

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.



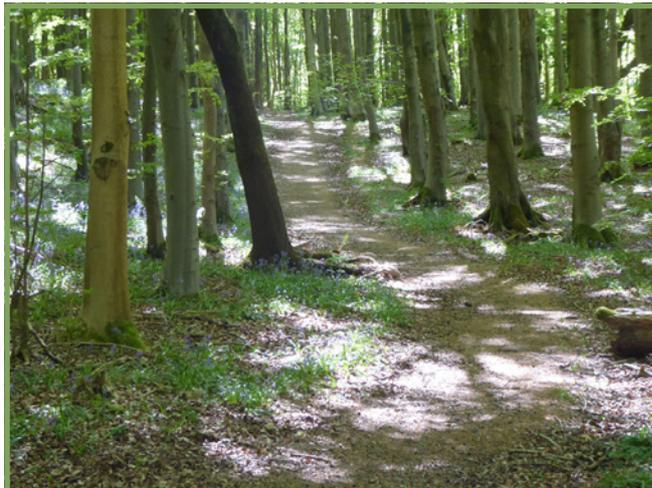
Coed Cerrig

Maeshafn, nr. Mold, North Wales. 5.31 acres of middle-aged beech with good access for £39,500 (freehold).

Productive beech of good form on easy terrain and with good access in a beautiful corner of the Clwydian Range.

SALE

Coed Cerrig, Mold, Denbighshire



Description

Coed Cerrig lies near the heart of a substantial wooded area known as Big Covert, just south of the village of Maeshafn in the Clwydian Range Area of Outstanding Natural Beauty. Liverpool and Manchester are both about an hour's drive to the east.

Coed Cerrig is composed almost exclusively of beech dating from the middle part of the last century. The trees are generally of good form with clean stems and a high canopy giving the wood a clean airy feel. Within the beech are a few widely scattered ash, and the occasional oak, holly and birch. There are a few areas of denser regeneration on the lower west side – principally of sycamore.

The forest floor is carpeted with last year's leaf fall, among which are patches of bluebells and scattered ferns. The terrain is generally smooth, firm and clear of undergrowth enabling vehicular and pedestrian access to most areas.

A well-proven stone track suitable for cars serves the wood. This links to a smaller bisecting track enabling in-wood parking and easy management of the stands.

The wood occupies a beautiful setting. In summer it is a green haven, while in winter there are westerly views across the valley to the peaks of Fron Hen and Moel Famau.

NOTE: This area has been mined for over 200 years and there are a number of old mine entrances and fissures in Coed Cerrig and the wider woodland. Please take appropriate care when viewing and keep back from any unfenced hazards.

If It Were Mine

I'd remove the scattered ash which sadly are suffering

from Chalara (the endemic ash pathogen). They will at least make good firewood. I might then enlarge the resultant canopy gaps to enable group planting of a wider variety of native species beneath. A small clearing on the lower west side makes a charming locus for quiet relaxation after a few hours on the chainsaw.

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 Nos: 116 & 117

Ordnance Survey Grid References:

- Access point (A): SJ 201 610

- Centre of wood: SJ 196 599

Nearest postcode: CH7 5TG

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

From the west

- From Ruthin head east on A494 for about 5 miles to the village of Llanferres.
- As you leave the village take the first turning right (just before a small stone bus shelter) onto a small

Coed Cerrig, Mold, Denbighshire



single track road signed as 'Unsuitable for heavy goods vehicles'.

- Continue 0.8 mile to the village of Maeshafn.
- As you enter the village, about 30 metres after the Maeshafn sign, turn sharp right onto the drive for Pentre Cerrig (point **A** on the plan below).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (point **B**) with a Woods4Sale sign.
- Please park in the lay-by opposite the gate and continue on foot.
- Enter the forest at this gate and walk along the main track for about 700 metres to where the track forks (point **C**).
- Coed Cerrig is now straight ahead of you.

From the east

- At the start of the A55 take the A494 west (junction 33b).
- By-pass Mold and then leaving the by-pass follow the A494 signed for Ruthin.
- Continue for one mile and then turn left onto the minor county road signed for Maeshafn.
- Continue for 1.2 miles then turn right into the village of Maeshafn at a small grass triangle.
- Pass through the village and take the private drive for Pentre Cerrig on the left side just before leaving the village (point **A** on the plan below).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (point **B**) with a Woods4Sale sign.
- Please park in the lay-by opposite the gate and continue on foot as per directions from the west (above).

