

# 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.



## Flank Wood

Rhewl, Ruthin, Denbighshire. Mixed canopy hardwoods on an east-facing bank, with a delightful green lane at the north end and level riverside frontage at the south, both with excellent vehicular access. 4.28 acres. £38,000 (freehold)

Mixed canopy broadleaves, car access with 'in-wood' parking, 50m of river frontage and outstanding views across the Vale of Clwyd.

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## Flank Wood, Ruthin, Denbighshire



### Description

Flank Wood marks the eastern end of the Rhyd-y-Cilgwyn Woods – mature estate woodlands that clearly demonstrate long-term stewardship.

Flank Wood is a diverse property. The northern part is dominated by thirty-year-old oak and occupies an elevated spur from which there are commanding views out over the Vale of Clwyd. It is separated from the rest of the wood by a delightful green lane populated by a plethora of bluebells and wild garlic, with arched broadleaves above.

The mid section contains the bulk of the timber with canopy hardwoods on an east-facing bank. The steeper terrain here is mitigated by ownership of the level track above which will enable timber extraction when desired.

The southern section is a spread of attractive hardwoods between Lady Bagot's Drive and Afon Clywedog – a clean-flowing tributary of the River Clwyd. This level area not only boasts 50 yards of accessible river bank but is also enhanced by the restored mill stream and sluice that runs through it.

Species include mature oak, ash and sycamore supplemented by elements of cherry, elm and beech. Beneath this canopy are areas of younger oak, sycamore and ash with patches of native shrubs including hazel, hawthorn, elder and holly.

Needless to say this diverse habitat hosts a healthy array of fauna from wrens and pipistrelle bats to badgers and buzzards, whilst the river itself offers the additional attraction of landing a trout.

The property can be accessed by car on both the upper and lower boundaries. There is also a soft track running the entire length of the top west side of the wood which can be driven in dry weather. A stoned pull-in at the top of the wood offers car parking within the wood itself.

Timber, water, wildlife, views, access and variety. It's

all there in less than 5 acres.

### If It Were Mine

I'd combine a light thinning with the creation of improved pedestrian access, especially enhancing connection between the upper sections and the riverside area. A couple of owl boxes would no doubt be welcomed by the local population of tawnies.

### 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  
National Grid Ref:  
- Visitor parking: SJ 104 600  
- Wood centre: SJ 106 601  
Nearest postcode: LL15 2UB

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

- Leave the A55 at St Asaph and head south on the A525.
- After Denbigh continue on this road for a further 4½ miles to the small village of Rhewl.
- Just before the village take the first right after the 40mph sign (immediately before a stone cottage and before crossing the bridge), via a concrete apron (**A** on the plan below) onto a stone track that runs up the hill between avenue trees.
- Continue for 370 metres and park in the large hard-standing area (**B**) on your left (just after entering woodland on both sides of the track). Please do not drive beyond this point.

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- Take the left hand of the two gates into the wood and walk 200 metres to the end of the hard track (C).
- Flank Wood is straight ahead of you.
- I'm sorry but we do not give out keys for viewing.

### Boundaries

- The northwest boundary (CD) is the field-side stock fence.
- The east boundary (DEF) is the field-side stock fence.
- The southeast boundary (FG) is the river's edge.
- The southwest boundary (GJK) is a narrow ride marked by blue-topped posts.
- The southwest boundary (KC) is the west side of the soft track marked by pink-topped posts.

### Sporting Rights

The sporting and fishing rights are included and are not let.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights Of Way

- There is a right of access for all purposes to the property via the track ABC.
- There is also a weight-restricted access (10 tonnes) via Lady Bagot's Drive EH.
- A right of access is reserved to others over EJ. Maintenance of all tracks shall be according to use.
- Lady Bagot's Drive is a public footpath.

### Fencing Liabilities

The field edge fences (CDE) are the responsibility of the woodland owner.

