

WOODS 4 SALE

Phone: 01248 364 362
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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.



Mineral Wood

11.73 acres of young spruce, pine and broadleaves with a pond in Flintshire for £59,000 (freehold)

A delightful mixed woodland in a secluded location, with excellent access and within 7 miles of the town of Wrexham in Flintshire. The woodland has the benefit of a stream, a lovely wildlife pond and some open areas perfect for family camping.

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Mineral Wood, Wrexham, Flintshire



Description

Mineral Wood is situated amongst picturesque heathland lying on the lower slopes of the Clwydian Range not far from the town of Wrexham. The woodland sits directly off a quiet unclassified road, set in a dramatic rural landscape surrounded by grazed pastures beyond, with views extending across north Wales, looking towards Mold and Chester.

Nestled behind stone walls (slightly dilapidated in places) and an agricultural fence the boundary hedges carry mature oak, beech, birch and alder trees which add to the character and diversity of this wood.

The gated entrance to the wood sits on drier ground which gives way to a delightful open feel, lightly planted with young pines and broadleaves with an abundance of flora underfoot including heather and bilberry.

As you gently descend the recently resurfaced track you enter the main part of the wood. It was replanted following the harvest of the previous crop around 15 years ago. The majority of this wood is densely stocked Norway spruce, with birch oak and rowan emerging from the old racks. The fringes of the wood are also rich with birch, rowan and alder.

The forest road is supplemented with a turning and parking area which is suitable for a 2WD vehicle at all times of the year. Extending from the parking area is a track leading to a delightful pond fed by a stream that intersects the wood from the grazed pasture beyond the wood. The pond attracts a diverse range of local wildlife and is a great place to sit and listen to the abundance of birds singing in the wood.

There is plenty of scope for the new owner to actively manage the woodland to produce quantities of firewood for the home and further enhance the ecology of this attractive wood.

Mineral Wood offers an excellent opportunity to purchase a mixed wood, situated in a great location that offers a little peace and tranquillity from all the hustle and bustle.

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 $\frac{3}{4}$ of a mile and take the turning right along Nant y Ffrith road.

After $\frac{1}{2}$ 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 Mineral Wood is immediately on your right.

Locators

OS Landranger Series Sheet No: 117.

Ordnance Survey Grid References:

- Roadside gate: SJ 248 545.

- Centre of wood: SJ 249 547.

Nearest postcode: LL11 5YR.

Boundaries

The south west boundary is the north east side of the forest track, indicated with green paint on boundary trees and wooden posts.

The south east boundary is indicated by the outside edge of the hedge where it meets the public road.

The north west boundary is indicated by orange paint on boundary trees and wooden posts.

The north east boundary is the agricultural fence and

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hedge.

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 over the track **AB**.
A shared maintenance clause covers these rights of way.
There is no public right of access in this wood.

