

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.



Gilwern Wood
near Kington, Powys, just over the
Herefordshire border. Mixed replanted
woodland, 4.67 acres for £52,000 (freehold)

A thriving mixed broadleaf plantation and delightful river, with areas of open ground and rural access situated close to the English/Welsh border.

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Gilwern Wood, Kington, Powys



Description

Gilwern Wood stands around 4 miles west of the town of Kington, Herefordshire, a rural settlement with good amenities including supermarkets, private shops and a petrol station. Residing in a quaint valley, this well-stocked young chestnut plantation is accessed along a rustic track that is rarely used.

Broadleaf species are dense in number having been replanted 25 years ago. There are sweet chestnut with smaller numbers of cherry, birch, a few oaks, hazel, rowan and a number of Douglas fir that have crept in from the previous rotation. On the south side of the wood there are some mature Douglas along the boundary with a few ash, sycamore and willow. Woodland flora includes bluebells, primrose and numerous ferns such as hard and marsh ferns.

This wood benefits from fertile soils, free-draining brown earths with an average 50cm of rainfall annually. The wood is positioned on two levels, the upper and the slopes are graced with pole stage trees while the lower area is more sparsely populated with trees where it meets the stunning, small river. Gilwern Brook is a fast flowing, rock bottomed river that divides the southern section of the wood.

There is a soft ride from the main track that once the vegetation has been cleared, will provide great access to a lovely discreet spot down by the river.

Gilwern Wood has great amenity appeal, set in an undisturbed location offering hours of fun for the kids and grownups alike. There is also potential to undertake some silviculture work to enhance the diversity and collect some firewood.

If It Were Mine

Between spending time relaxing by the river I would carefully thin out competing trees to favour chestnut and oak thereby giving those remaining the opportunity to gain in girth and height. I would also formative prune the best trees.

I would open the ride which is now overgrown to the

lower flat section where I would consider making a small clearing for overnight camping.

A lovely secluded wood from which to enjoy wildlife and recreational activities, in the longer-term I would consider management of the ash stand.

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 225 572
- Centre of wood: SO225 566
Nearest postcode: LD8 2RR

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

- Turn right on the A44 on the edge of the town and after 2½ miles bear left on the B4594.
- After ¼ miles turn right signed Gwaeddel and Weythell and after a further ¼ miles there are tubular steel gates left and right of the road.
- Follow the minor road for 1½ miles and note the position of Trewerne Farm on the left.
- About 400 yards past Trewerne Farm there are tubular steel gates left and right of the road (point **A** on the plan).
- Park your car without blocking access and continue on foot.

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- Follow the rugged track on the left down the hill.
- The woodland starts on the left hand side just after the 90 degree bend on the road (point **B**) next to our Woods4Sale sign.

Boundaries

All the boundaries are agricultural fences except the boundary on the far side of the river which is marked with yellow paint on wooden stakes and boundary trees.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

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

Rights Of Way

A right of way is granted for this wood from the roadside all the way to the end of the woodland boundary (marked **ABC** on the plan).

Fencing Liabilities

There are no known fencing liabilities.

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.

