

WOODS 4 SALE

Phone: 01248 364 362
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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.



Jersey Wood

1.88 acres of beautiful oak woodland, near Kinnersley in Herefordshire £28,000 (freehold)

Secluded deciduous woodland surrounded by apple orchards with excellent access.

SALE

Jersey Wood, Kinnersley, Herefordshire



Description

Jersey Wood is a gorgeous mixed species woodland consisting primarily of even aged oak trees, with ash, sycamore, rowan, hawthorn and even a lone western hemlock tree. Situated at the entrance to a larger woodland in the middle of the Herefordshire countryside, this woodland is extremely quiet and secluded and a perfect getaway.

As the seasons pass, the colours in this woodland are very impressive - especially in autumn. The ash leaves are the first to turn as the weather cools transforming to pale yellow, the oak then turns a lovely dark brown and red, with the hemlock providing a continuous dark green and the sycamore adding more yellows and browns. This produces a picturesque autumnal vista and is a marvellous sight to behold.

The woodland has been thinned out in recent years which has provided some growing space for the oaks. Bramble bushes have taken advantage of the increase in sunlight and have bloomed in the gaps, some self-seeded trees (mostly ash and sycamore) are also competing for space and light too with some success. At the time of our last visit, the bramble bushes were fully laden with fruit, the temptation to harvest the fruit to make a fresh blackberry pie or some jam was very strong! Red campion, a variety of ferns, a mixture of wild grasses and fungi are also growing throughout the woodland.

A combination of squirrels and songbirds (and the occasional buzzard) are frequent visitors to the woodland and it is suspected that the bramble is home to some dormice too.

Access off the main road is via a short stoned track and through a couple of gates, surrounded by apple orchards grown for a local cider making farm. These factors, as well as the immediate agricultural land make for an exceptionally quiet and secluded space,

perfect for someone looking for a little retreat.

If It Were Mine

There is a flat area towards the top end of the woodland which would be a great place to camp if that is something enjoyed by the family.

The oak don't need any further management for a number of years, however I would look to underplant some of the gaps between the trees with a mixture of species such as cherry, as I have a particular fondness for cherry blossom in the spring.

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: SO 337 502
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)

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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 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 this gate, this is the start of the woodland.

Boundaries

- The northwest, southwest and southeast boundaries are the woodland edge, with farmland immediately adjacent (including the gate at point **B**).
- The northeast boundary is indicated by green 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 **XAB**.
- There is a right of way reserved to others over **BC**.
- 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

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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.

