

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.



Cove Wood

**2.00 acres of mid-rotation hardwoods near
Mold, Denbighshire for £17,000 (freehold)**

Quality maturing hardwoods in a delightful location in the Clwydian Range, Northeast Wales.

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Cove Wood, Mold, Denbighshire



Description

Cove Wood sits at the northwest corner of a larger woodland on the outskirts of the attractive village of Maeshafn, in the Clwydian Range 'Area of Outstanding Natural Beauty'. Mold is about 15 minutes to the east and Ruthin a similar distance to the west. The A55 dual carriageway is just 8 miles to the northeast enabling easy access from Manchester and the West Midlands.

Lying on the curve of west and north facing slopes, this wood has a bright and airy aspect with winter glimpses out to the delightful countryside beyond. The terrain is lightly folded with small rounded gulleys, terraces and gentle slopes punctuated occasionally by small limestone outcrops. A few large full-canopied beech are surrounded by the next generation of maturing stems which are growing well on this lime-rich and freely-drained site. Ash, birch, cherry and oak are scattered within the beech beneath which are pockets of holly and hawthorn.

The woodland floor is a clean carpet of copper-coloured beech leaves lightly dotted with fern, mossy outcrops and a small area of bramble.

Access to the wood is via a tarmac road that links with the private entrance into the wood on the west side of the property, from where the rest of the wood is easily accessed via dry freely-drained ground.

This little property has a distinctive feel and being linked to a larger wood (with public footpaths) combines 'entry level' economy with a 'big wood' feel.

If It Were Mine

Woodland recreation and a gentle cycle of thinning would keep me happily occupied for many weekends in the year.

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 map: Sheet 116 & 117.

National Grid Ref:

- Viewer parking (**E**): SJ 199 608.

- Centre of wood: SJ 200 609.

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

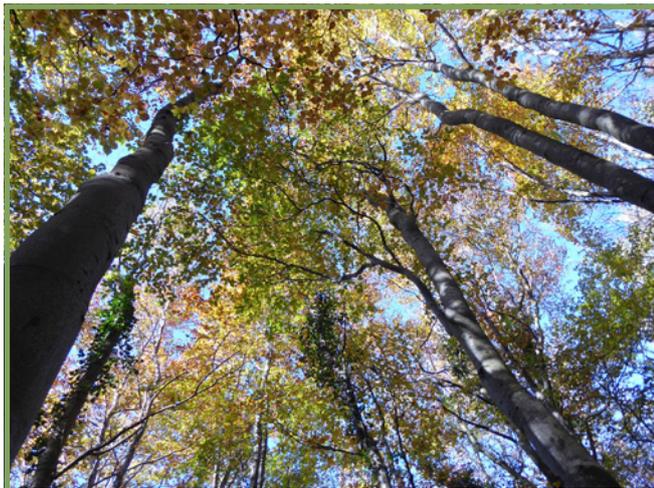
From the west

- 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 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 (**A** on the plan).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (**E**) with a Woods4Sale sign. Please park in the lay-by opposite the gate and continue on foot.
- Walk north back up the drive for 80 metres and enter the wood at a break in the fence (**C**) marked by a white-topped post.
- Cove Wood is on your left after this point.

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 (**A**).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (**E**) with a Woods4Sale sign.

Cove Wood, Mold, Denbighshire



- Please park in the lay-by opposite the gate and continue on foot as per directions from the west (above).

Safety Note

The wider woodland area has been mined for over 200 years and there are a number of historic entrances and fissures visible on the surface, some of which have been fenced. There is no definitive plan of mining activity.

Please take appropriate care when viewing and keep back from any unfenced sinks or openings.

Please note that we do not give out keys for viewing.

Boundaries

- The north and west boundary (**ABC**) is 5 metres from the verge of the tarmac drive.
- The east boundary (**AD**) is the west side of the soft track marked periodically by trees with red spots.
- The south boundary (**CD**) is marked by a line of white-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are not included. Please click on this link for more details.

