

# 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.



## Foxwhelp Cover

1.87 acres of oak, ash and hazel surrounded by farmland, near Kinnersley in Herefordshire £23,000 (freehold)

A serene oak woodland on ancient replanted land with excellent access, situated amidst Herefordshire countryside.

**SOLD**

## Foxwhelp Cover, Kinnersley, Herefordshire



### Description

Foxwhelp Cover is a semi-mature oak plantation with a small copse of hazel and willow and a smattering of ash, planted on an Ancient Woodland site. The woodland has benefitted from good management, and a previous thinning operation has opened up the canopy to allow some much needed light and space to the remaining trees.

The trees are growing on good, deep brown earth soils, they are both fertile and free draining (just look to the adjacent apple and pear orchards that are grown to make cider locally). Access is excellent with a 2WD vehicle year-round along the upgraded track.

The ground underneath the trees has been mulched to clear the debris created from the previous forestry operation, signs of which should still be present and will slowly "green up" in the coming years. Adjacent to the cleared areas, one can find a variety of wild grasses, bramble, ivy, various types of ferns and the occasional cowslip. Some self-seeded ash saplings are also found dotted around the woodland, and it is imagined that these will shoot up to fill the gaps in the canopy, if the hazel and other species don't fill them first.

This ancient woodland commands views to the north, across the apple orchards and fields of cows towards the small village of Almeley. Situated in the middle of the countryside, away from any main roads Foxwhelp Cover has a very quiet and relaxing feel, ideal for those wanting to get away from it all, maybe do a bit of camping or carry out some woodworking.

### If It Were Mine

This woodland is crying out for an area to be cleared for a campsite, just enough for a small tent and a campfire. With the beautiful views and the tranquillity of the surrounding countryside, this would be an



excellent place to spend the occasional summer's night.

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: 148

Ordnance Survey Grid References:

- Roadside gate: SO 335 501

- Centre of wood: SO339503

Nearest postcode: HR3 6LD

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.

### What3Words

Entrance: [///outraged.commuting.hoped](https://www.what3words.com/outraged.commuting.hoped)

### Directions & Access

- Driving from Hereford, take the A438 heading north westerly towards Brecon.
- Drive for approximately 2.5 miles along the A438, turn immediately right after you pass the Wyevale Garden Centre onto the A480, in the direction of Stretton Sugwas, Credenhill and Weobley.
- Keep on the A480 for approximately 10 miles.
- When you reach Sarnesfield, turn left onto the

## Foxwhelp Cover, Kinnersley, Herefordshire



A4112, heading for Brecon and Kinnersley.

- Continue for 2 miles, driving into Kinnersley, and turn right, heading for Almeley.
- Continue for approximately 0.7 miles, where you will see a steel gate on the right hand side, and directly opposite the gate should be a Woods4Sale sign (point **X**). This is the entrance to the woodland.
- Please park in a suitable safe place off the road, not obstructing the gates or through traffic. Sorry we do not provide the code or keys for viewing (buyers will have full vehicular access into the wood upon completion).
- Climb the gate and continue east along the forest track for approximately 100 metres to a second gate (point **A**).
- Climb the gate and continue along the track for a further 40 metres until you come to a timber gate and a Woods4Sale sign (point **B**).
- Open the gate and continue down the track until you get to a wooden post marked with blue paint (point **C**). This is the western boundary.

### Boundaries

- The northwest and southeast boundaries are the woodland edge, with farmland immediately adjacent.
- The northeast boundary is indicated by pink paint on trees and posts.
- The southwest boundary is indicated by blue paint on trees and posts.

### Sporting Rights

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

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way at all times and for all purposes over **XABC**.
- There is a right of way reserved to others over **CD**.
- There are no public rights of way within the woodland.
- 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 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.

