

# 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.



## Lake Bridge Spinney

2.81 acres of mature mixed broadleaf, near Kinnersley in Herefordshire £25,000 (freehold)

Mature poplar and oak spinney with a gently flowing creek set in the rural Herefordshire countryside with excellent roadside access.

**SOLD**

## Lake Bridge Spinney, Kinnersley, Herefordshire



### Description

Lake Bridge Spinney is a collection of attractive mature deciduous trees, alongside a gently flowing creek, and adjacent to the A4112 that runs from Leominster to Brecon. The woodland has a recently installed fence along the roadside and a new timber gate in front of a stoned parking area.

The trees in this wood are mostly poplar, which stand out being so tall and straight. Dotted throughout, the occasional oak, sycamore and beech have managed to establish and provide a nice variety within the woodland. The soils are deep, fertile, slightly acidic loamy soils, and with the adjacent creek, very rarely dry out. Underneath the canopy of the trees the ground vegetation is predominately ivy, dog's mercury and nettles in the summer months.

The woodland is surrounded on three sides by fields sown with arable crops or grassland for grazing horses. Rabbits and hares can be found burrowing along the hedgerows, and foxes will follow, searching for food. In the spring and summer months, the creek will be buzzing with water beetles, damselflies, dragonflies and other water invertebrates, and on the warm summer evenings, birds and bats will swoop down to feed on the hovering bugs.

A red kite feeding station to the north of the woodland ensures there are plenty of birds of prey in the area. Buzzards are frequently seen at this time of year in the fields nearby, perched on the ground looking for worms; it is quite a sight to see!

The considerable quantities of mistletoe in this spinney will attract the mistle thrush songbird, so named for its love of the fruit from this plant. Winter visiting birds such as the redwing from Scandinavia and fieldfares from Africa and the Middle East, who to them, the white berries are a welcome resource to keep them fed in the colder months.

As an amenity wood, Lake Bridge Spinney is an attractive proposition for a family to explore and enjoy.

### If It Were Mine

From a silvicultural stand point, it might be worth considering felling a few of the large poplars and

establishing other broadleaf tree species to improve the habitat and provide for successor trees.

To further my enjoyment of this woodland, I would clear a wider path and create a formal footpath throughout, perhaps to a clearing at the southern end to make a spot for camping.

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 349 499  
- Centre of wood: SO 350 498  
Nearest postcode: HR4 8RF

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

- Driving from Hereford, take the A438 heading north westerly towards Brecon.
- Continue 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, signposted for Brecon and Kinnersley.
- Drive for approximately 1.5 miles; the woodland entrance will be on the left, just past a Woods4Sale sign on the left hand side.
- Pull onto the stoned parking area, in front of the wooden gate. Sorry we do not provide the code or keys for viewing (please note, buyers will have full

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access into the wood upon completion).

- Climb the gate into the woodland to enjoy your visit.

### Boundaries

- The northern boundary is the roadside edge.
- The eastern boundary is the stream
- The western and southern boundary is the boundary of the woodland and the agricultural field, marked with stock fencing.

### 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 where reserved by statute.

### Rights Of Way

There are no public rights of way within the woodland.

