

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.



Mawgan Wood

Gweek, Cornwall. A bright mixed woodland above the upper reaches of the Helford Estuary. 6.98 acres for £60,000 (freehold)

Mature beech and Douglas fir overlooking Ponsontuel Creek near the Lizard Heritage Coast.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Mawgan Wood, Gweek, Cornwall



Description

Mawgan Wood lies above Ponsontuel Creek on the upper reaches of the Helford Estuary. The attractive hamlet of Gweek is less than a mile away with its village shop, country pub and boatyard café. A wider range of goods and services can be obtained in Helston, three miles to the west. Truro and the A30 trunk road are a forty-minute drive to the north.

Mawgan Wood occupies east-facing ground with fields above and a minor road below, with the slopes tapering to an almost level area on the upper west side. The wood is a mix of scattered mature full-canopy beech trees surrounded by maturing Douglas fir. An occasional birch shows its head and there is a top fringe of oak and hazel on the field edge.

Access is by an unsurfaced track which is negotiable in dry weather by 2WD with adequate clearance. Aside from the gully at the northeast boundary the woodland floor is uncluttered and easy to walk.

This good-sized wood has plenty of timber and plenty of charm. Those with an eye for quality conifers and Cornish estuarine scenery will have plenty to enjoy here.

An Article 4 Direction applies to the wood withdrawing 'permitted development' rights and effectively making such rights subject to planning permission.

The vendor may be willing to sell additional woodland to the northeast of Mawgan Wood. Please contact us for more details.

If It Were Mine

I'm always inclined towards broadleaves so would tend to give the beech a bit more light with some halo thinning and I might also open some small coupes for planting a wider variety of hardwoods.

The upper level area next to the fields makes for a pleasant camping location.

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.

Nearest Postcode

TR12 6BG (This is for the local area, not specific to the woodland).

What3Words

Point **A**: [///soak.attitudes.sublet](https://www.what3words.com/soak.attitudes.sublet)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 203

- Roadside gate: SW 702 256
- Centre of wood: SW 705 259

Directions & Access

- From Truro head southwest on the A39.
- When nearing Falmouth fork right at a double roundabout onto the A394 signed for Helston.
- After 3½ miles fork left onto a single track road signed for Gweek and Constantine (shortly before passing Autotrend Car Mart on your right), and drive four miles into Gweek.
- Pass through the village and the head of the estuary then turn left just before a thatched cottage signed

Mawgan Wood, Gweek, Cornwall



for Mawgan and Goonhilly Downs.

- Follow this road round the edge of the estuary for just under a mile, then turn first right.
- Cross the ford and drive uphill for 120 metres until you see a metal gate on your right with a Woods4Sale sign (**A** on the plan) – the woodland entrance.
- You can park in the layby just 40 metres further on to your left (opposite a house drive) and walk back down to the entrance gate.
- Climb the gate and walk up the track for about 300 metres until you see a line of blue-topped posts to your right and an open field to your left (point **B** on the plan).
- Sorry, but we do not give out keys for viewing.

Boundaries

- The northwest boundary (**BC**) is the field-edge fence.
- The northeast boundary (**CD**) is marked by red-topped posts (which follows the line of a seasonal stream lower down).
- The southeast boundary (**DE**) is the roadside verge.
- The southwest boundary (**BE**) is marked by blue-topped posts.

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 except as reserved by statute.

Rights Of Way

- There is a right of way at all times for all purposes over the route **AB**.
- A right of access is reserved to others (including a right to upgrade with stone to a width of 4 metres)

over the route **BC**.

- A shared maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing liabilities.

Third Party Rights

There is an overage (or 'clawback') provision whereby 25% of the increase in value of the land attributable to planning permission for change of use is payable to a previous owner. The potential for securing permission is remote but the clause cannot be varied.

This overage is covered by a Deed of Charge which a purchaser must sign. This is fairly standard, but the legal transfer of the property may take longer than usual as the signatures of all the trustees of Bosahan Estate (the original owners) are required. Any purchaser must be prepared for this delay.

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.