Please take appropriate care when viewing and keep back from any unfenced hazards.

Sorry, but we do not give out keys for viewing.

Boundaries

- The northwest boundary (**CE**) is the southeast side of the hard track.
- The east boundary (**CD**) is the west side of the main access track.
- The south boundary (**DE**) is marked by a line of small felled stems and periodic wooden stakes.

Sporting Rights

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

Mineral Rights

The mineral rights are not included. Please click to view more details.

Rights Of Way

- There is a right of way at all times for all purposes over the route **ABCD**.
- A shared maintenance clause covers all shared rights of way with liability according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

The Transferee Covenants

1. That the Property shall not be used in such a way as to create nuisance to neighbouring owners including the Transferor
2. Not to use the Property for any sort of racing whether with motor cycles, cars or other vehicles or horses
3. Not to use the Property as a commercial campsite
4. Not to damage the said roadway or track
5. Not to dispose of parts or parts only of the Property whether by sale, lease, gift, charge or otherwise

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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.

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.

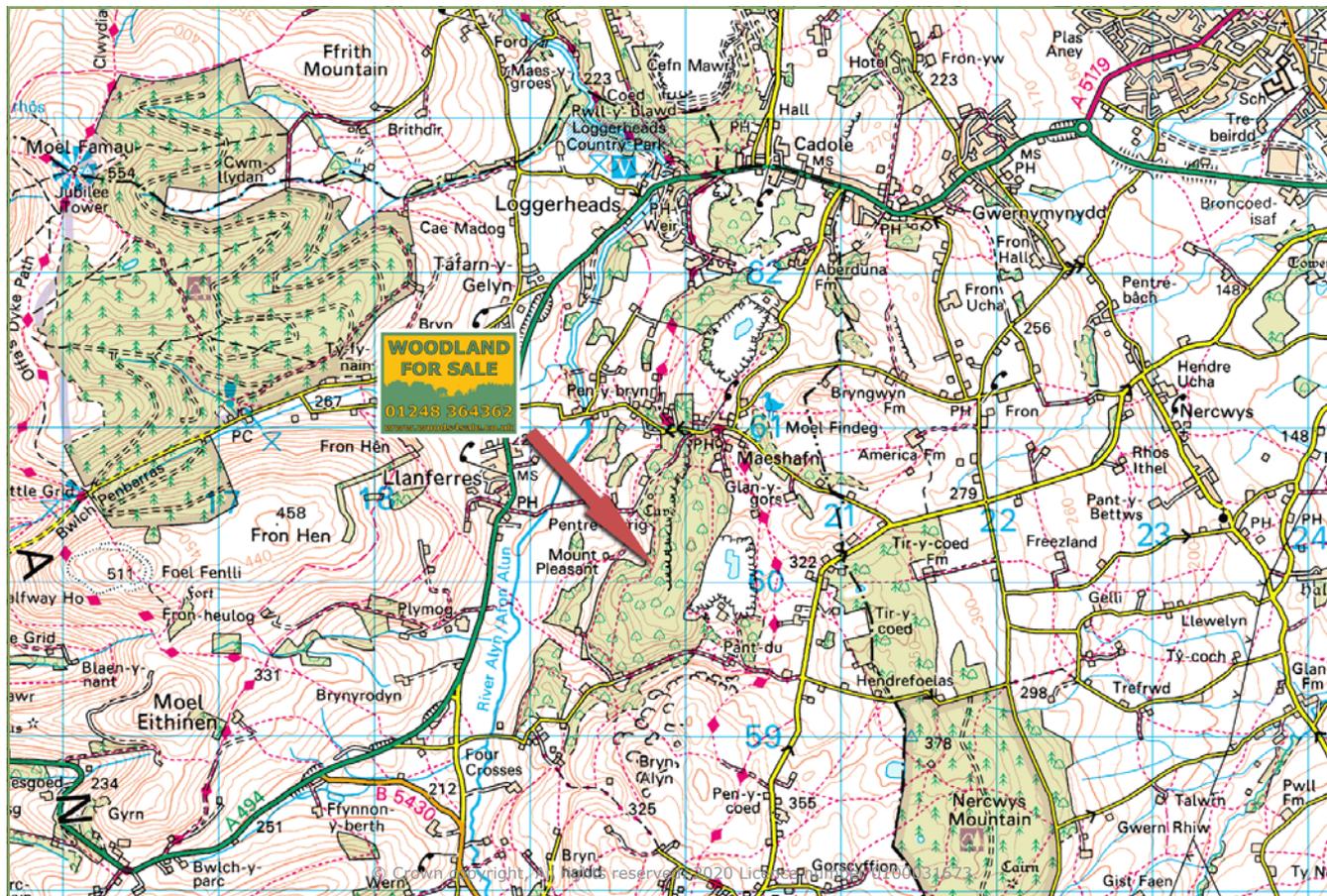
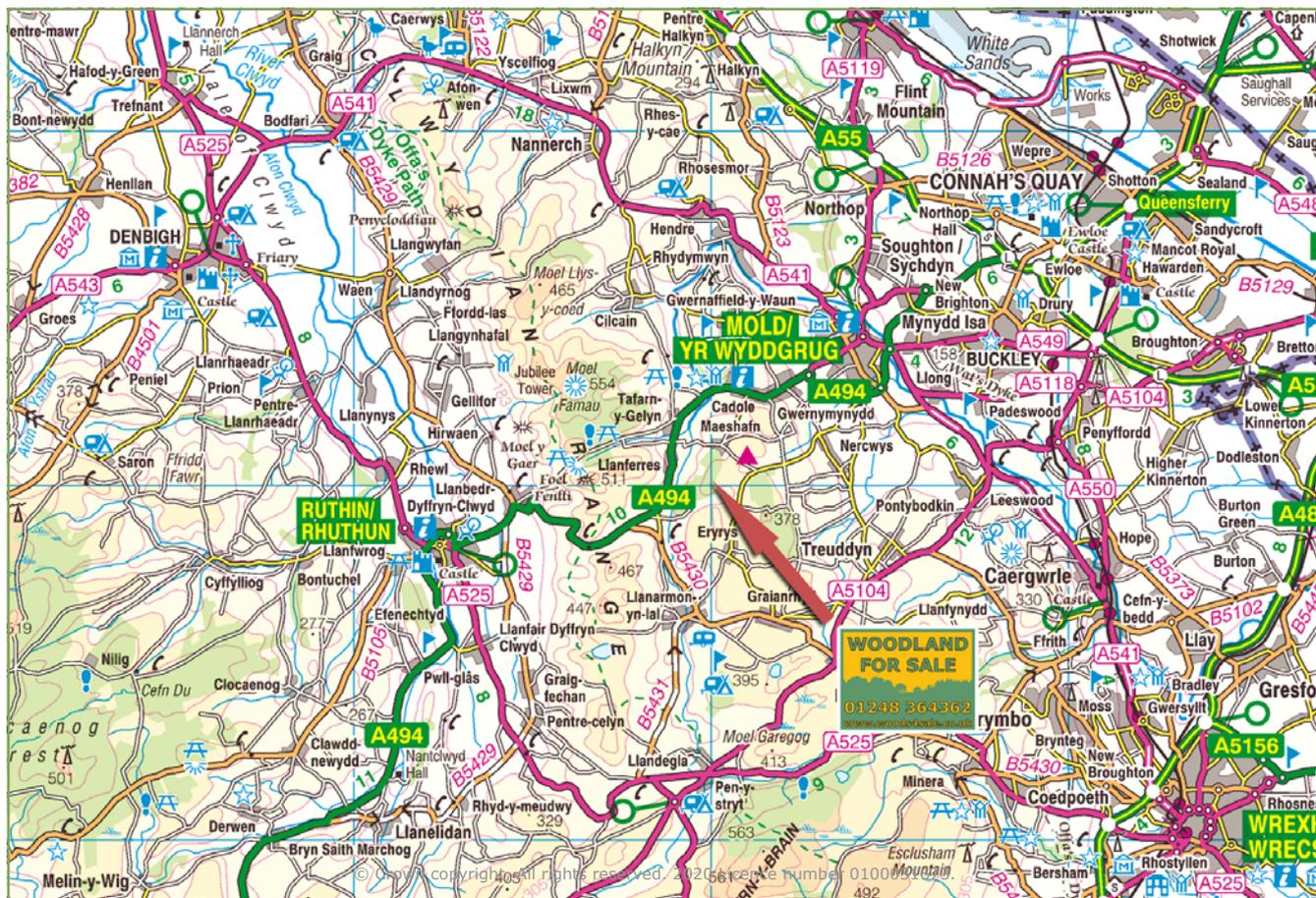
Note

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.