Rights Of Way

- There is a right of access for all purposes over the route **AC**, and from the tarmac drive into the wood at **B** (i.e. across the 5 metre retention strip).
- Maintenance of shared tracks is according to use.
- A public footpath adjoins the east boundary. According to the OS map another cuts through the south edge of the wood (**FG** on the plan), though in practice the path is located on the southern boundary (**CD**).

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:

- (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.

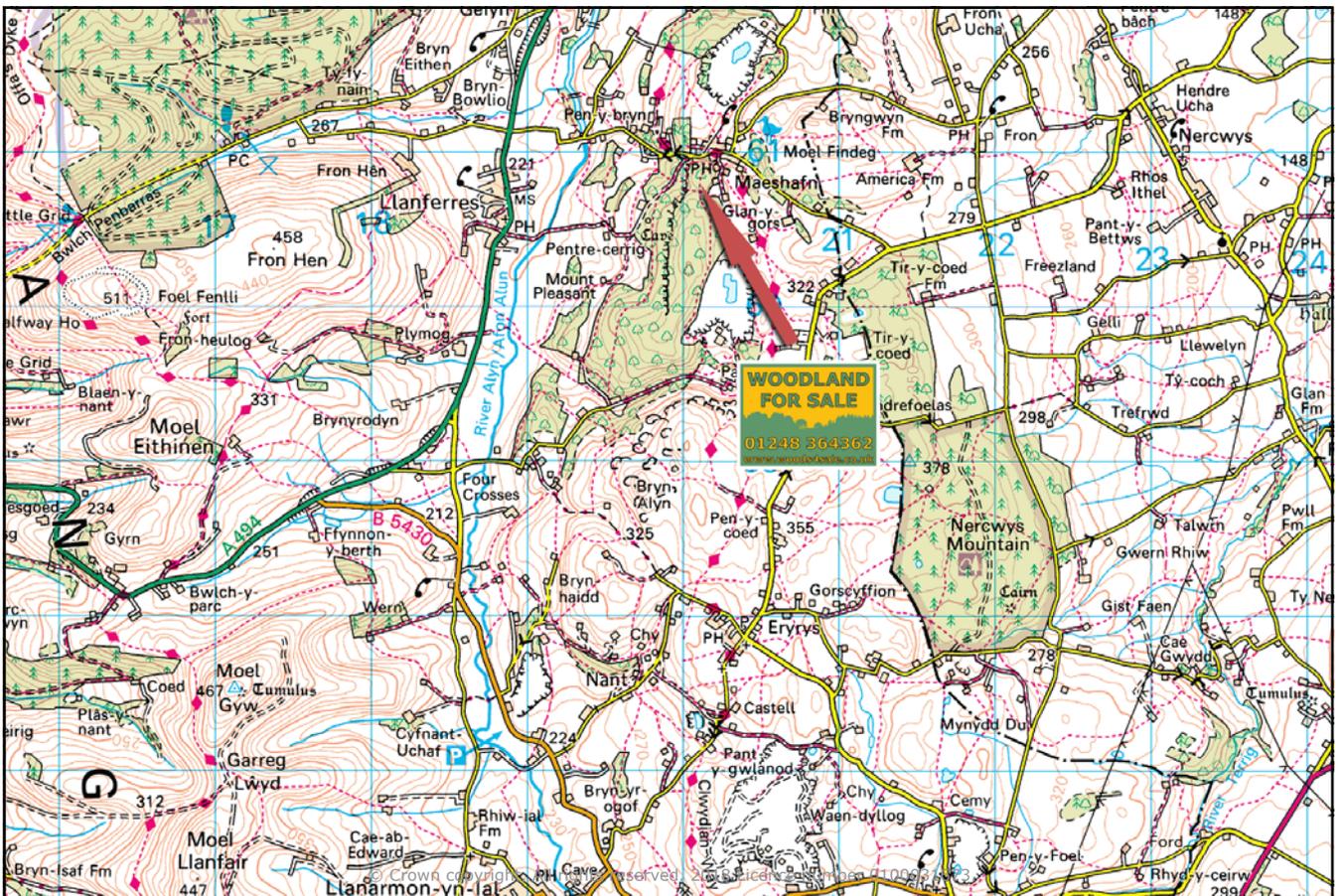
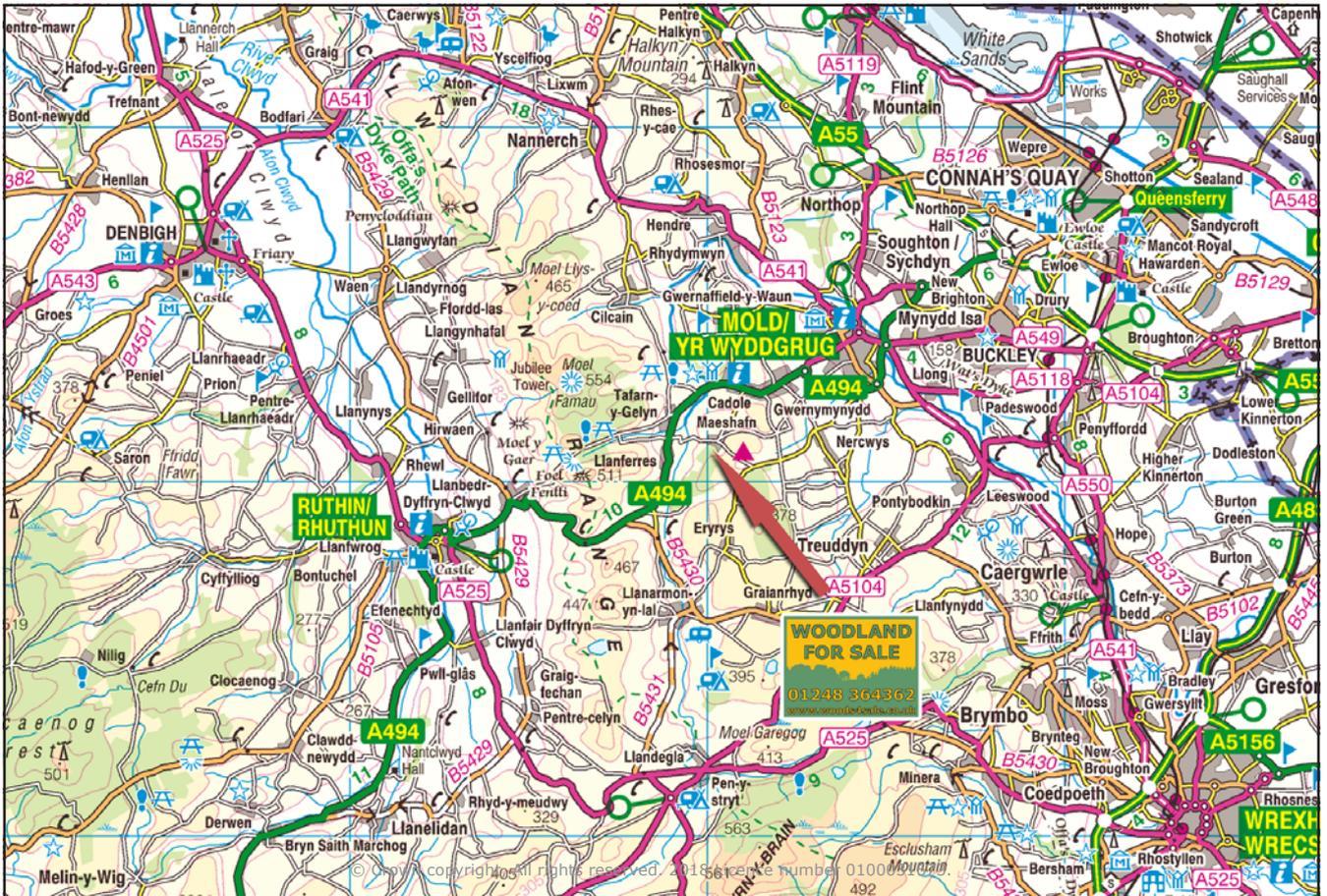
Note

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.