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- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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

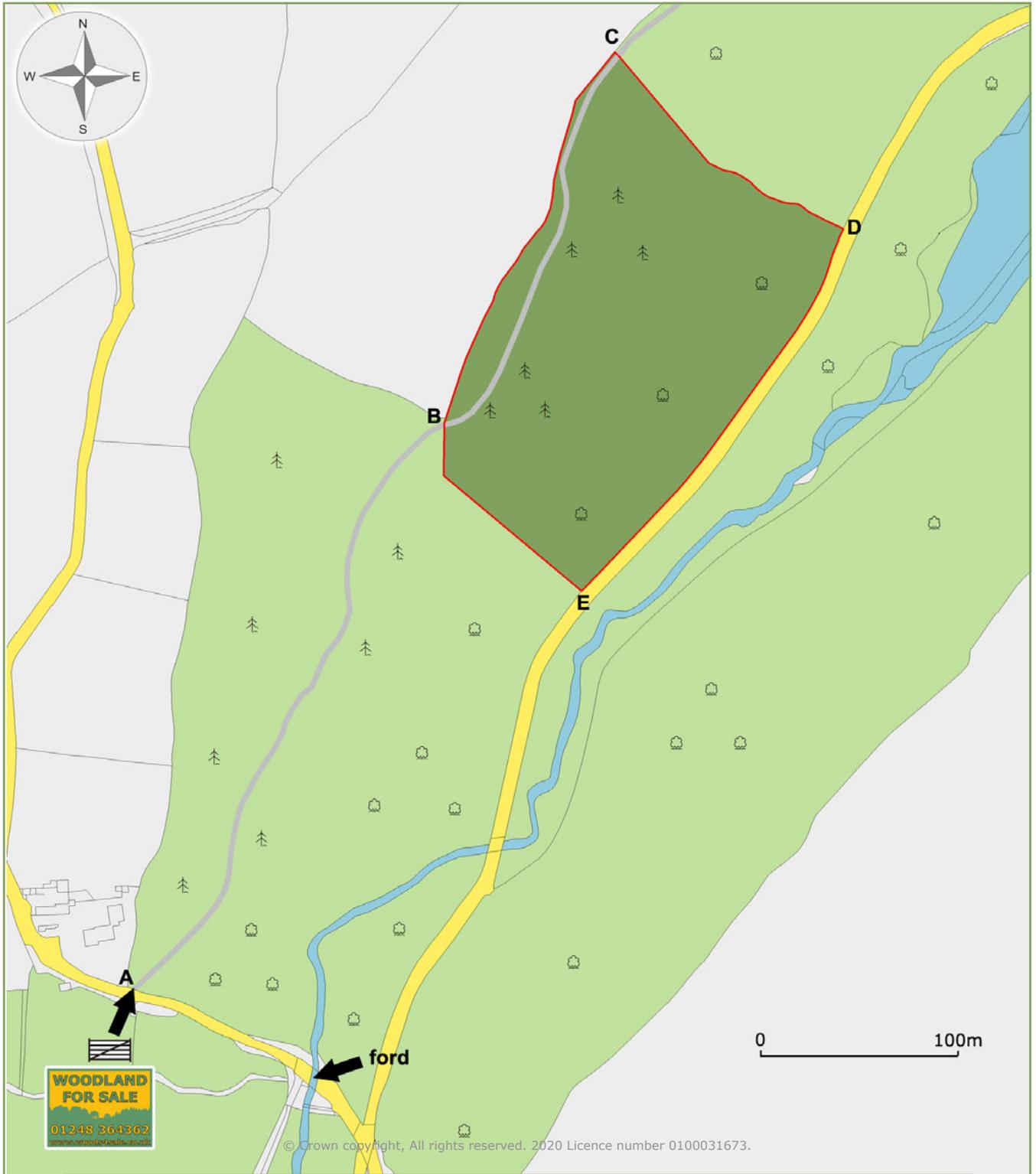
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend			
	Motorway		Hard Track
	A Road		Unsurfaced Track
	B Road		Bridleway
	Minor Road		Public Foot Path
	Unclassified Road		Public Byway
	Railway		Path
	Water Course		Wall
	Woodland For Sale		Other Woodland
	Other Woodland		Paddock/Meadow
	Paddock/Meadow		Broadleaf
	Broadleaf		Conifer
	For Sale Sign		Gate