

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.

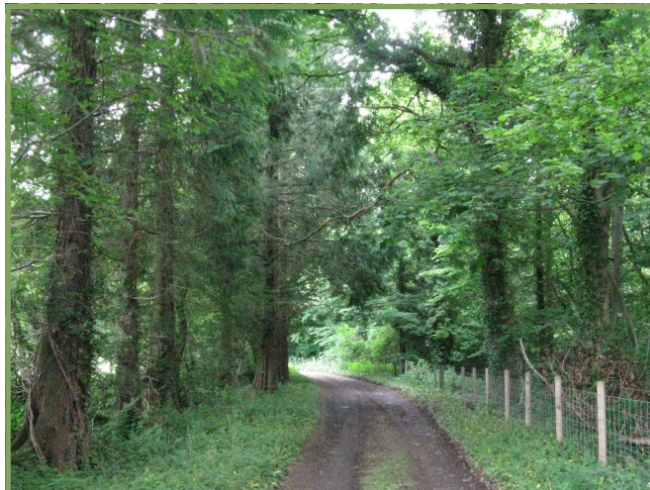


Old Wood, near Ruthin, Denbighshire, North Wales

**5.29 acres of mature mixed hardwoods for
£44,500 freehold**

Quality hardwoods with excellent access and first class amenity in the heart of the Vale of Clwyd.

Old Wood, near Ruthin, Denbighshire



Description

Old Wood is a diverse property in a larger gated forest in the heart of the Vale of Clwyd. This pastoral landscape affords delightful vistas across rolling farmland to the higher hills on either side of the valley.

Old Wood is part of a medal-winning forest noted for its silviculture, and this can be clearly seen in the excellent quality of the mature and maturing stems which are the product of many years careful management. It lies on gentle southeast-facing slopes atop fertile base rich soils, and is host to a wide variety of species, making it a robust proposition in the face of climate uncertainty.

Scattered throughout the wood are a variety of mature canopy stems including sweet chestnut, oak and ash - some of notable dimensions. There is also a wide range of younger maturing trees across the site including oak, sycamore, ash, cherry and elm plus a few Sitka spruce and a small stand of Lawson's cypress on the top edge.

The under-storey supports a vigorous cohort of younger stems naturally regenerating from the parent trees. These stems will quickly occupy any space afforded if mature stems are felled, reducing the need for costly restocking. Among the young trees there is also a healthy shrub layer of holly, hazel, elder and hawthorn. The abundant ground flora includes bluebells, dog's mercury, wood rush, wood anemone, wild garlic and a variety of ferns. Not surprisingly this habitat supports an equally rich fauna including badgers, foxes, bats and buzzards plus a plethora of woodland birds which are encouraged by the large number of nesting boxes in the wood.

Internal access is excellent with a well found hard track running along the top west side (fenced on either side for privacy). There are also full access rights over the hard track on the east side including a private spur within Old Wood for parking a vehicle. External links are also good thanks to the proximity

of the A525, whilst the A55 trunk road is just 25 minutes to the north.

Old Wood affords excellent amenity prospects, and thanks to its diverse structure there is also plenty to keep an enthusiastic woodsman well occupied.

Directions & Access

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), via a concrete apron (**A**) onto a stone track that runs up the hill between avenue trees.

Continue uphill between fields for 350 metres and then into the wood at the top. Park in the first pull-in on the east side of the track (on your left) at point **B**. Enter the right hand gate and walk down the stoned track. Old Wood is on your right.

Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 105 601.

- Wood centre: SJ 104 599.

Nearest postcode: LL15 2UB.

Boundaries

The northwest boundary (**BGF**) is the track-side fence.

The east boundary (**BC**) is the west side of the hard track, periodically marked by white-topped posts.

The southeast boundary (**CD**) is the northwest side of the soft track, periodically marked by orange-topped posts.

The southwest boundary (**DE**) is marked by a line of blue-topped posts.

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The west boundary (**EF**) is the field-edge stock fence.

Sporting Rights

The sporting 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 tracks **ABG** and **BC**.