### 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
- (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.

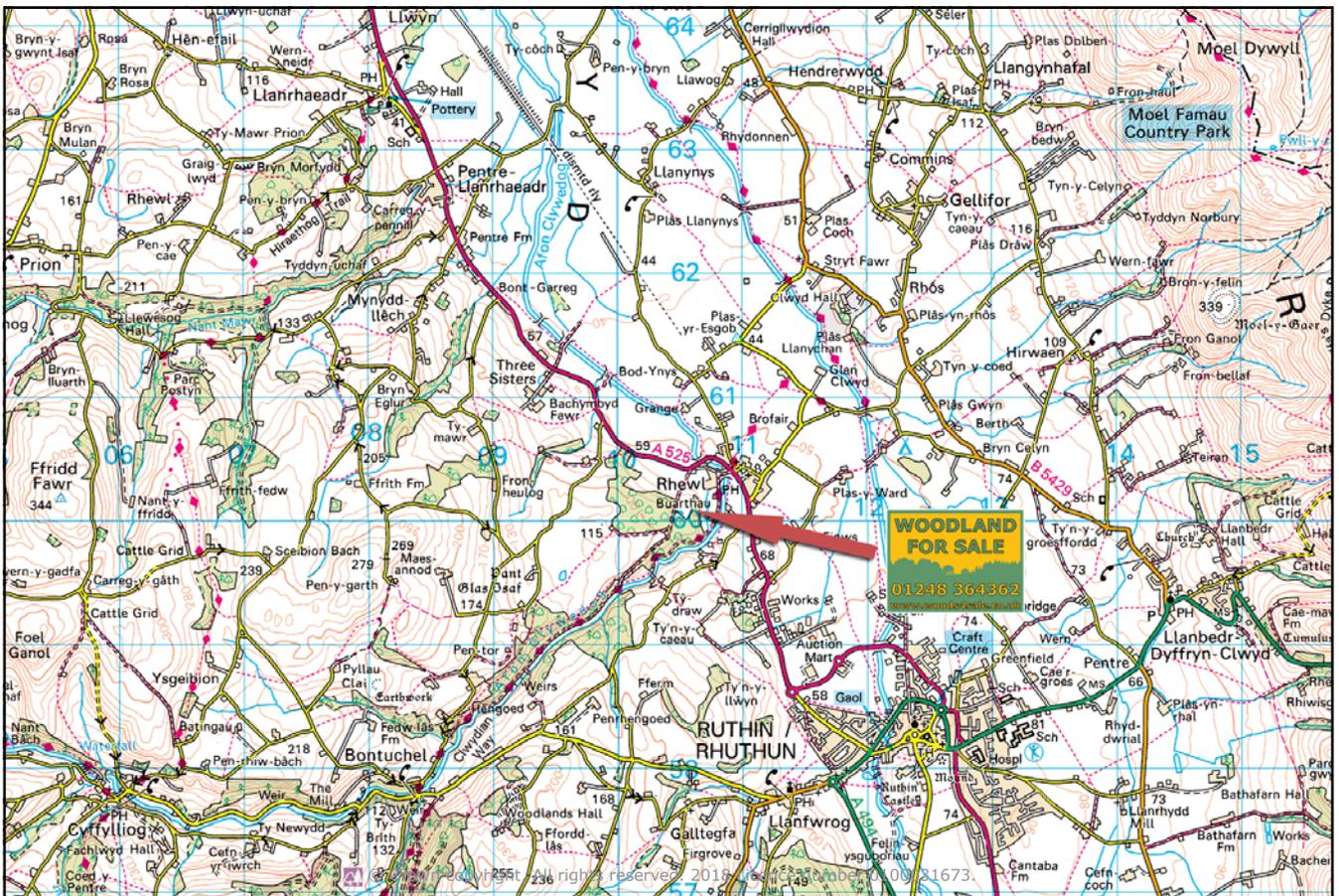
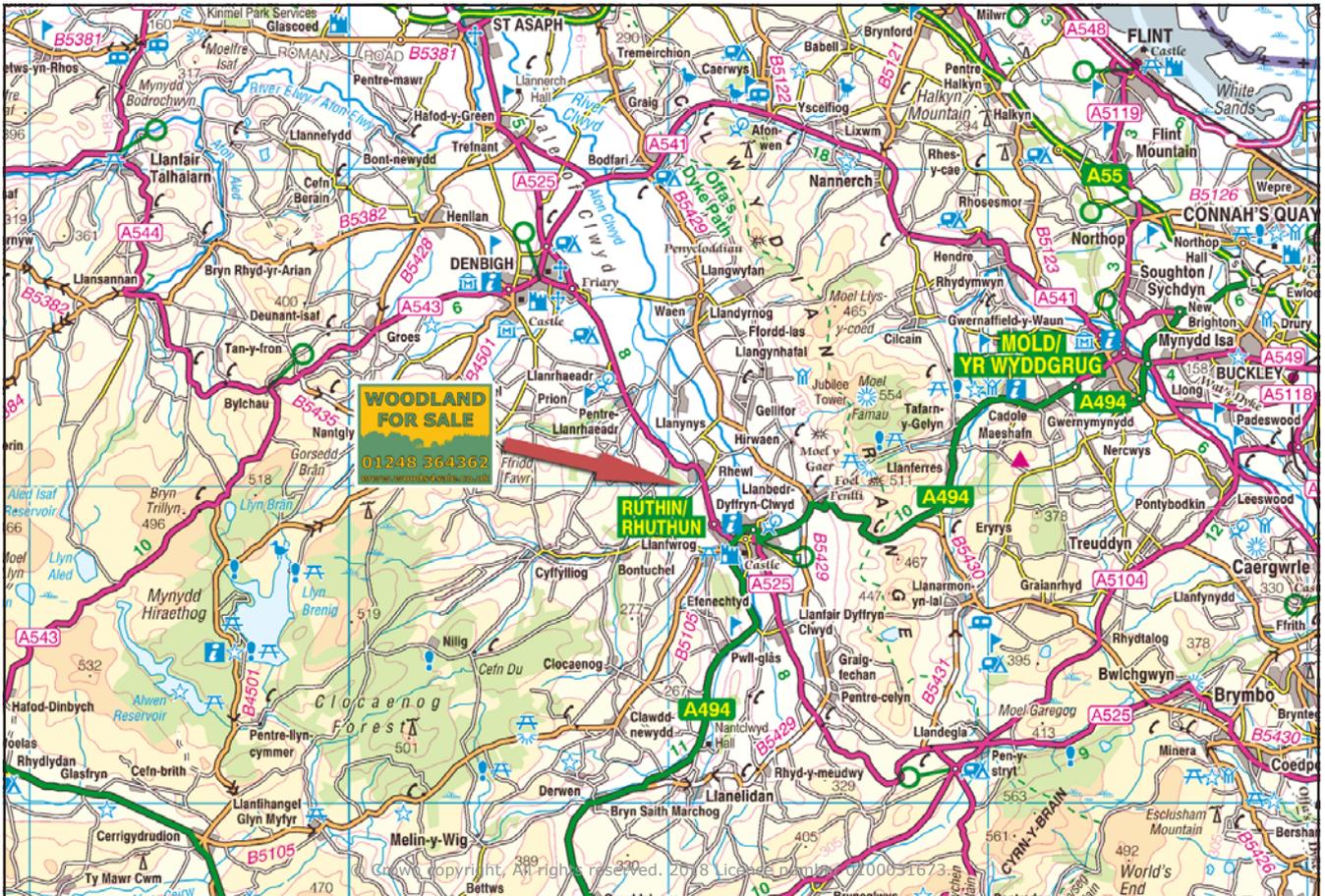
### Note