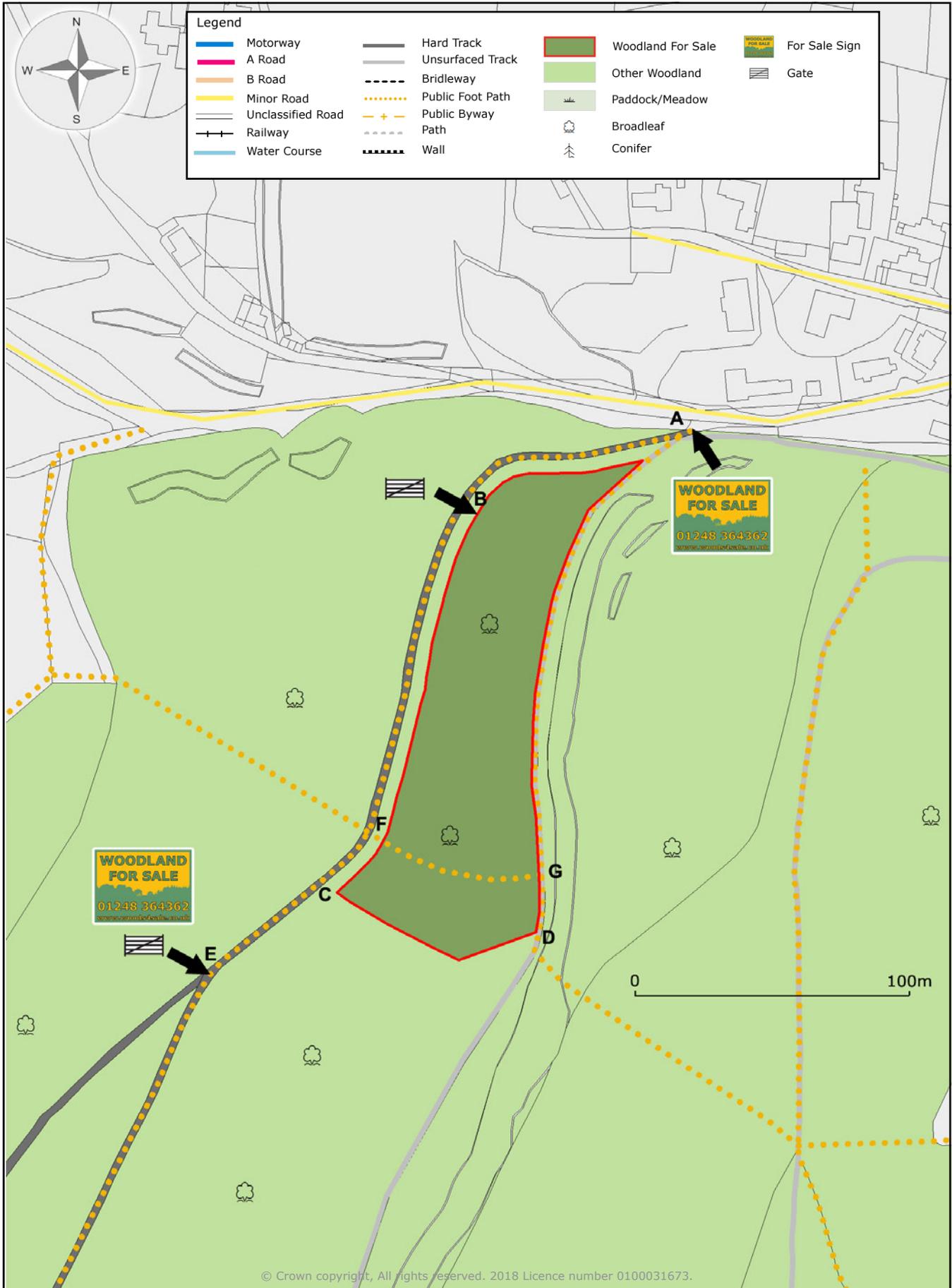
Contact

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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