

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.



Ozark Wood

a lovely and quiet Douglas fir plantation in the Herefordshire countryside, near Kinnersley, approximately 2.6 acres, £29,500 (freehold)

A tranquil 2.6 acre woodland of Douglas fir in rural Herefordshire, near Kinnersley.

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Ozark Wood, Kinnersley, Herefordshire



Description

Ozark Wood, a predominantly conifer plantation on an ancient woodland site, situated in the midst of quiet Herefordshire countryside, is an exciting investment for a budding forester or woodworker. The wood is accessed along a recently upgraded track (suitable for two-wheel drive cars all year) off the main Kinnersley to Leominster road.

The wood is dominated almost solely by 50 year old Douglas fir and has been recently thinned. The trees are in good health and showing promise, and now they have some space to grow, they are sure to put on some good growth in the future. In a few years, it is expected that some good quality timber could be harvested sympathetically from the remaining woodland, and a good craftsman would find a ready supply of this very durable timber. Underneath the Douglas fir, you will find the occasional holly and spindle tree both of which are in their infancy, and on the edges to the north and the south, a low hawthorn hedge with views over extensive apple orchards beyond.

The recent thinning operation has permitted more light to reach the ground and it is expected that this may cause the undergrowth to grow with more vigour. Currently, bramble and bracken dominate the ground but are only ankle high at the moment and easily traversable. Great mullein (also known as beggar's blanket) and patches of wild grasses as well as the occasional reed, can also be found.

Grey squirrels were spotted scampering amongst the undergrowth and up trees searching for food. Nearby, there is evidence of a tree stump being used as a squirrel's dinner plate, with the remains of a Douglas fir cone, stripped and forgotten about. A hare was disturbed whilst walking through the woodland, and it is expected that the occasional adventurous rabbit will pay a visit. A hairy caterpillar, thought to be a



drinker moth, was found exploring the new track at a slow pace. All in all, Ozark Wood has a wide variety of animals and bugs, waiting for a keen eyed individual to find more.

The woodland is slightly sloped, with a northerly aspect, and between the boundary trees, there are beautiful and idyllic views across the apple orchards, and further afield, views of cows grazing.

If It Were Mine

I would spend a few days strimming the bramble to bring it under control, and hopefully encourage some other vegetation to grow. I would also consider underplanting the Douglas fir with a shade tolerant species such as oak or hazel.

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.

Locators

OS Landranger Series Sheet No: 148
Ordnance Survey Grid References:
- Roadside gate: SO 335 501
- Centre of wood: SO 340 504
Nearest postcode: HR3 6LD

This postcode will take you to the local area but may not take you to the woodland. You will need to use

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the location plan and directions as well.

Directions & Access

- Driving from Hereford, take the A438 heading north westerly towards Brecon.
- Continue for approximately 2.5 miles along the A438, turn immediately right after you pass the Wyevale Garden Centre on the right, onto the A480, in the direction of Stretton Sugwas, Credenhill and Weobley.
- Keep on the A480 for approximately 10 miles.
- When you reach Sarnesfield, turn left onto the A4112, signposted for Brecon and Kinnersley.
- Drive for 2 miles, driving into Kinnersley, and turn right, signposted for Almeley.
- The woodland entrance is on the right-hand side (a 12-foot galvanised steel gate) approximately 0.7 miles down the narrow single track road (point **X** on the plan below). Directly opposite the gate should be a Woods4Sale sign.
- Please park in a suitable safe place off the road, not obstructing the gates or through traffic. Sorry we do not provide the code or keys for viewing (please note, buyers will have full vehicular access into the wood upon completion).
- Climb the gates and continue east along the forest track for approximately 100 metres to a second gate (point **A**).
- Climb the gate and continue along the track for a further 40 metres until you come to a timber gate and a Woods4Sale sign (point **B**).
- Climb the gate and continue along the track until you reach a set of wooden posts with white paint, this is the western boundary of the woodland (point **C**).

Boundaries

- The eastern boundary is partially marked by trees and posts marked with green paint and partially the woodland boundary with stock fencing and

agricultural fields to the east.

