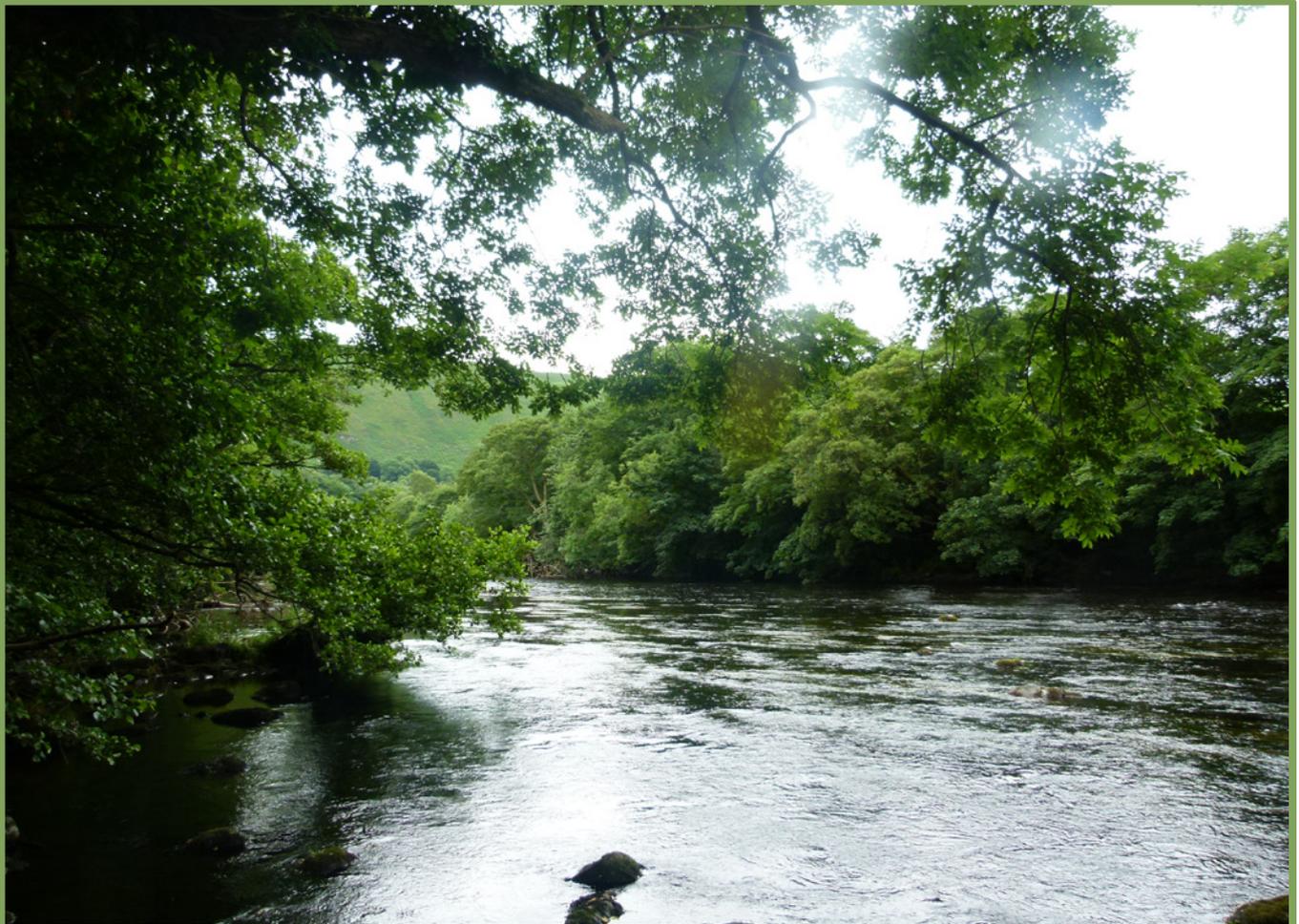


WOODS 4 SALE

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.



