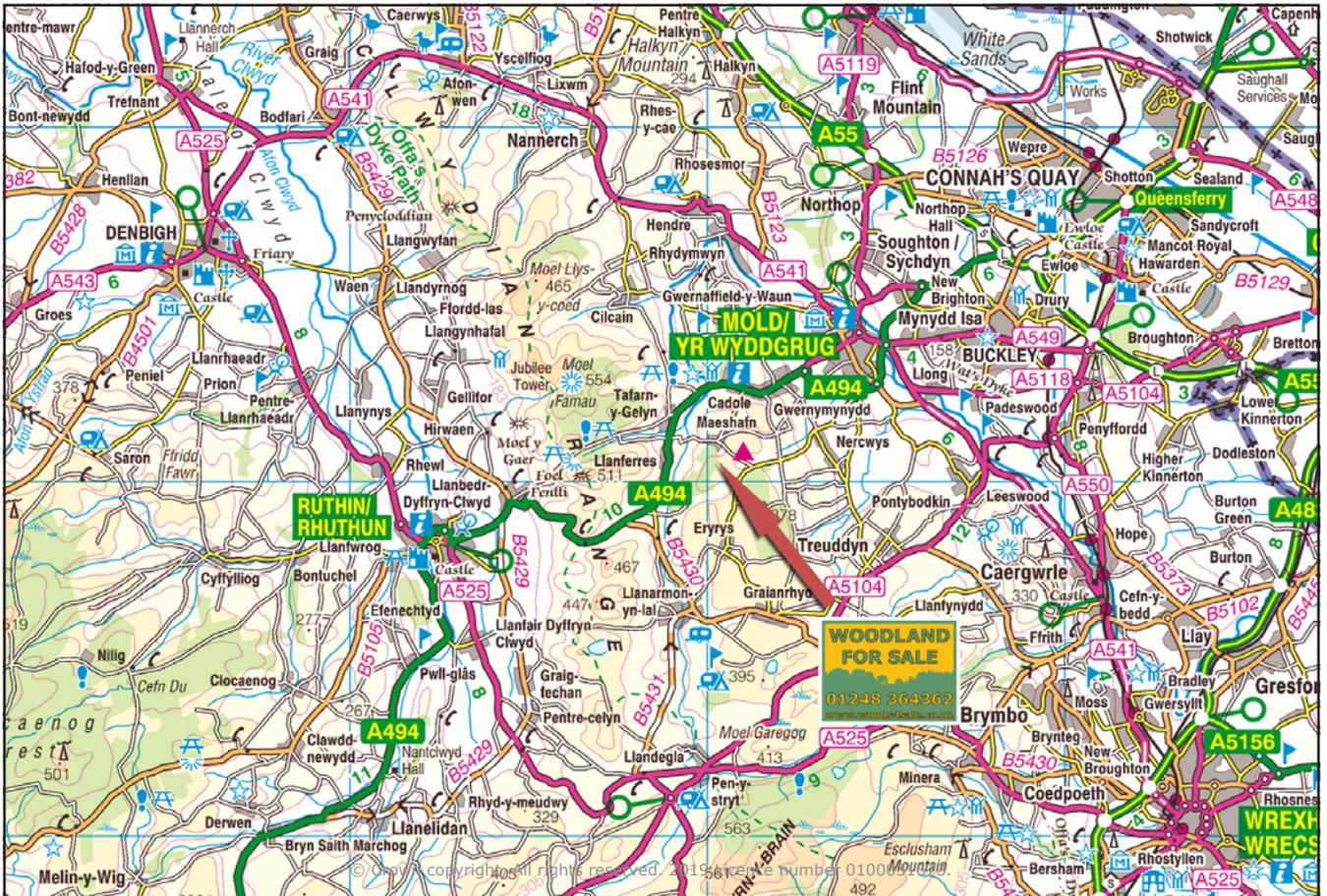
Note

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.

Contact

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

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