### 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.

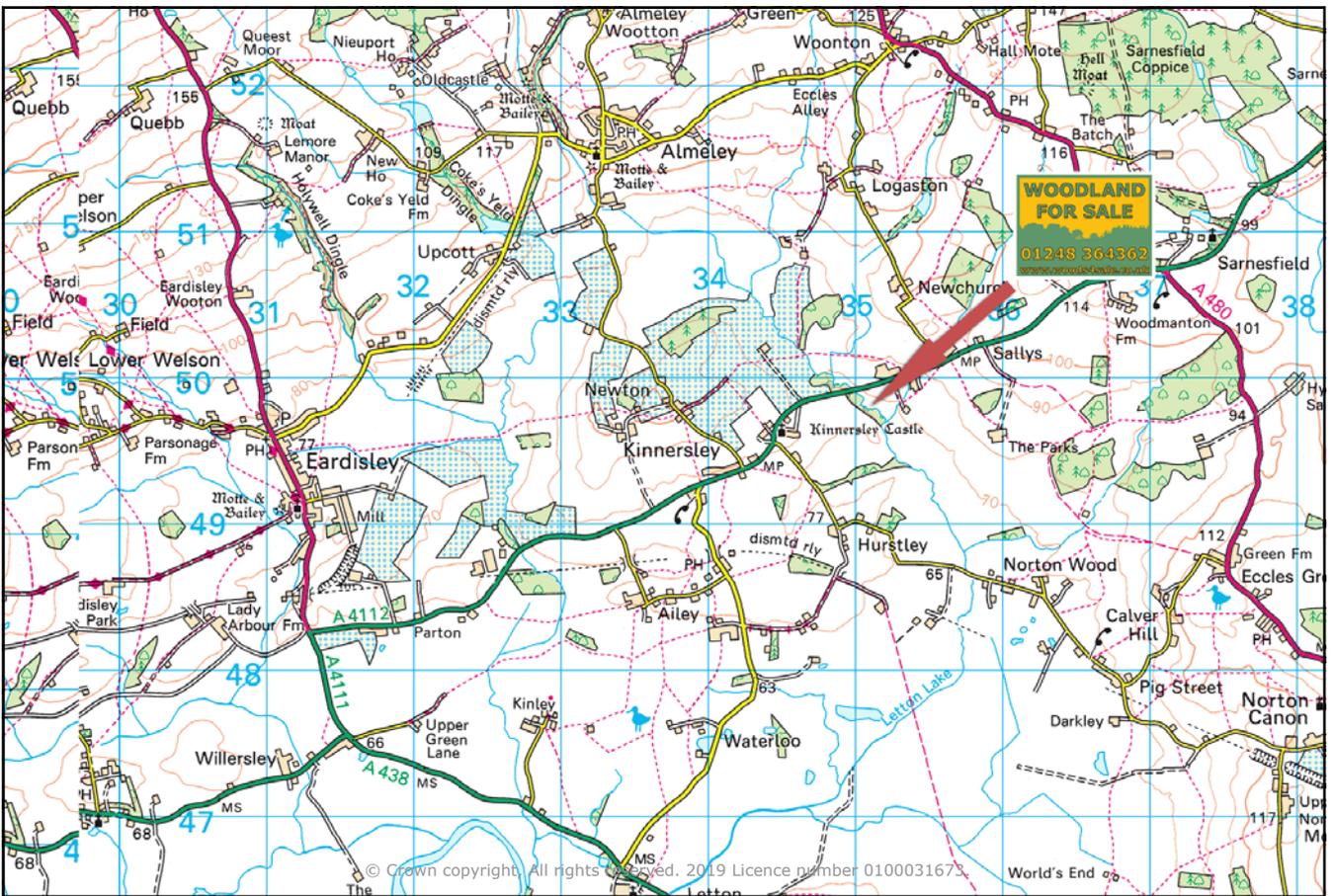
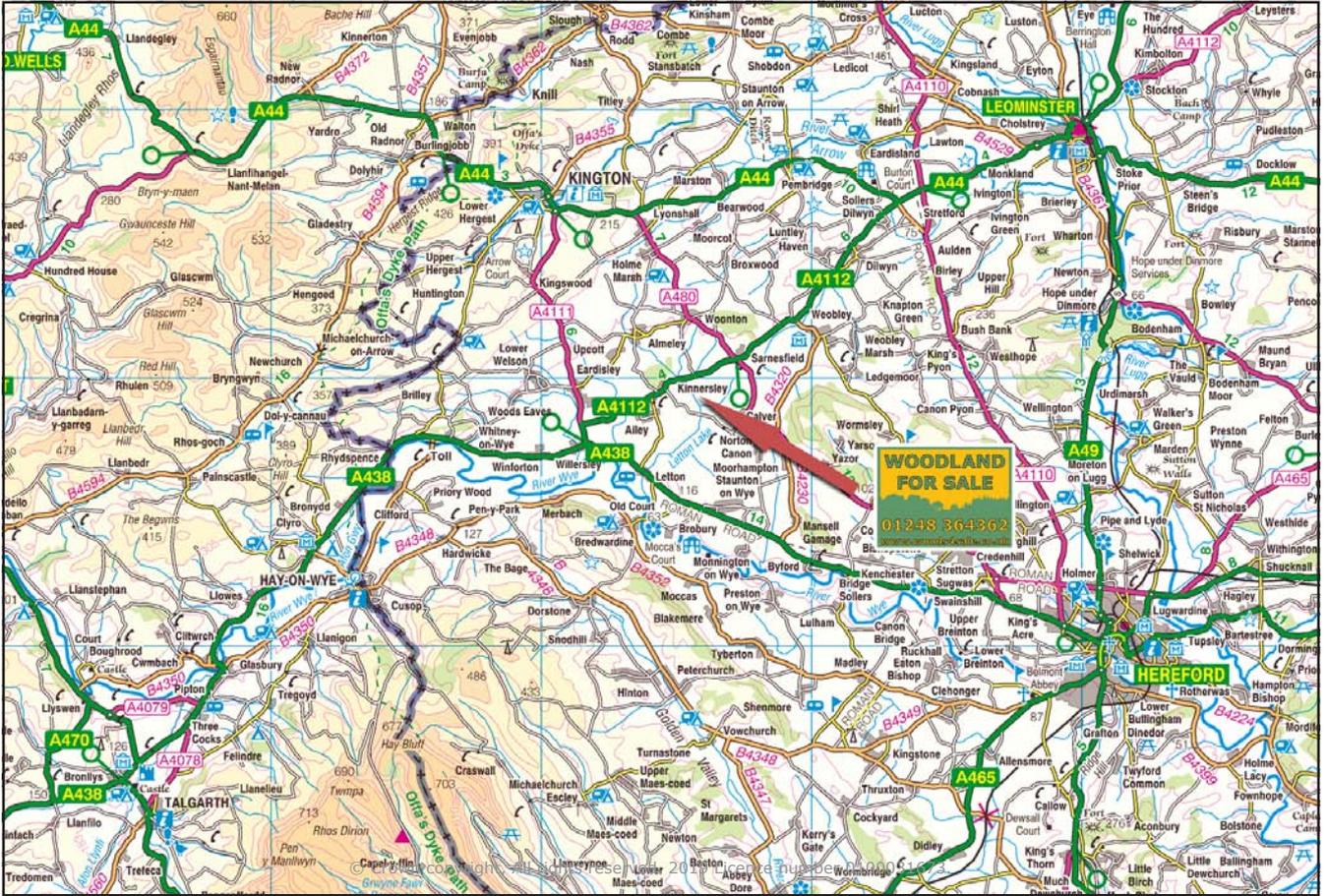
### Woods4Sale Interest