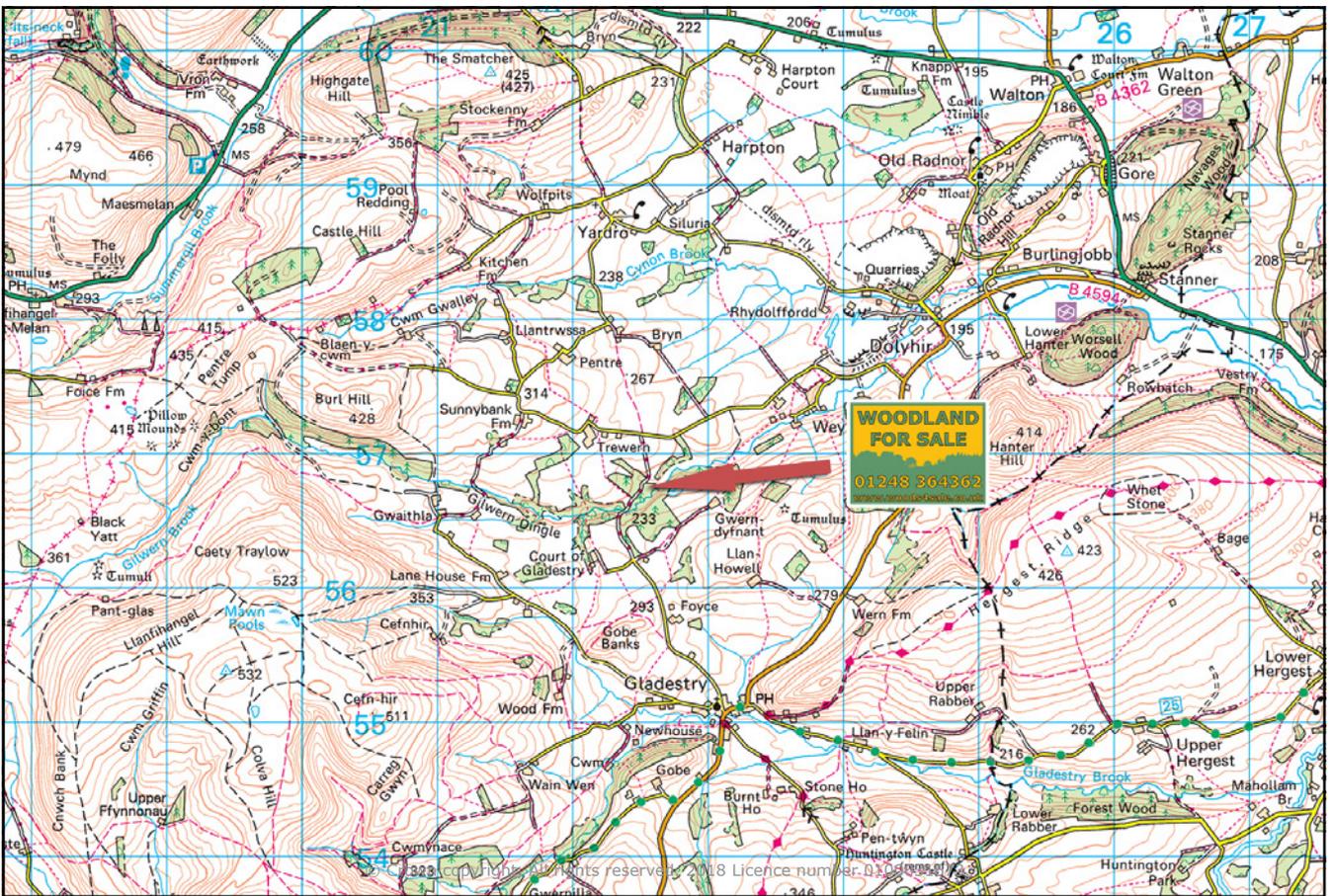
Woods4Sale Interest

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

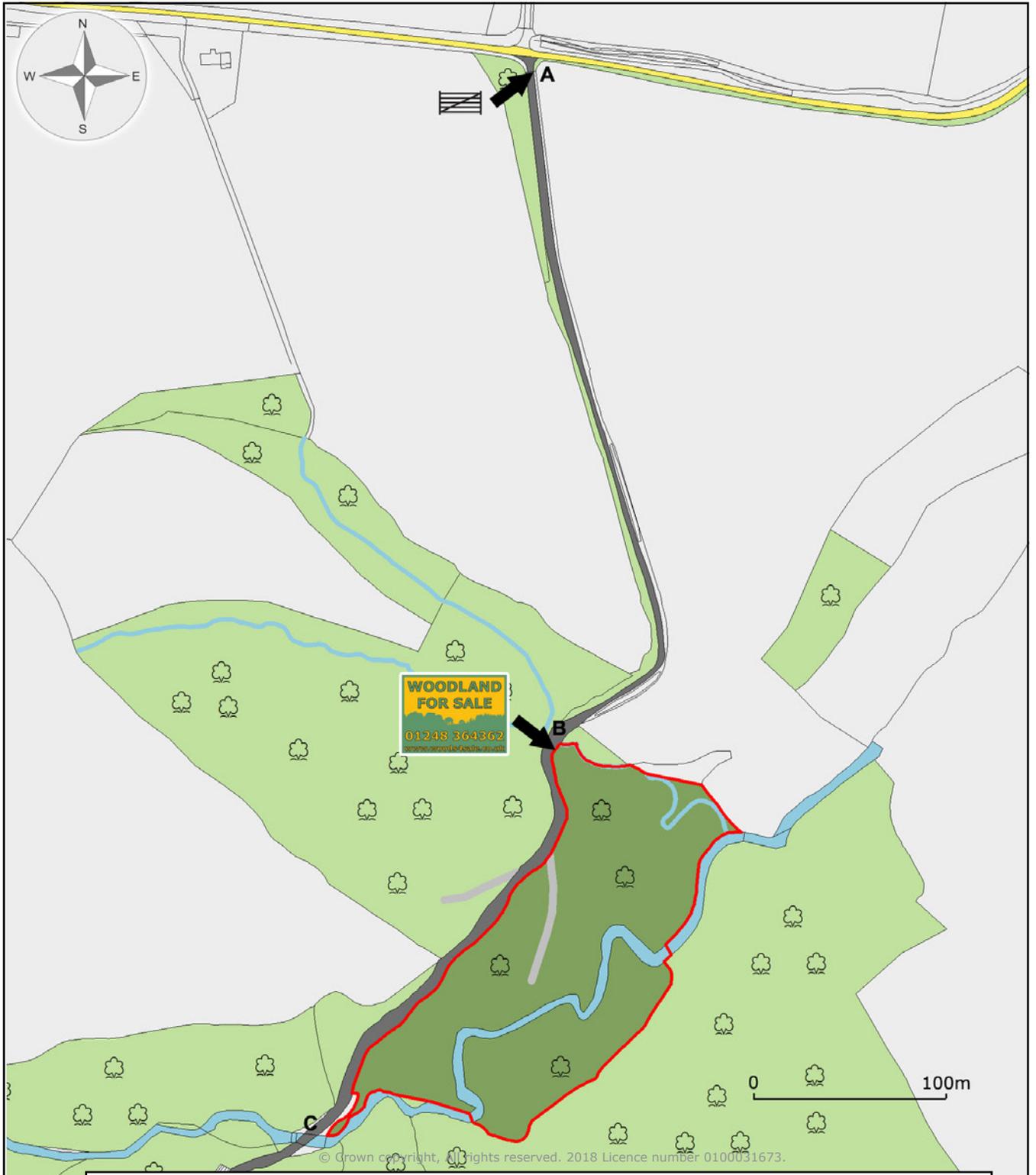
Contact

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

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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		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				