- The northern and southern boundaries are the woodland edge, with farmland immediately adjacent.
- The western boundary is marked by trees and posts marked with white paint.

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 in the sale except as reserved by statute.

Rights Of Way

- There is a right of way over **XABC**.
- There is a right of way reserved to others over **CD**.
- There are no public rights of way within the woodland.
- All shared rights of way are covered by a maintenance clause, with liability according to use.

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:

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- (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
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (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.

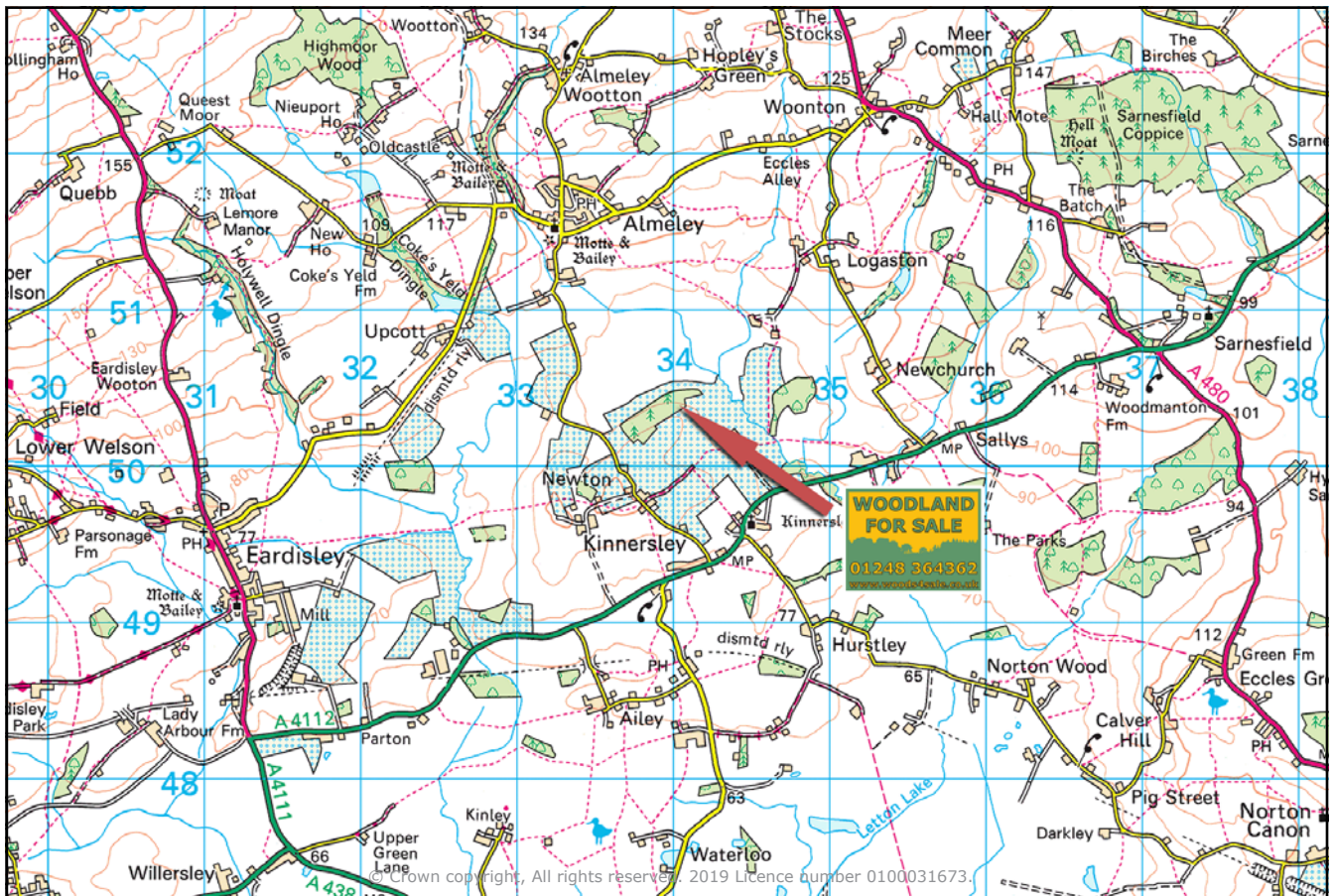
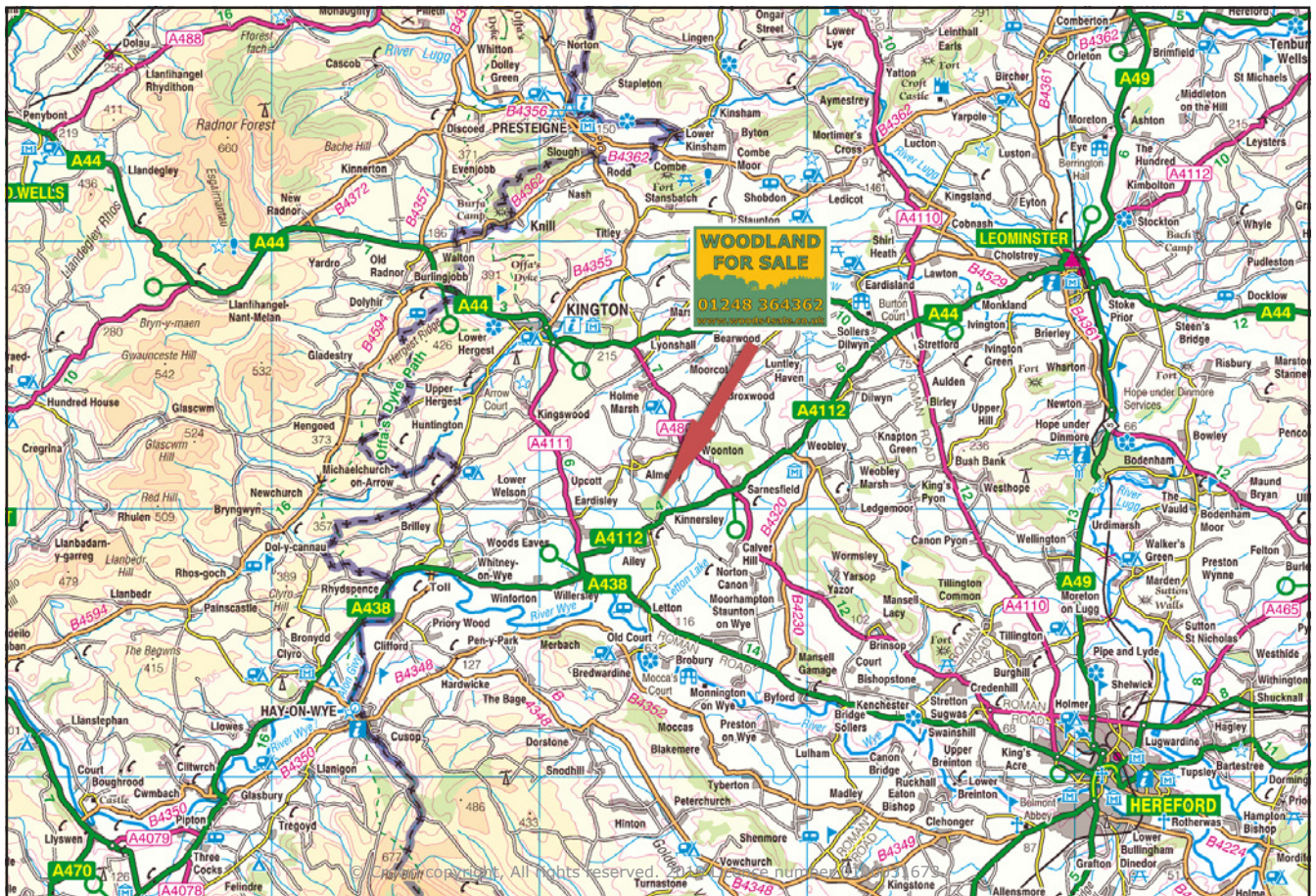
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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