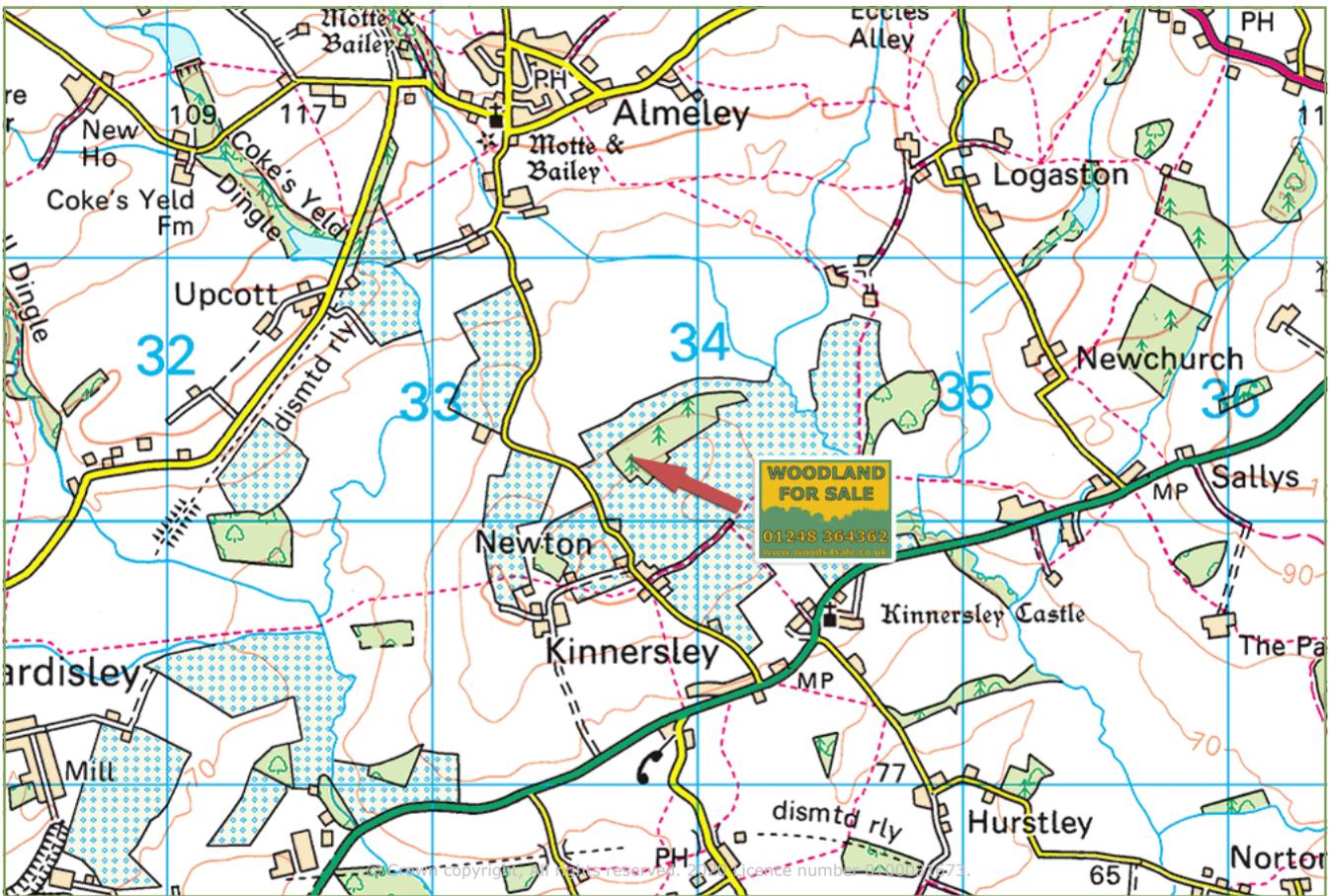
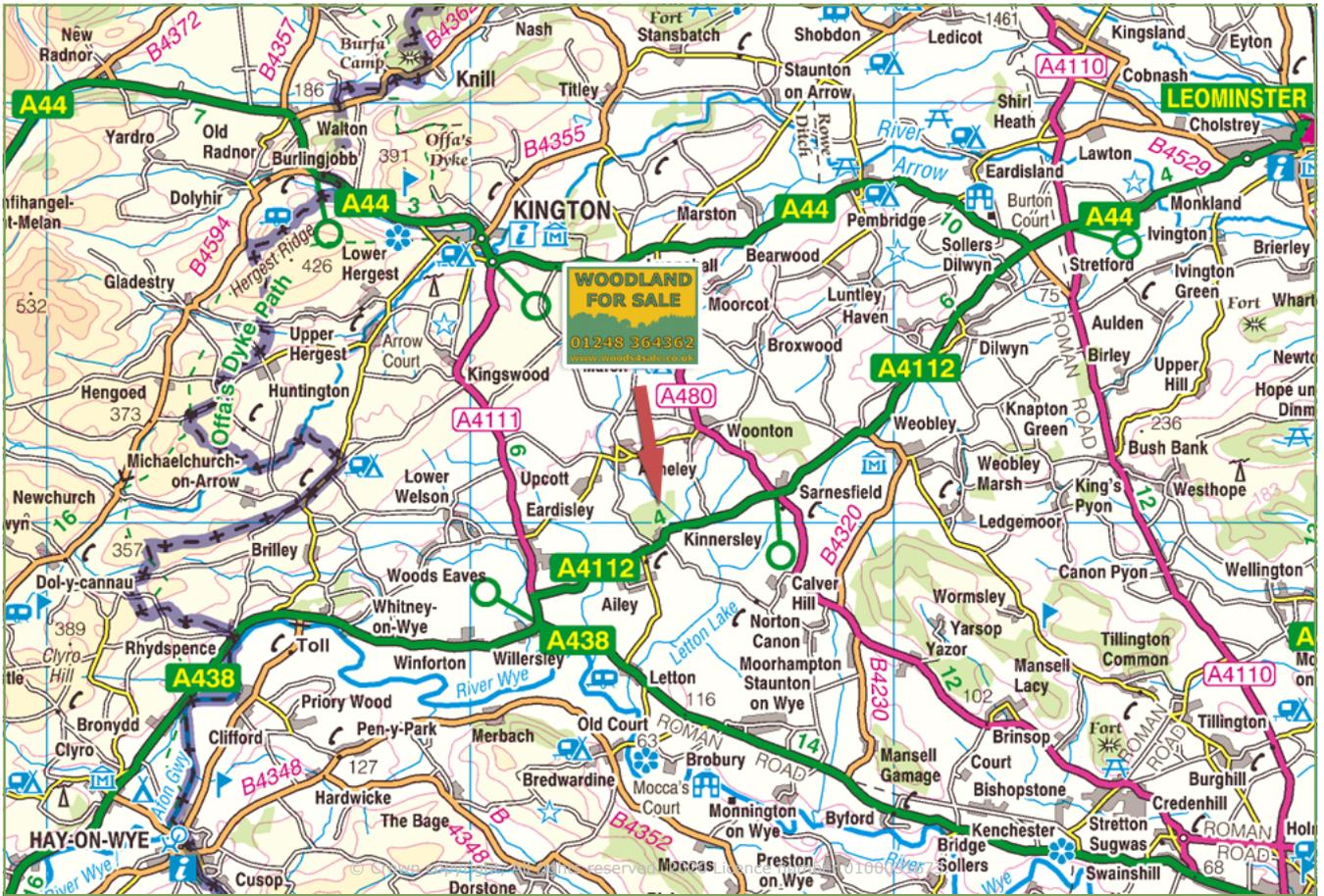
Woods4Sale Interest

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.

Jersey Wood, Kinnersley, Herefordshire



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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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		