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

### Contact

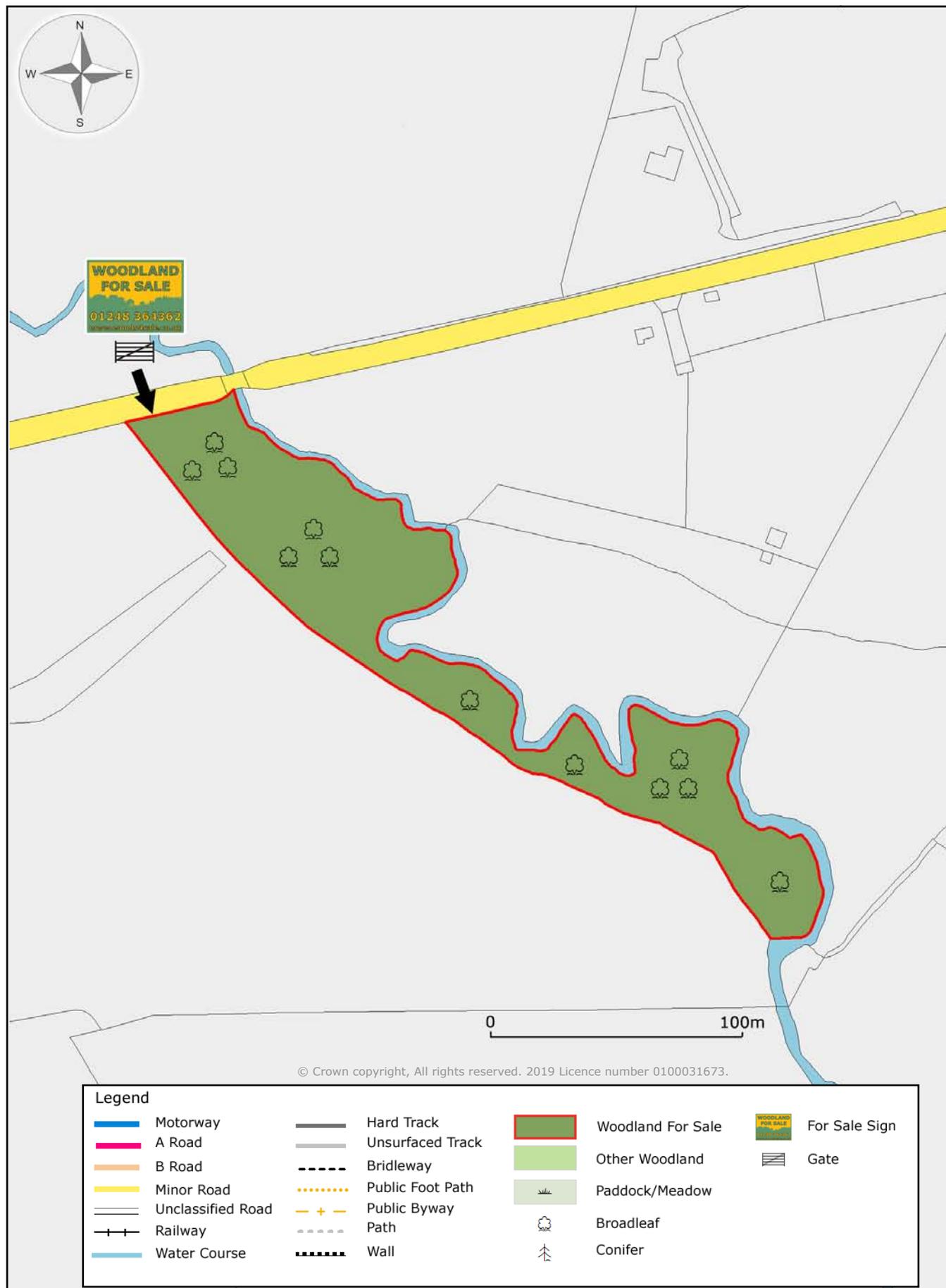
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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