A right of access is reserved to adjacent properties over the route **EG**.

Maintenance of all shared tracks is according to use.

Fencing Liabilities

The field edge fence (**EF**) is the responsibility of the woodland owner.

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

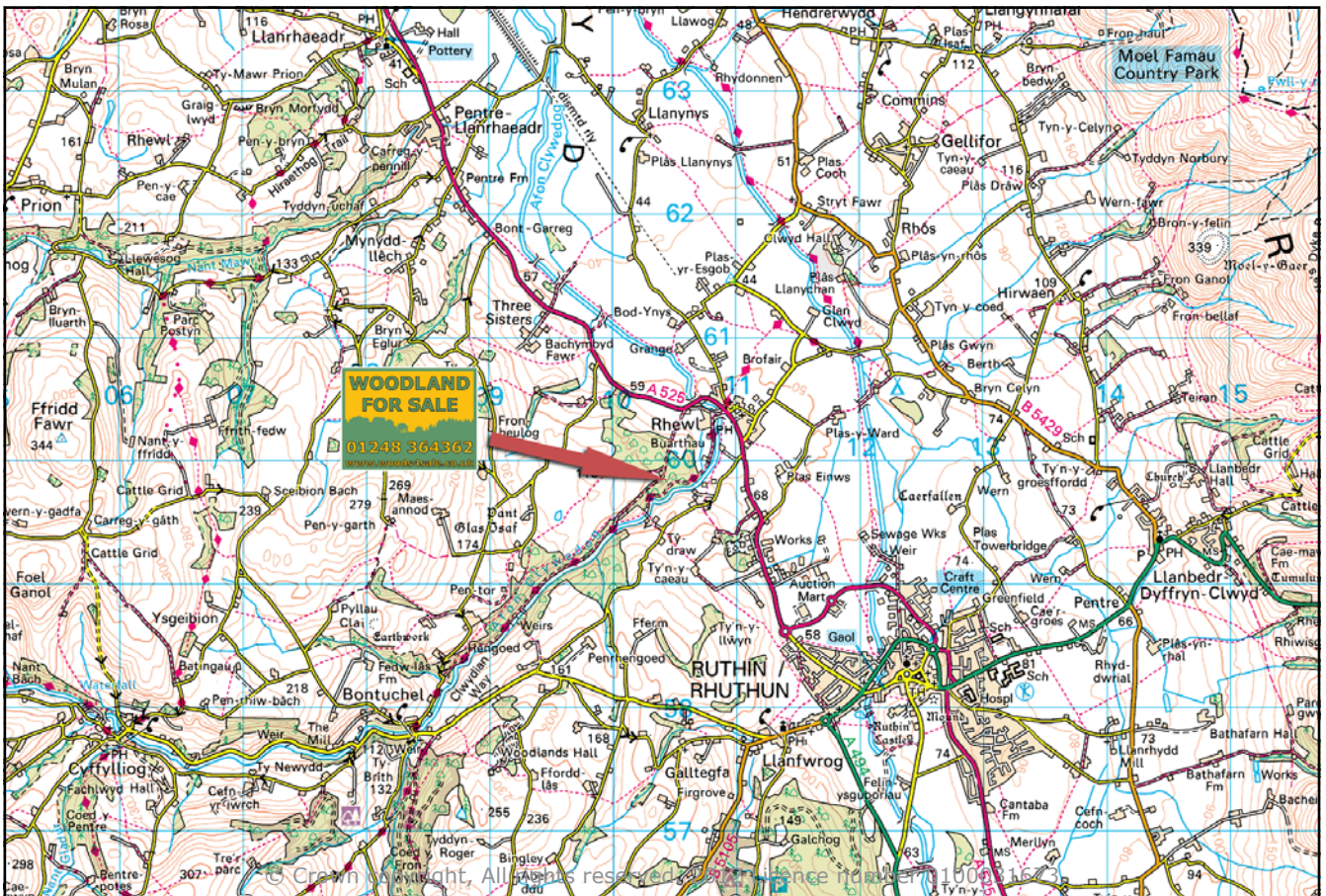
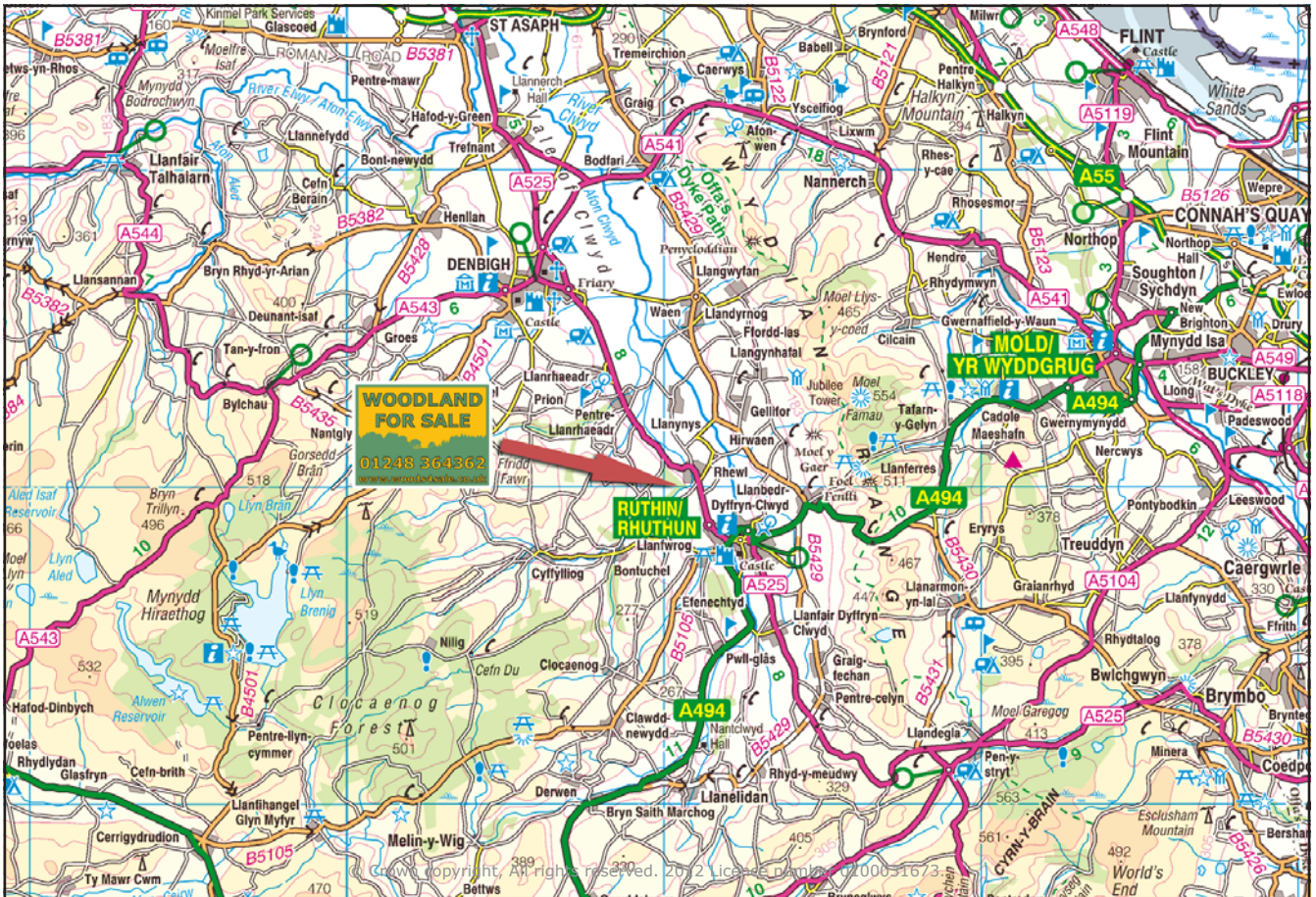
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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