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

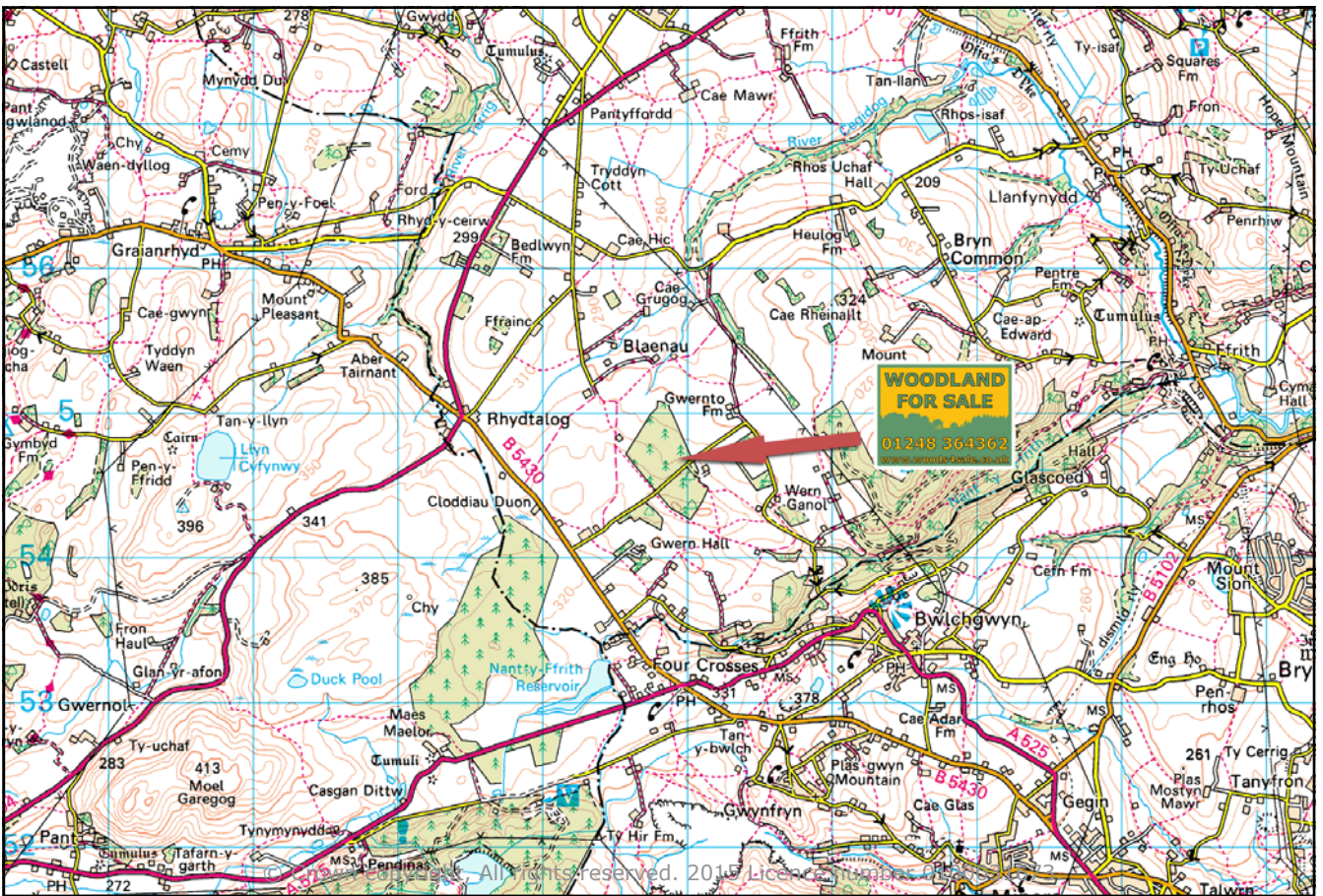
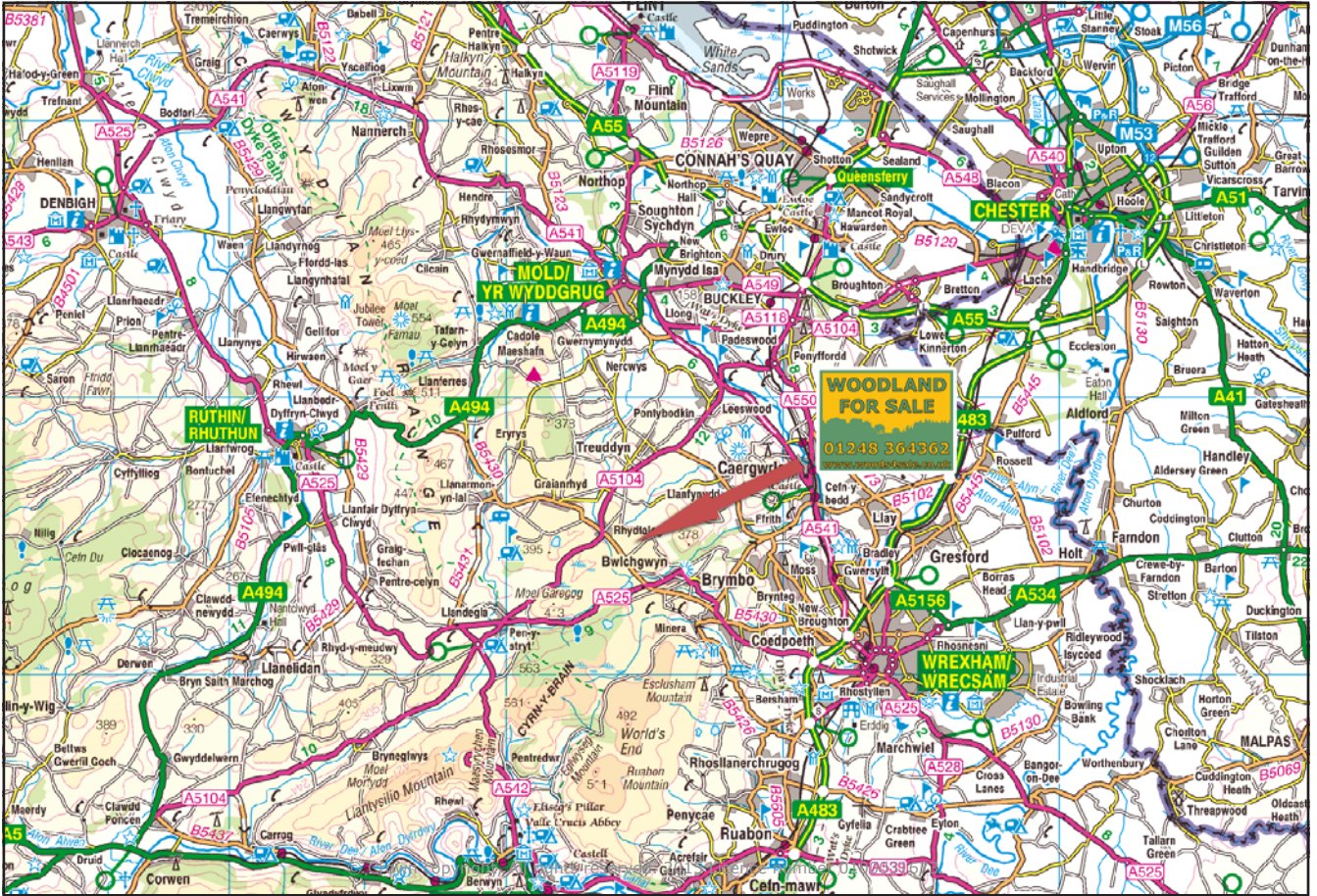
buy a woodland, we will take the woodland off the market and we will not accept any other offer.

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.

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