

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.



Kempt Wood

2.24 acres of mixed woodland, in a tranquil valley, located between Ross-on-Wye and Ledbury, Herefordshire, for £33,000 (freehold)

Abundant mature oaks and Douglas fir on a gentle south facing slope in a peaceful location with excellent access along a hard surfaced track, 3 miles from Ross-on-Wye.

Kempt Wood, Ross-on-Wye, Herefordshire



Description

Kempt Wood is a light and roomy broadleaved woodland with a slight southerly aspect. Located in a delightful wooded valley a short distance from Ross-on-Wye and a few miles from the M50, it has excellent access provided by a recently upgraded stone track leading to the edge of the wood.

Within the wood you will find mixed broadleaves, oak, ash, cherry, maple, rowan, hazel, and holly. There are also a good number of mature Douglas fir, highly valued in the timber industry for its sheer strength and resistance to decay. The amenity value of these grand trees greatly contributes to the wood providing aesthetic appeal throughout the winter months when the leaves are gone.

As you walk through the wood the floor is mostly unencumbered with patches of bramble and areas of prolific tree regeneration where the canopy opens.

Wildlife is abundant, as you would expect in established broadleaved woodland, with fallow deer paying a frequent visit and stags making their presence known in the autumn.

Kempt Wood has an intriguing charm, brimming with character and a very pleasant place to be. Looking out over fields the wood has a private feel and provides ample opportunity to do some tree work, plant up areas, create a hide or a small place to spend the evening under the stars.

If It Were Mine

I would thin out any sycamore and poor trees to favour nicer species and healthy trees. Perhaps clear a path from the turning area into the wood where I could create a small shelter in keeping with the surroundings.

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: 149

Ordnance Survey Grid References:

- Roadside gate: SO 639 289

- Centre of wood: SO 644 288

Nearest postcode: HR9 7RG

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 Ross-on-Wye: exit roundabout on to A449.
- Follow the road for 3.2 miles.
- The access gate is just after a left hand bend on the right. Sorry we do not provide keys for viewings.
- Park in the layby and continue on foot down the track through points **AB** (marked on the plan below) for 470 metres to point **C**. This is the start of the wood.

Boundaries

- The northwest boundaries are indicated by orange paint on wooden stakes and boundary trees.
- The northeast boundaries are indicated by green paint boundary trees and wooden posts.
- The southern boundaries are fenced.

Sporting Rights

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

Kempt Wood, Ross-on-Wye, Herefordshire



Mineral Rights

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

Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **ABC** on the plan).
- A right of way is reserved over **CD** for the benefit of the wood beyond.
- A right of way is granted for the purpose of timber extraction over **XY**.
- 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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- unreasonably damage the said tracks.
- 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.

