

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.



Llanferres Bank

1.94 acres of mid-rotation hardwoods in a private gated woodland near Mold, Denbighshire for £19,500 (freehold)

A bank of maturing hardwoods with open views to the beautiful hills of the Clwydian Range in Northeast Wales.

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Llanferres Bank, Mold, Denbighshire



Description

Llanferres Bank occupies a bright location on the lower western edge of a substantial private gated woodland near the attractive village of Maeshafn, in the Clwydian Range 'Area of Outstanding Natural Beauty'. Mold is about 15 minutes to the east and Ruthin a similar distance to the west. The A55 dual carriageway is just 8 miles to the northeast enabling easy access from Manchester and the West Midlands.

The wood has a gentle west-facing aspect on moderate slopes overlooking grazing fields beyond which are lovely views across the valley to the summit of Moel Famau (554m) and Offas Dyke.

The wood is dominated by beech dating from the 60s and 70s, but it also contains elements of sycamore and ash plus the occasional sweet chestnut. On the lower western edge there are some more mature stems with fuller canopies. Aside from a few woody shrubs and some light regeneration, the woodland floor is clear and easily walked. The broadleaved species present are well suited to the lime-rich soils and are growing well. A programme of progressive light thinning would ensure the optimal development of the stand as well as yielding logs for hearth or campfire.

Access is via a well-found hard track that runs from the public road all the way to the east edge of the wood. An unsurfaced track links with this, cutting downslope near the south end of the wood to give good access to the lower western edge.

If you want a small easily-managed stake in the Welsh countryside with tranquillity, amenity and the fun of managing a small wood then this is a good candidate.

If It Were Mine

I would enjoy feeding my wood-burner with home-grown produce. I also suspect that many a summer's evening would be spent near the woodland edge watching the sun go down, with barbeque aromas and glass in hand...

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 print 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 map: Sheet 116 & 117.

National Grid Ref:

- Viewer parking (**B**): SJ 199 608.

- Centre of wood: SJ 198 606.

Nearest postcode: CH7 5LY.

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 the west

- From Ruthin head east on A494 for about 5 miles to the village of Llanferres.
- As you leave the village take the first turning right (just before a small stone bus shelter) onto a small single track road signed as 'Unsuitable for heavy goods vehicles'.
- Continue 0.8 mile to the village of Maeshafn.
- As you enter the village, about 30 metres after the Maeshafn sign, turn sharp right onto the drive for Pentre Cerrig (**A** on the plan).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (**B**) with a Woods4Sale sign.
- Please park in the lay-by opposite the gate and continue on foot.
- Enter the forest at this gate and walk up the main track for about 500 metres until you see some orange-topped posts on your right.
- You are now at point **C** on the plan. Llanferres Bank is on your right after this point.

From the east

- At the start of the A55 take the A494 west (junction 33b).
- By-pass Mold and then leaving the by-pass follow the A494 signed for Ruthin.
- Continue for one mile and then turn left onto the minor county road signed for Maeshafn.
- Continue for 1.2 miles then turn right into the village of Maeshafn at a small grass triangle.
- Pass through the village and take the private drive for Pentre Cerrig on the left side just before leaving the village (**A**).
- Continue on this drive for ¼ mile until you see a forest gate on your left side (**B**) with a Woods4Sale sign.
- Please park in the lay-by opposite the gate and

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continue on foot as per directions from the west (above).

Safety Note

The wider woodland area has been mined for over 200 years and there are a number of historic entrances and fissures visible on the surface, some of which have been fenced. There is no definitive plan of mining activity.

Please take appropriate care when viewing and keep back from any unfenced sinks or openings.

Please note that we do not give out keys for viewing.

Boundaries

- The west boundary (**EFG**) is the field-edge fence. Please note a small part of this boundary (near **F**) is outside the ownership, as indicated by white-topped posts.
- The north boundary (**GC**) is marked by a line of orange-topped posts.
- The east boundary (**CD**) is the east side of the hard track.
- The south boundary (**DE**) is marked by a line of red-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are not included. Please click on this link for more details.

