**Mattes Wood**

Mattes Wood, 7.28 acres of young spruce and broadleaves in Flintshire

£28,000 (freehold)

A stand of maturing spruce with great potential set in a peaceful location with excellent access and within 15 minutes of Wrexham.
Description
Mattes Wood is situated in picturesque heathland lying on the lower slopes of the Clwydian Range not far from the town of Wrexham.

The wood is a mixture of young Norway spruce and naturally regenerated native broadleaves, set in a dramatic rustic landscape surrounded by grazed pastures and historic stone walls. The woodland itself is nestled behind stone walls (somewhat dilapidated in places) and agricultural fence. It has oak, beech, birch and alder trees along the fringes which disguise a young commercial plantation growing at a fast pace within.

The woodland lies in a secluded and peaceful location, has a gated entrance and is easily accessed from an unclassified road. A hard surfaced track has been restored using locally quarried stone to provide easy access. The track meanders through dense woodland over a stream and ends in your own parking/turning area.

The woodland consists of an impressively dense concentration of spruce trees of around 16 years old which have a healthy annual growth rate.

Mattes Wood will attract those with an eye for an investment opportunity and will be likely to yield a good return within 10 years when the first thinning is due, as well as a great get-away location for those seeking a little peace from the hustle and bustle of life.

Directions & Access
From Wrexham; heading west on the A525, through Coedpoeth and Bwlchgwyn.

Look out for the Moors Inn on the left and take the right turning on to the B5430.

Follow this road for about ¾ of a mile and take the turning right along Nant y Ffrith road.

After ½ mile you will see a steel gate on your left with our For Sale sign attached. Park in the lay by and climb the gate into the woodland.

Park safely without blocking access. I’m sorry but we do not give out keys for viewing.

Climb over the gate and walk following the track for about 200 meters.

The woodland is at the end of the track on your left.

Locators
OS Landranger Series Sheet No: 117.
Ordnance Survey Grid References:
- Roadside gate: SJ 248 545.
- Centre of wood: SJ 246 547.
Nearest postcode: LL11 5YW.

Boundaries
The north east boundary is indicated by red paint on boundary trees and wooden posts.

The south east boundary is indicated by yellow paint on boundary trees and wooden posts.

The north west boundary is the agricultural fence.

The south west boundary is the agricultural fence.

Sporting Rights
The woodland comes with full sporting rights.

Mineral Rights
The mineral rights are owned and included in the sale, except where reserved by statute.
Rights of Way
A right of way is granted for Mattes Wood from the roadside gate up to the woodland boundary (marked AB on the plan).

A shared maintenance clause covers these rights of way.

Fencing Liabilities
There are no known fencing liabilities.

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
This property is being sold on a Fixed Price basis. 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.

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