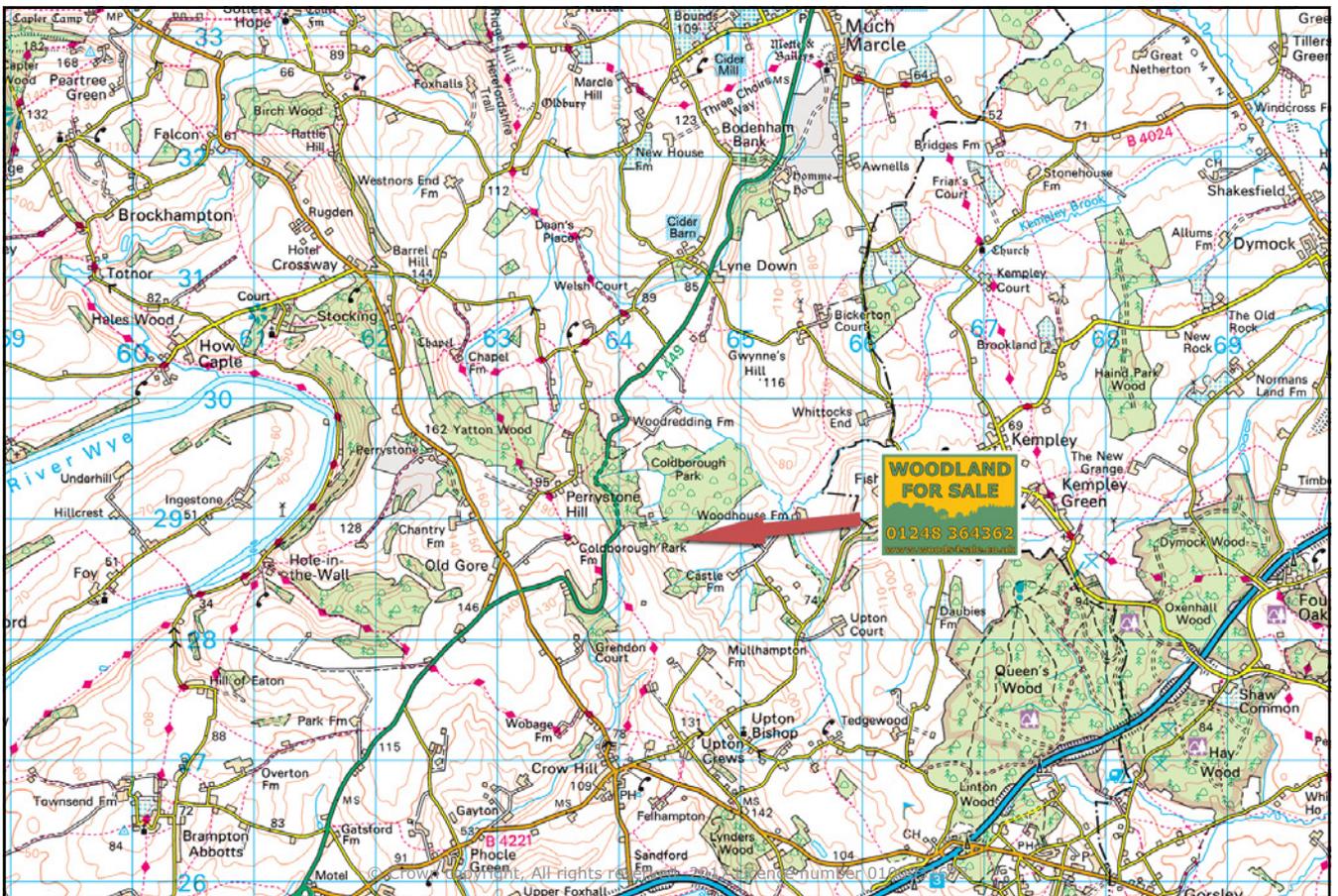
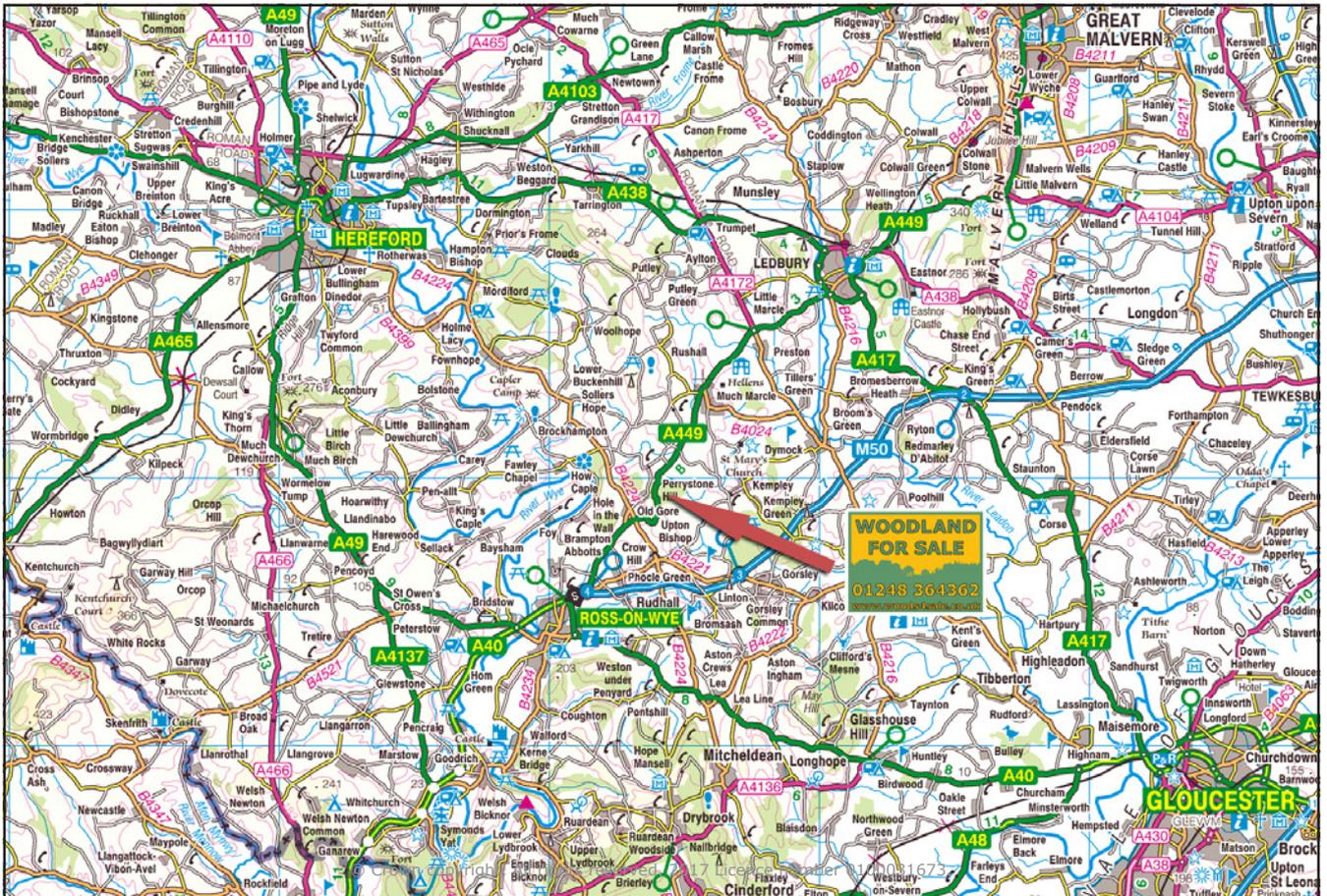
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

