

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.



Limekiln Wood, Rhewl, Ruthin, Denbighshire

Secluded hardwoods and conifers with river frontage, a historic stone limekiln and good access in the Vale of Clwyd, North Wales. 5.70 acres

£44,000 freehold

A most interesting property with a wide range of mature and maturing species, a well-preserved limekiln, car access and over 200m of river frontage, near Ruthin.

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Limekiln Wood, Rhewl, Ruthin



Description

Limekiln Wood lies on the edge of the larger Rhyd-y-Cilgwyn Woods just outside the small village of Rhewl, between Denbigh and Ruthin. These woods were until recently part of a private estate and accordingly have the stature and maturity associated with long-term woodland management. They also secured a gold medal for forest management at the Royal Welsh Show.

The wood derives its name from the well-preserved limekiln on its south-eastern edge. This elegant stone structure overlooks the river and it takes little imagination to see the scope that it offers as a locus for recreation. Please note the two kiln shafts beyond are currently open, about 8 metres deep and somewhat obscured by vegetation. They are protected by a post and rail fence which visitors should not cross.

The wood occupies varied terrain from near-level ground in the north corner through intermediate slopes that descend to the clear waters of Afon Clywedog below. There is a sizeable quarry near the centre of the woodland that is now 're-greened' with a variety of broadleaf species within. The steep quarry face (also now under trees) is protected by a line-wire fence above.

The woodland supports a wide variety of tree species, most of them native and some of considerable stature. Species include oak, sweet chestnut, ash, sycamore and rowan along with minor elements of cherry, birch, small-leaved lime and beech. There are also pockets of good quality Sitka spruce, Scots Pine and Douglas fir. Some of the mature oak and ash are of good form containing valuable mill-wood, whilst thinnings and fallen wood promise a near endless supply of logs for the fire.

The sub-canopy is well populated by regenerating saplings from the parent trees and there is a healthy under-storey of shrubs including hazel, hawthorn, holly and elder above a range of ancient woodland associates including bluebell, dog's mercury,

vaccinium, wild garlic, wood rush and fern.

The varied structure of the wood and the large number of nest boxes makes it an ornithologist's paradise. When we were there we saw many woodland species including tree-creepers, fly-catchers, wrens and song thrushes. The wood also attracts an array of larger fauna including badgers and buzzards.

Limekiln Wood enjoys excellent access both from above and below. The main top access is off a hard track that leads into a private anvil-shaped area of hard-standing where cars may be accommodated within the wood. There is also vehicular access via Lady Bagot's Drive on the lower southeast side of the property.

This diverse property will appeal to many due to its wide range of species and terrain types, the silvicultural opportunities it offers, its quiet location, extensive river frontage (from which many a brown trout has been caught) and archaeological interest.

Directions

Leave the A55 at St Asaph and head south on the A525. After Denbigh continue on this road for a further 4½ miles to the small village of Rhewl. Just before the village, take the first right after the 40 MPH sign (immediately before a stone cottage and before crossing the bridge), onto a tarred and concrete apron. Head south from **A** up the hill on the stone track that is flanked by avenue trees for about 350 metres.

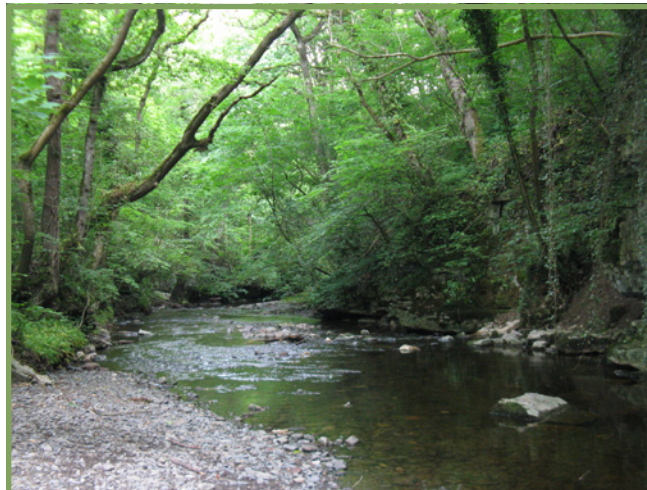
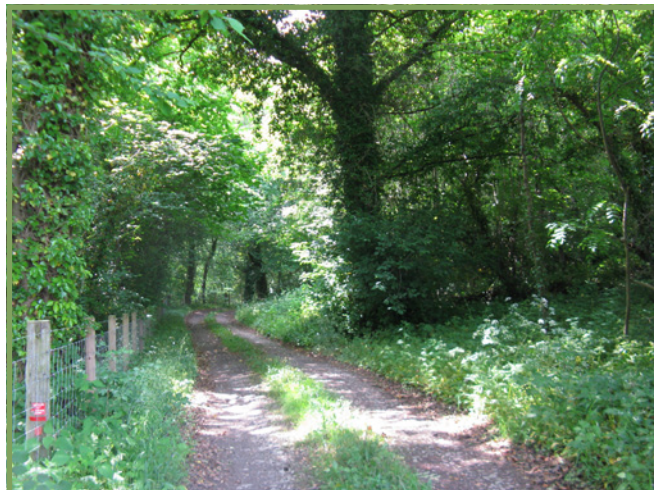
Continue for a further 150 metres through the wood until you see a left fork which leads to Limekiln Wood. **Please do not drive up the left fork** but rather continue straight on for a further 40m and park in the large hard-standing area (**B**) to the right (just before the track re-enters fields).

