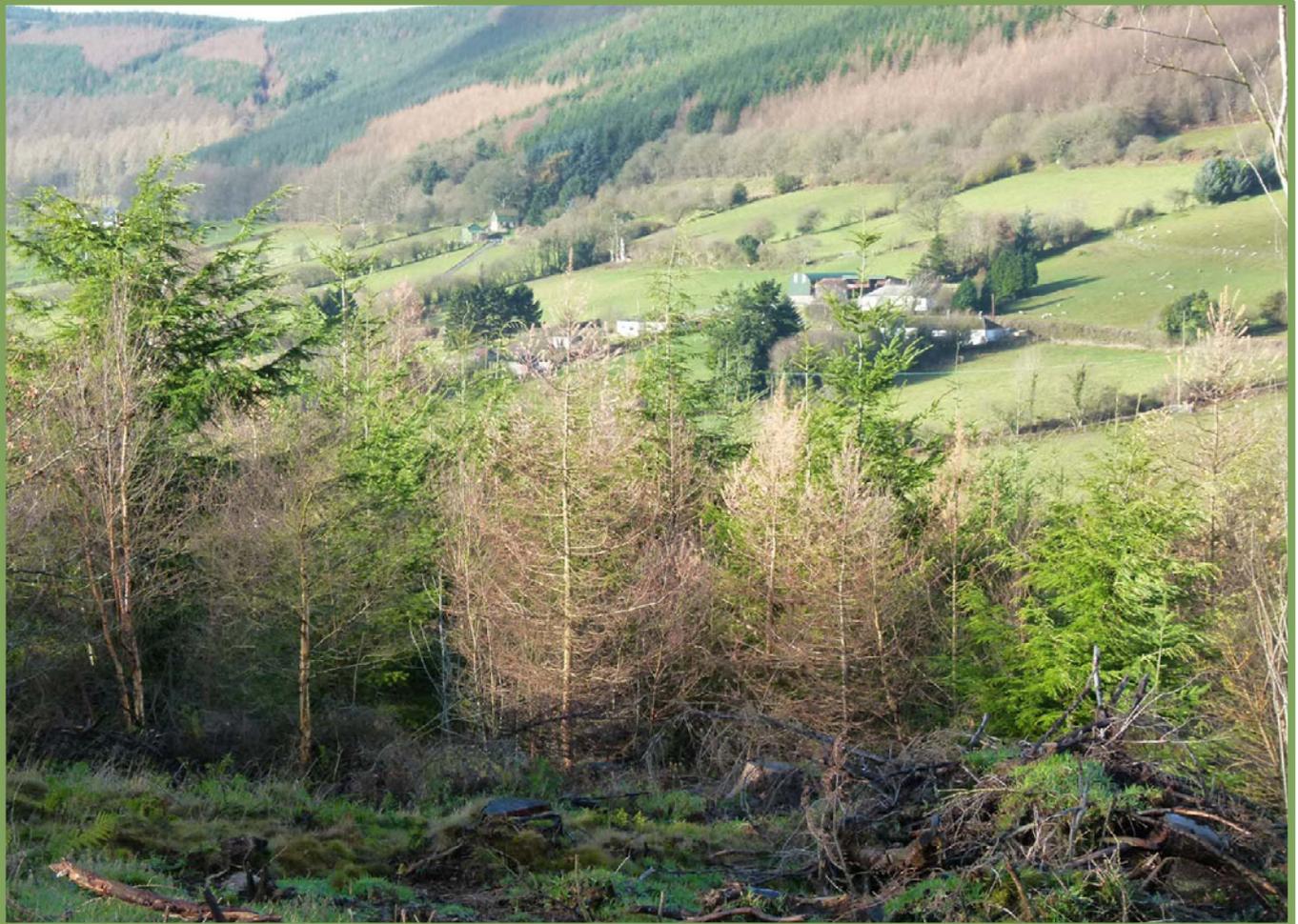


WOODS 4 SALE

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.



Fallow Wood

Cascob, near Knighton. 8.82 acres of established woodland £49,000 (freehold)

Douglas fir planted 14 years ago with mixed broadleaf trees in a prominent position with exceptional views and a hard road access. 5 miles from the market town of Knighton in Powys, close to the English/Welsh border.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Fallow Wood, Knighton, Powys



Description

Fallow Wood is a fascinating mixture of good commercial conifer trees intimately mixed with native broadleaves and an area of pure broadleaf trees in the western corner.

The Douglas fir were planted 14 years ago and are now growing very well with most trees well over 20 feet tall. The ability of the woodland to grow very high quality softwood timber was well demonstrated when the adjacent crop was recently felled. Douglas fir is probably the most valuable of softwood timbers grown in the UK and it is likely to yield a further crop of valuable timber in years to come.