Otter Wood

near Llangollen, Denbighshire, North Wales. 4.04
acres of Douglas fir, larch and mixed broadleaf for
£40,000 (freehold)

A fantastic mature woodland with Douglas fir, mixed conifer and broadleaf in a secluded southwest facing valley on the banks of the River Dee. With stunning views and great access.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Otter Wood, Llangollen, Denbighshire



Description

Otter Wood is situated in a delightful, peaceful location in the Dee Valley around two miles west of the popular tourist town of Llangollen. With a sunny southwest aspect, Otter Wood enjoys outstanding views of the Berwyn Hills and Vivod Mountain in the distance, whilst the River Dee winds along the woodland's edge framed by broadleaf trees, such as sycamore, hazel and willow.

A good stone track leads down the valley to the wood, with a useful turning area; there is an old gypsy caravan here included in the sale. A small path leads to the river bank and here you will find a small wooden shelter to sit and soak up the atmosphere. In spring, there is a wonderful display of bluebells.

The land above the stone track is mainly mature conifer. Douglas fir dominates - splendid examples of what this species is capable of and prized by timber merchants for the superior quality of the lumber they produce. Beyond this and to the roadside is good quality larch, and some grand fir. Midway along there is a useful ride heading west which can be used to extract timber.

A few informal paths snake through the wood, one culminates in an area of hardstanding and there is also a small treehouse.

Where light levels permit, hazel, beech, holly and sycamore can be found in the understorey, along with numerous ferns including hart's tongue. Both the larger woodland of which Otter Wood is part and the River Dee are classified as Sites of Special Scientific Interest (SSSI), the latter being a salmon and otter river. Bird species known to the area include birds of prey such as goshawks and hen harriers.

If It Were Mine

The conifer, now reaching economic maturity, would benefit from a phase of light thinning, subject to obtaining the correct permissions. This would yield a quantity of valuable timber, whilst allowing the remaining trees to increase in diameter and perhaps

diversify the age and species mix through a careful replanting scheme. The delightful riverside location makes it a great location for recreational activities.

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.

Locators

OS Landranger Series Sheet No: 125.

Ordnance Survey Grid References:

- Roadside gate: SJ 182 433.
- Centre of wood: SJ 182 431.

Nearest postcode: LL20 8BW.

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 Llangollen, drive west on the A5 in the direction of Corwen.
- After approximately one mile on your right you will pass a railway station and chain-link bridge across the river, the road then goes over a stone bridge on a bend.
- Continue for another mile and you will see a big lay-by on both sides of the road. Park in one of the lay-bys. If you pass our "Woods for Sale" sign you have gone too far.
- From your car, walk another 50 metres until you see our sign next to a locked gate (point **A** on the plan). Sorry we don't give out gate keys for viewings.
- From the gate walk down the track for 400 metres where you will find a turning area (point **B**).
- Turn sharp left here and continue along the track for 450 metres.
- You will see our "Woods for Sale" sign (point **C**).

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Otter Wood, Llangollen, Denbighshire



Otter Wood is ahead.

Boundaries

- The northwest and southeast boundaries are indicated by a single line wire fence and wooden posts with red and white paint respectively.
- The southwest boundary is the riverbank.
- The northeast boundary is a stone wall.

Sporting Rights

- The fishing rights are not part of the sale and are owned by a private fishing club.
- The shooting rights remain with the land and form part of the sale.

Mineral Rights

Are included except where reserved by statute.

Rights Of Way

- There is a right of way for the owners of Otter Wood from the A5 road down along the hard forest road (marked **ABC** and **XY** on the plan).
- A right of way is reserved over the track marked **CD** and **YZ** on the plan for the benefit of the woodland beyond. A shared maintenance covers these rights of way.
- There are no public rights of way within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

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

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.