Walk up the aforementioned left fork for 250 metres to a gate on your left which leads to a stoned parking area. This is the entrance to Limekiln Wood (point **D** on the plan).

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Note. A line-wire fence protects the steep quarry face, and a post and rail fences protects the kiln shafts. Visitors are reminded to take particular care when viewing this property and not to cross these fences.

Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 104 600.

- Centre of wood: SJ 102 597.

Nearest postcode: LL15 2UB.

Boundaries

The northwest boundary (**CDE**) is the field edge stock fence.

The upper northeast boundary (**CK**) is marked by a line of blue-topped posts in a narrow ride.

The lower north boundary (**JK**) is a line of white-topped posts just above the soft track.

The southeast boundary (**HJ**) is the river edge.

The southeast boundary (**GH**) is the south side of the track above the garden hedge.

The southwest boundary (**EFG**) is a remnant stock fence.

Sporting Rights

The sporting and fishing rights are included and are not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

There is a right of access for all purposes to the property via the track (**ABC**). There is also a vehicular right of access (restricted to ten tonnes) via Lady Bagot's Drive to the lower river-side part of the property (**JLM**). Lady Bagot's Drive is also a public footpath.

A right of way is reserved to others over the routes **CDF** and **HJ**.

Maintenance of all tracks shall be according to use.

Fencing Liabilities

The field-edge stock fence on the north-west edge (**CDE**) which is currently in good condition is the responsibility of the owner of the wood. There are no other known fencing obligations.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