The broadleaf trees that have grown up amongst the conifers provide wonderful diversity for landscape and conservation. Future management could favour either the conifers or the broadleaves, or alternatively continue with the current mixture.

The trees are now at a stage where they will require no further maintenance until they are ready for the first thinning operation in 5-10 years.

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.

The woodland was recently replanted with mixed broadleaves and the new owner is obliged by the conditions of the Forestry Commission Felling Licence to ensure the trees survive.

If It Were Mine

A light thinning of the conifer trees would allow the remaining trees to mature, whilst also opening the woodland up for ease of access. Plenty of wood for a camp fire or 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 137.

Ordnance Survey Grid References:

- Gate: SO 239 663.

- Centre of wood: SO 233 656.

Nearest postcode: LD8 2NT.

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 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**). Please park here and walk the rest of the way to Fallow 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 to the turning circle at the end (point **C**).
- Here you should turn left and walk up the road for a further 150 metres until you come to a wooden post with a blue painted top (point **D**).

Fallow Wood, Knighton, Powys



- Fallow Wood is now in front of you to the right of the road.

Boundaries

- The southern boundary is indicated by red paint on boundary trees to the north of the ditch.
- The north-east boundary is the south-west side of the forest road.
- The north-west boundary is indicated by blue paint on boundary trees to the north of the ditch.
- The south-west boundary is an agricultural fence with fields beyond.

Sporting Rights

There are owned and included in the sale.

Mineral Rights

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

Rights Of Way

- There is a right of way at all times and for all purposes over the route **ABCDE**.
- All shared rights of way are covered by a maintenance clause, with liability according to use.
- There is no public access inside Fallow Wood.

Fencing Liabilities

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

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.