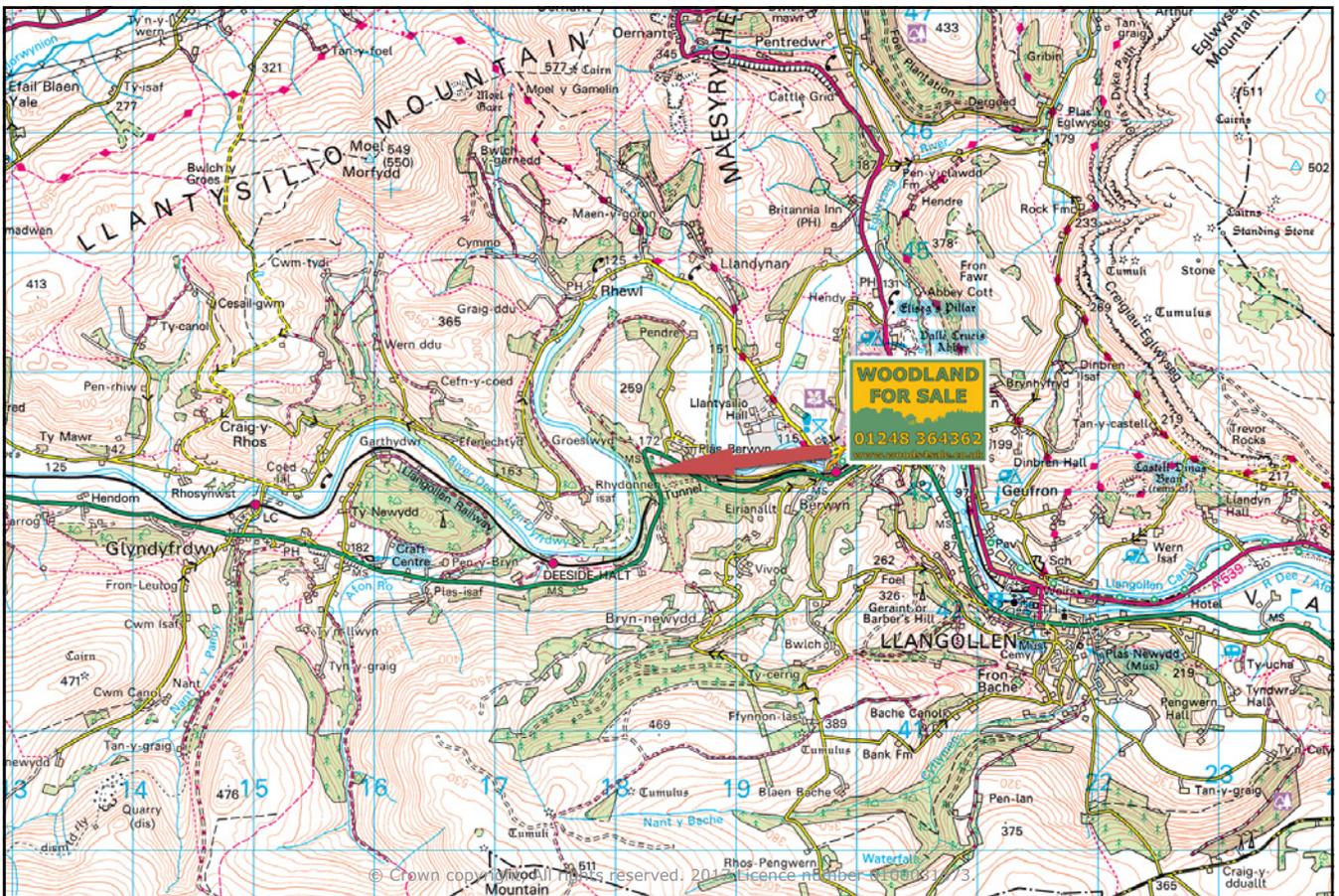
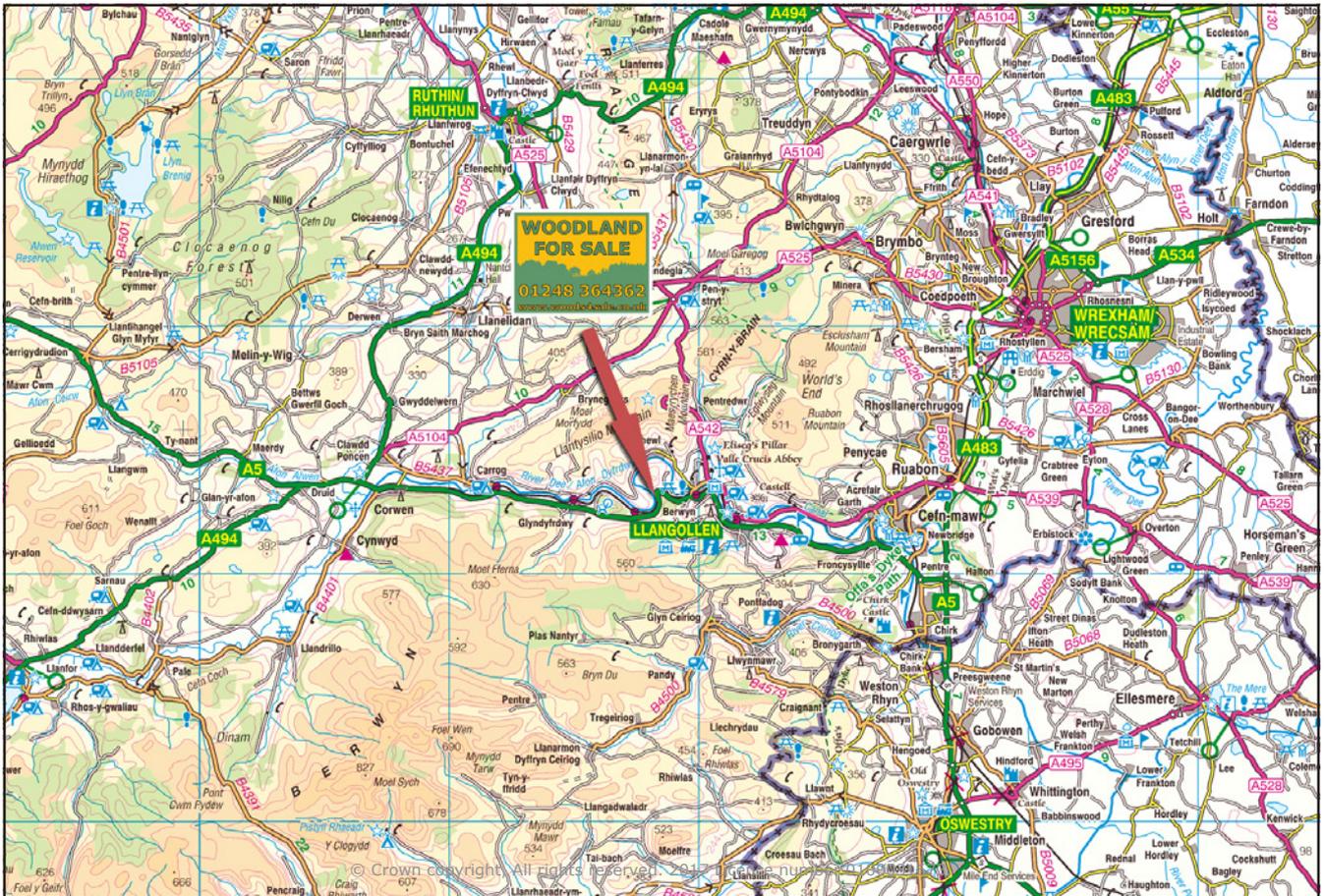
Note

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.

Otter Wood, Llangollen, Denbighshire



Otter Wood, Llangollen, Denbighshire



Legend

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

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