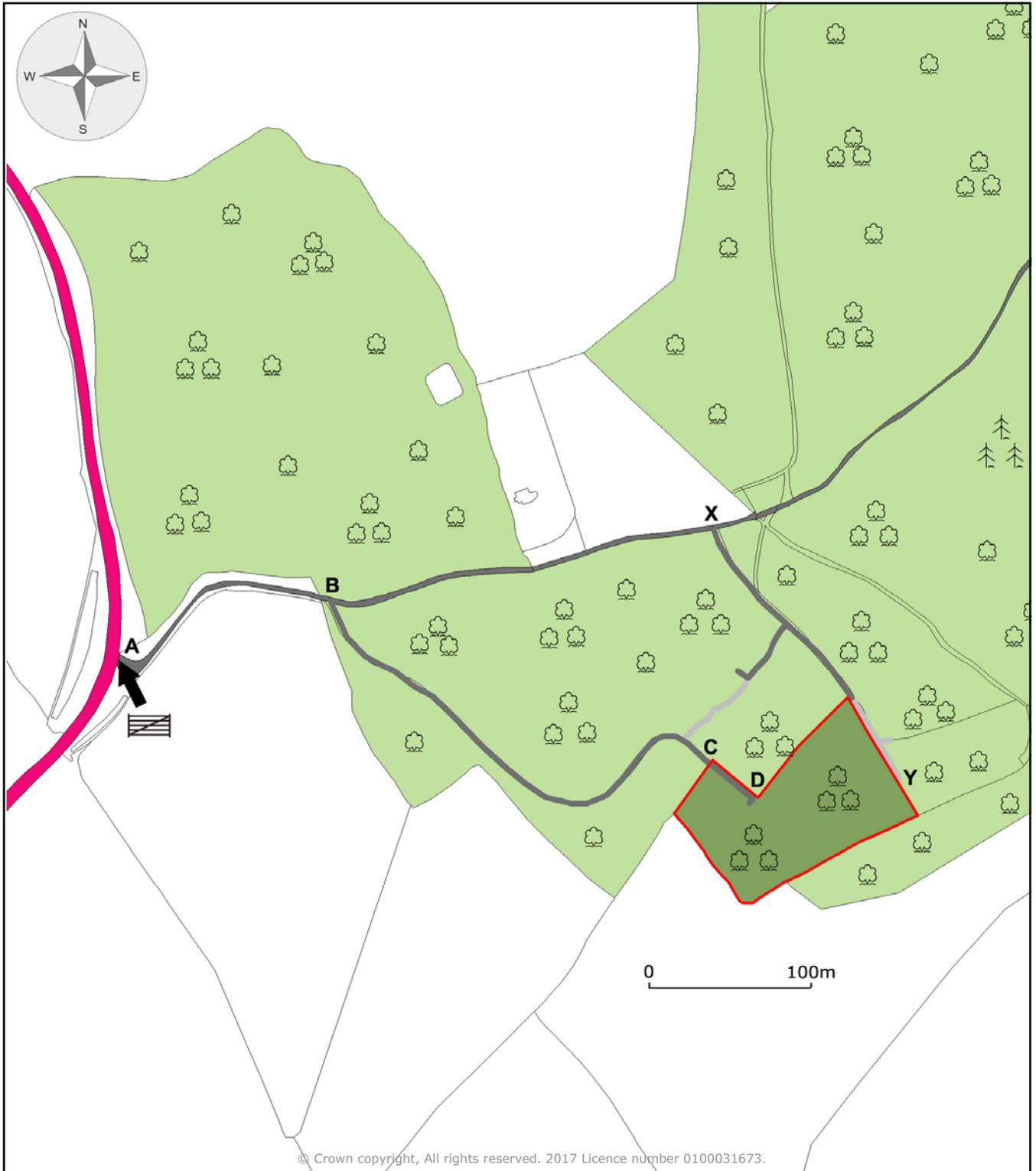
Contact

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				