## Foxwhelp Cover, Kinnersley, Herefordshire



### 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.

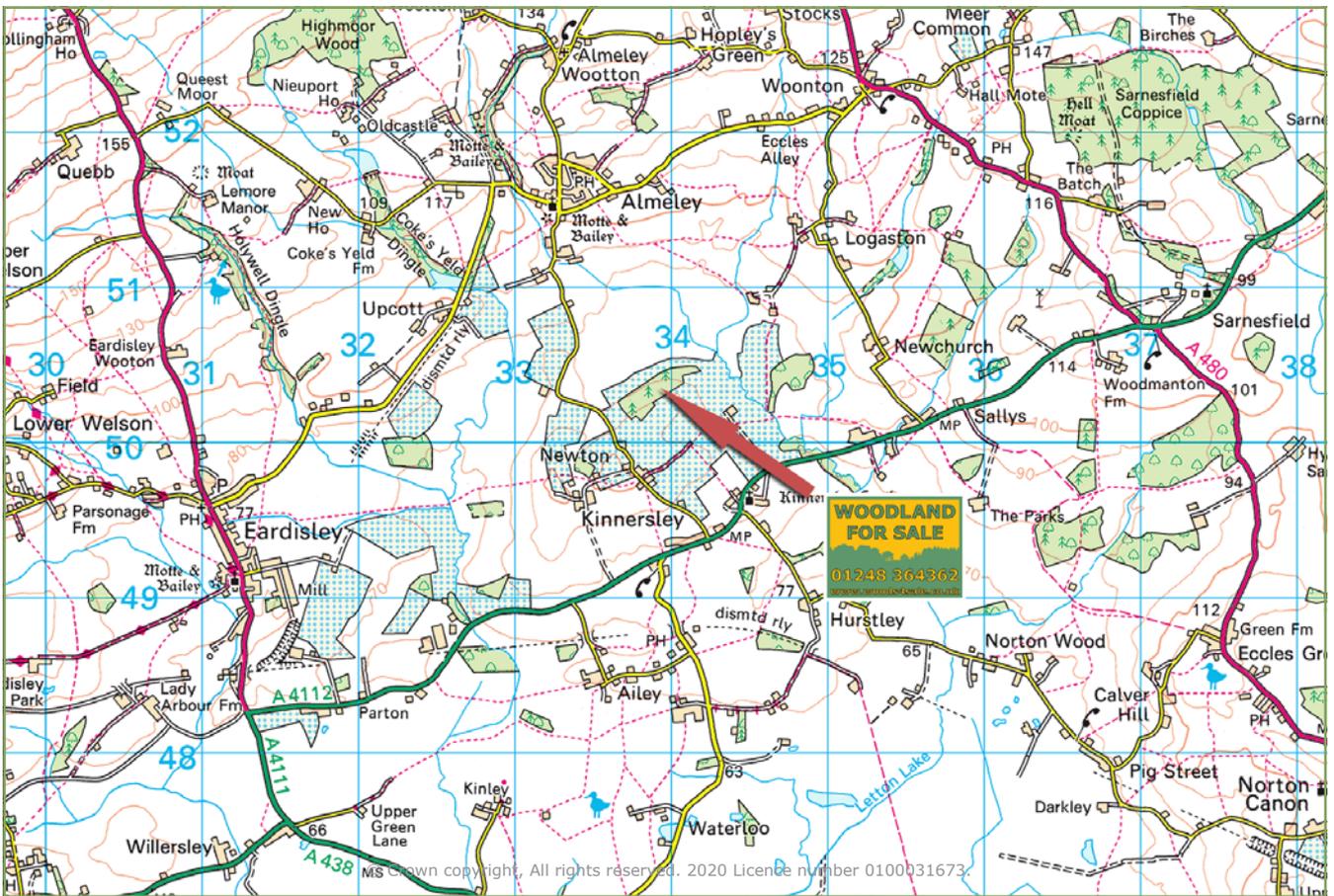
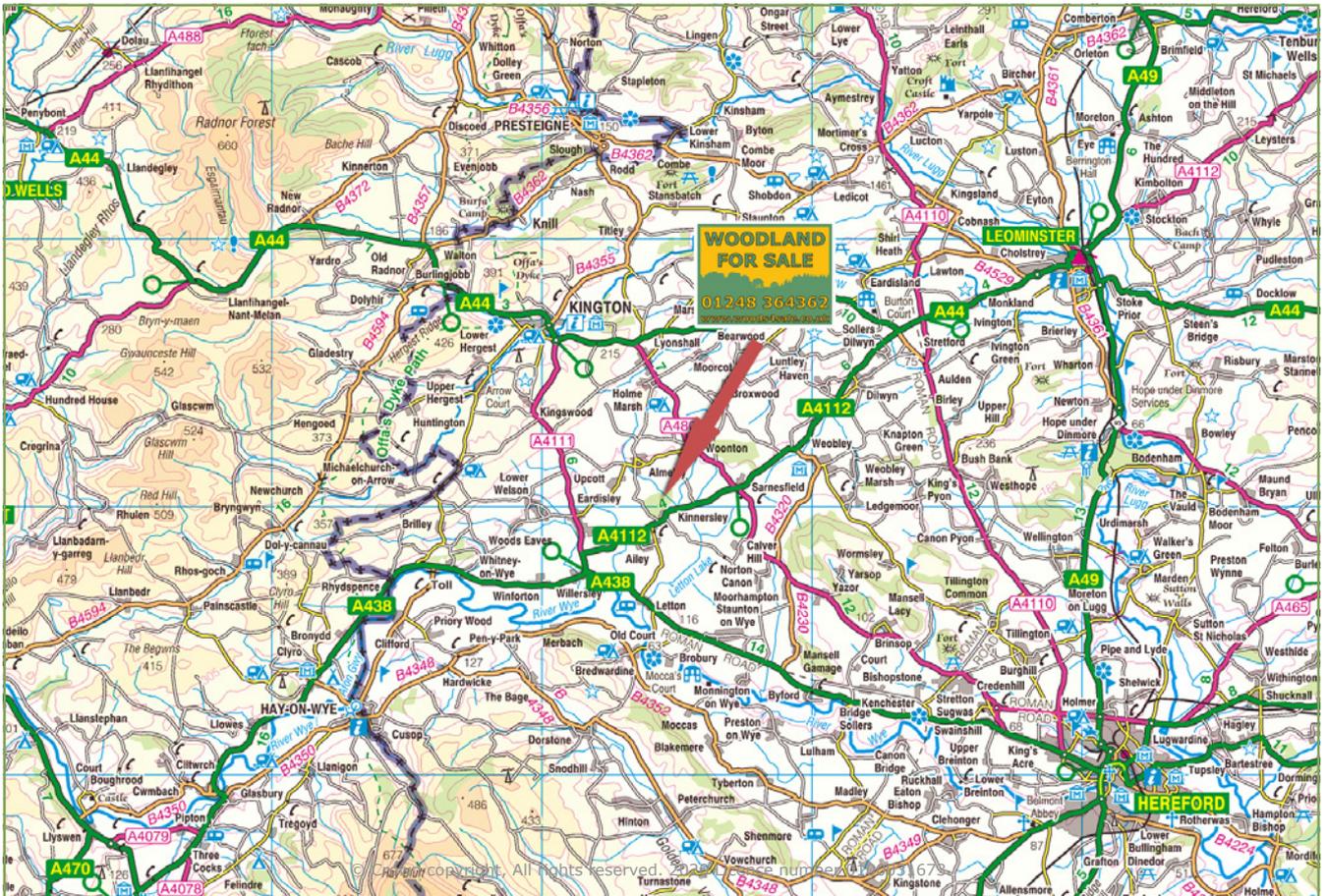
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).

# Foxwhelp Cover, Kinnersley, Herefordshire



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## Foxwhelp Cover, Kinnersley, Herefordshire



### Legend

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



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