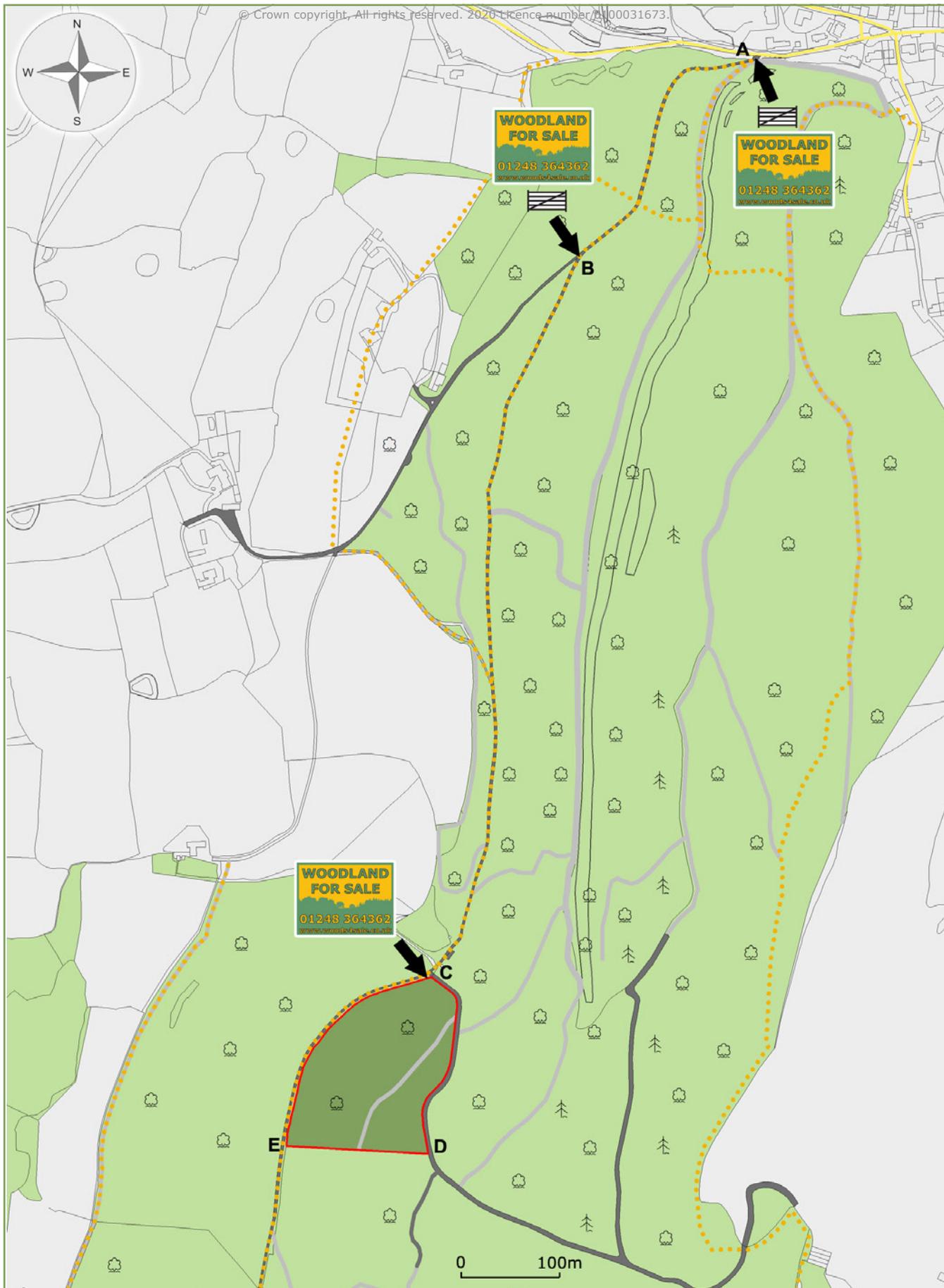
Contact

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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