Rights of Way

- There is a right of access for all purposes over the hard track **ABC** and the unsurfaced track **CG**. A right of access is reserved to others over the route **CD**.
- Maintenance of shared tracks is according to use.
- The hard track on the east edge of the property is a public footpath.

Fencing Liabilities

There are no known fencing obligations.

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.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How to Buy this Woodland

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.

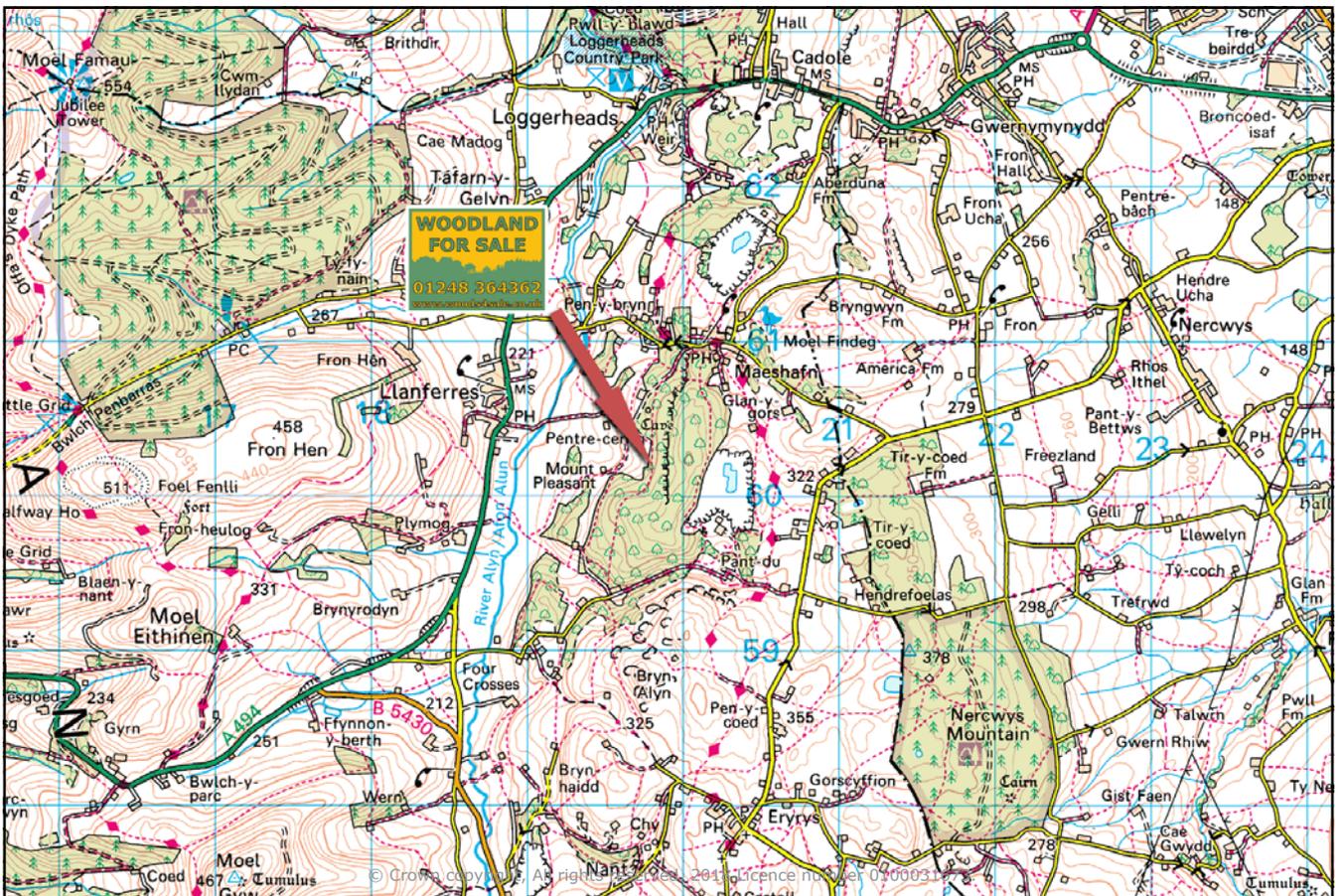
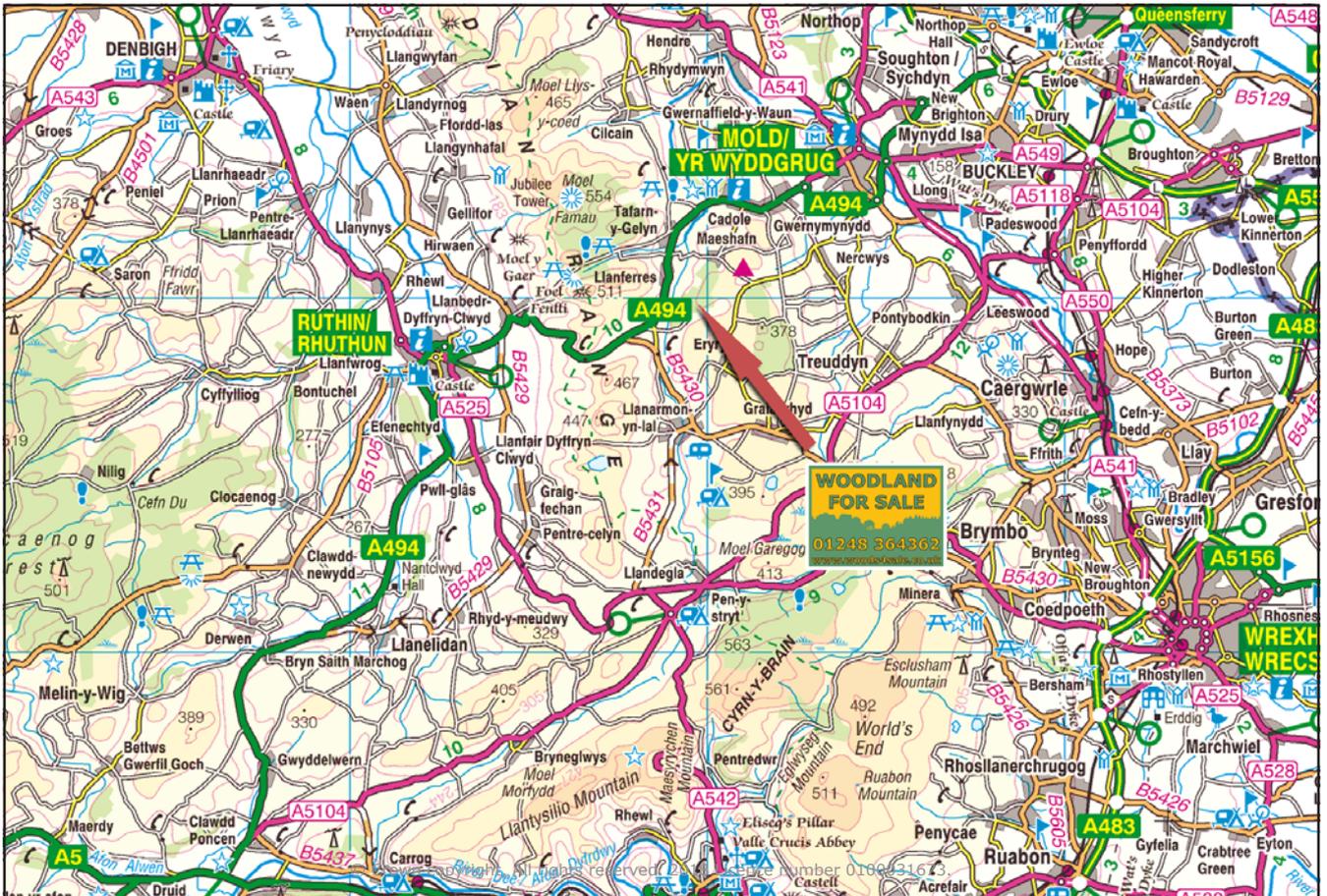
Note

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.

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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