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

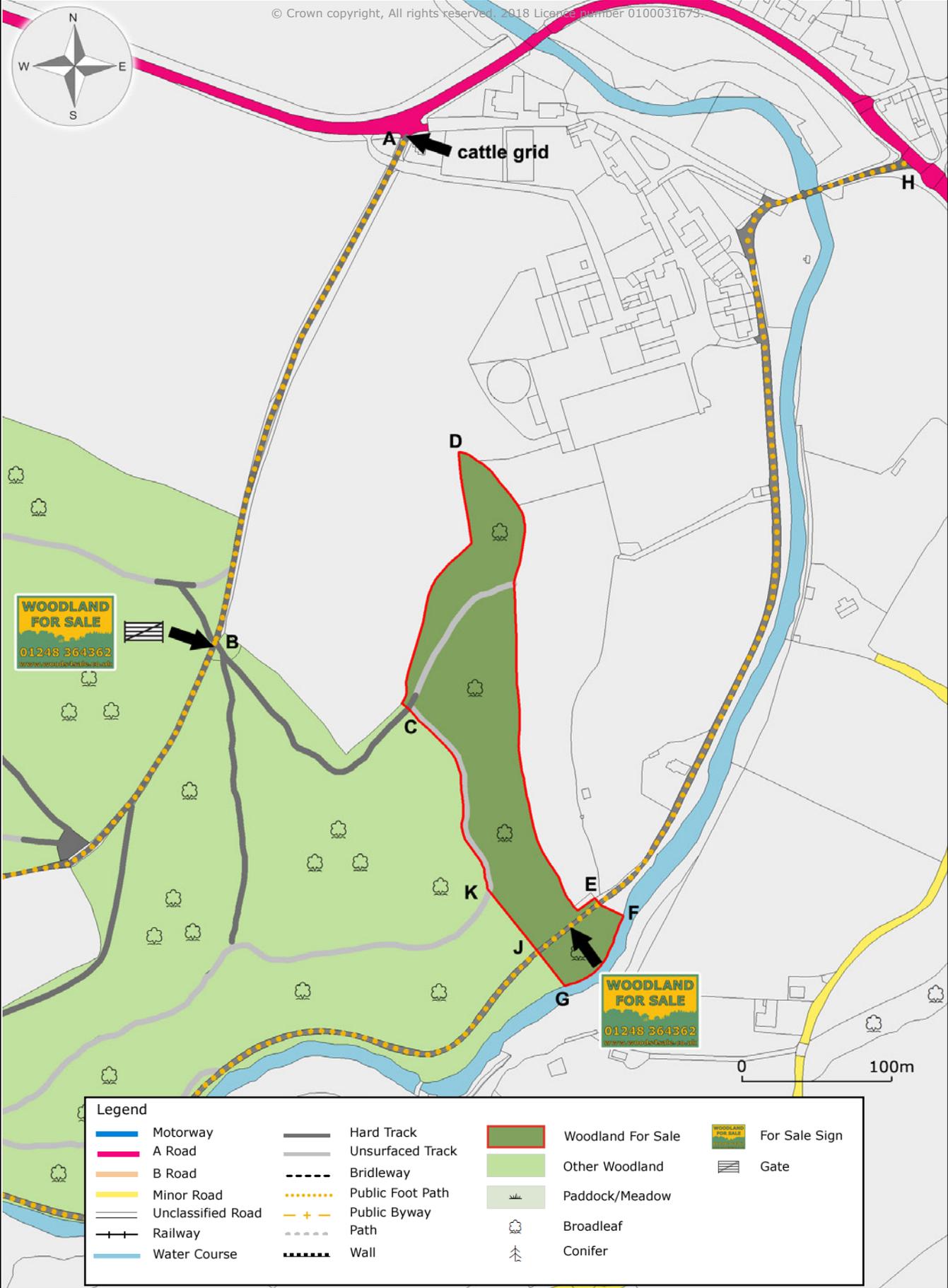
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Flank Wood, Ruthin, Denbighshire



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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    |  | Broadleaf     |
|        | Minor Road        |  | Public Foot Path |  | Path              |  | Conifer       |
|        | Unclassified Road |  | Public Byway     |  | Path              |  |               |
|        | Railway           |  | Wall             |  |                   |  |               |
|        | Water Course      |  |                  |  |                   |  |               |