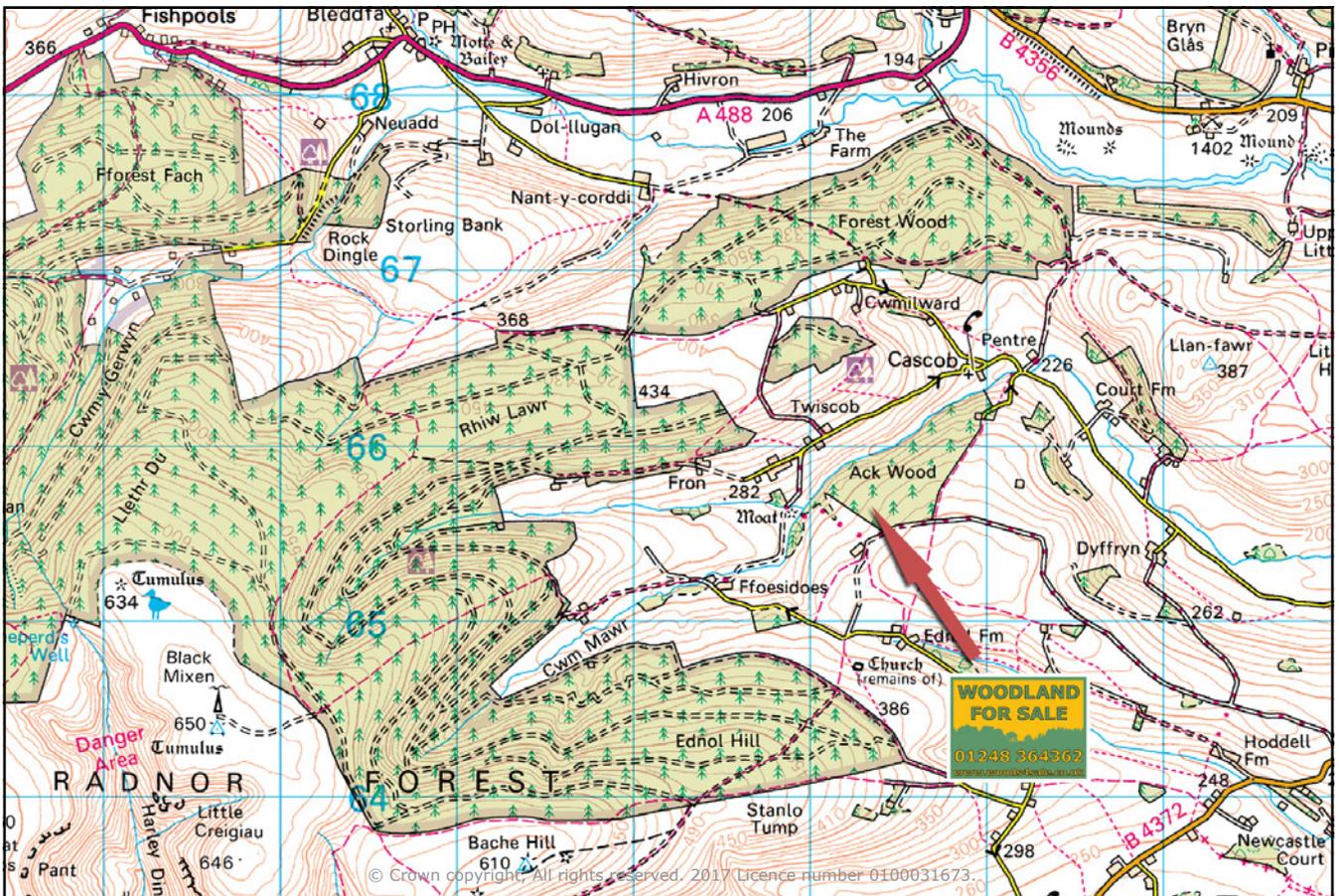
Note

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

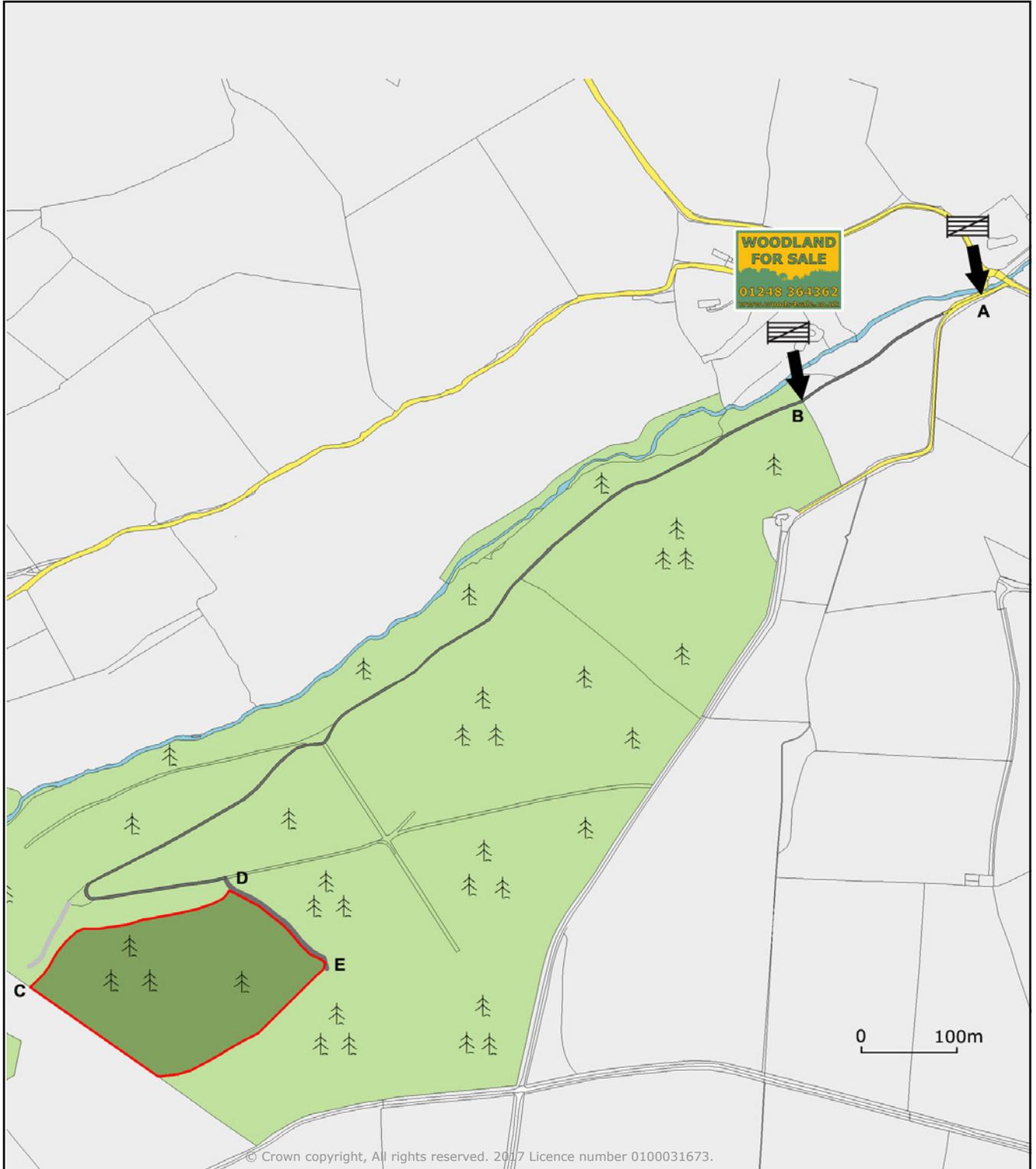
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broad Leaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				