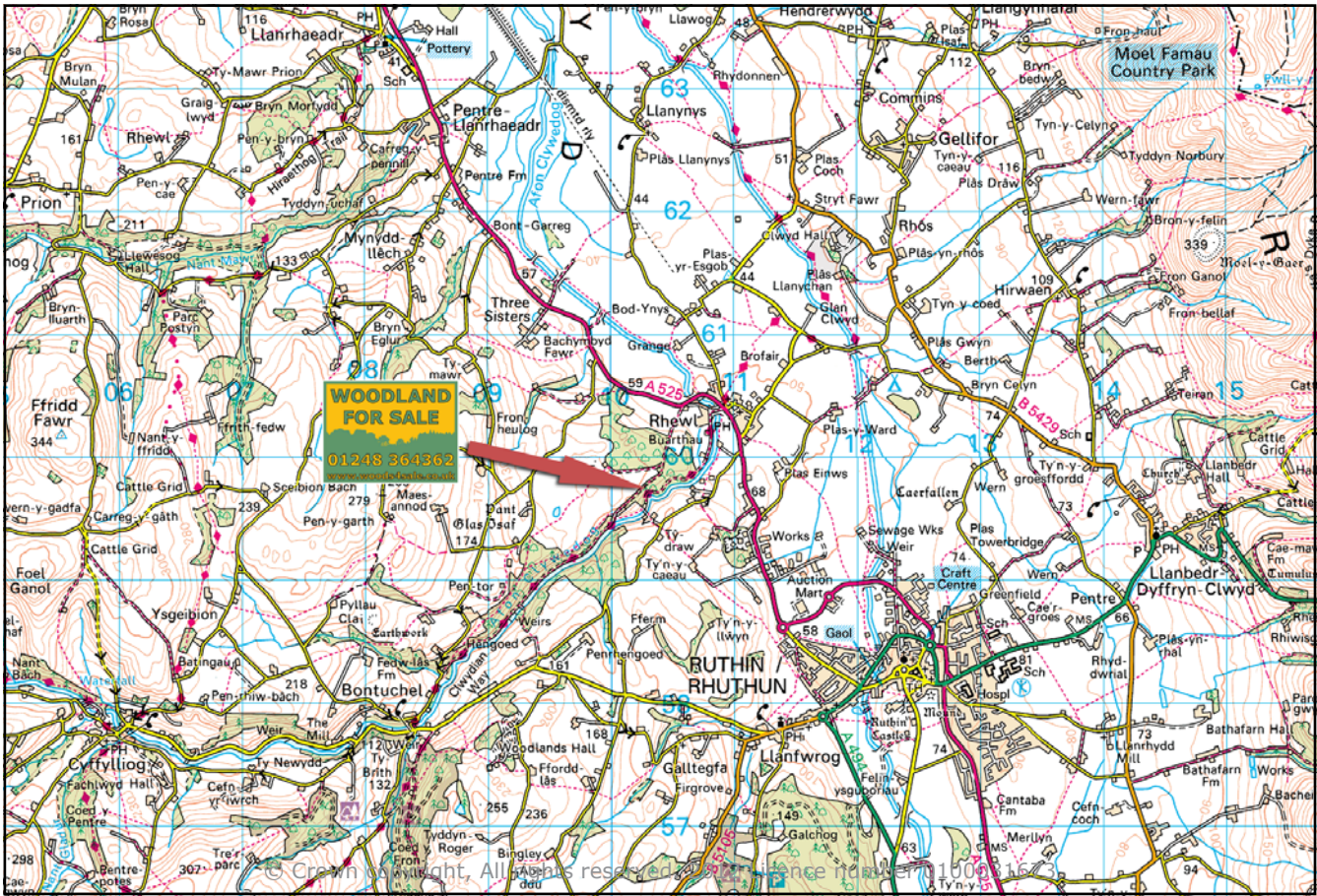
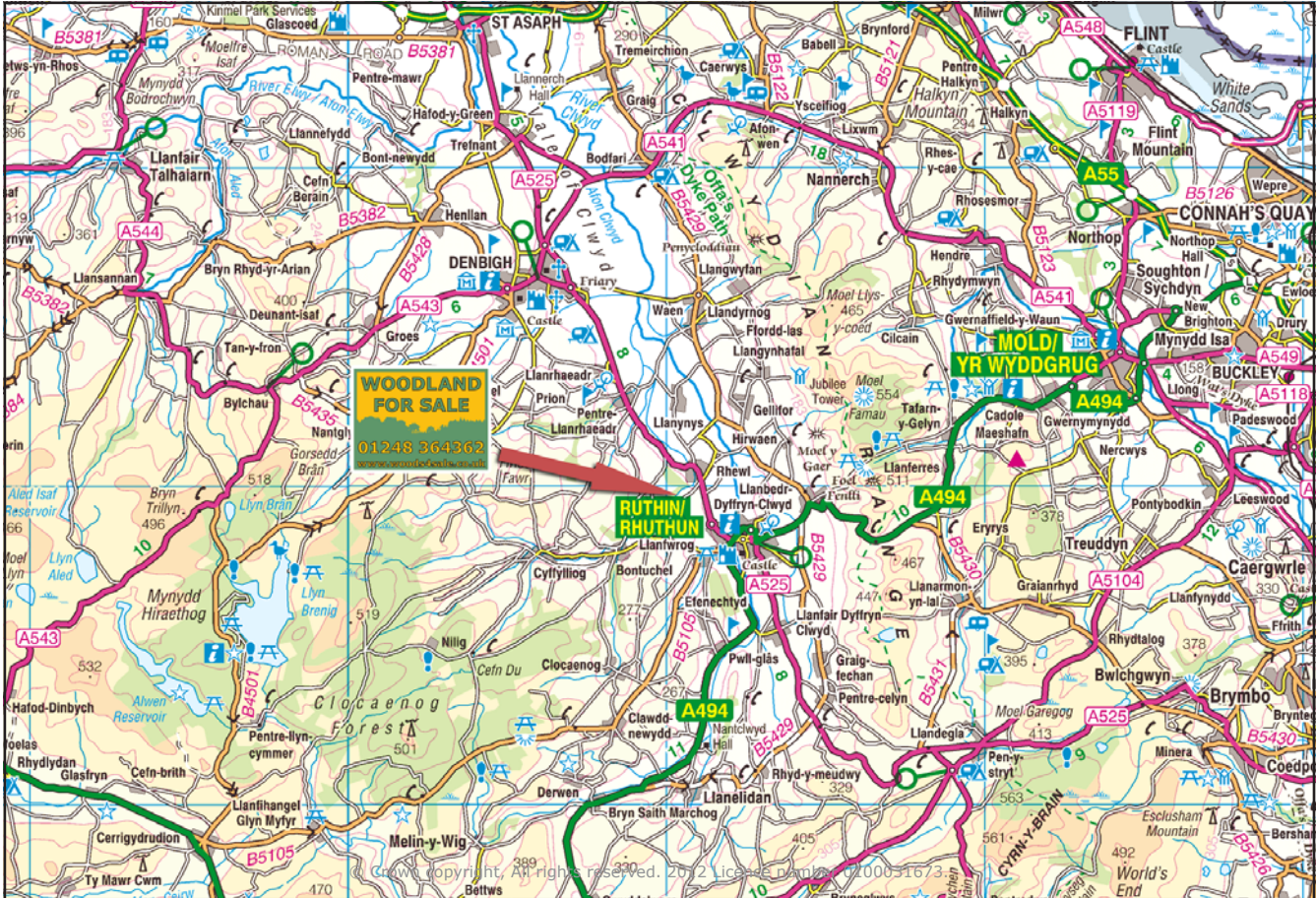
How to Buy this Woodland

Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Broad Leaf
	Minor Road		Coniferous
	Unclassified Road		For Sale Sign
	Railway		
	Gate		
	Hard Track		
	Unsurfaced Track		
	Bridleway		
	Foot Path		
	Water Course		
	Wall		
	Parking		

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