

WOODS 4 SALE

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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.



Pasture Wood, Rhewl, Ruthin, Denbighshire

Mature ash with a mixed hardwood sub-canopy. Gently sloping site, car access and commanding views over the Vale of Clwyd. 3.34 acres. £30,000 freehold.

A gold medal-winning stand of mature ash of good milling quality, a vigorous mixed-species under-storey and vibrant ground flora with excellent hard road access, near Ruthin, Denbighshire.

Pasture Wood, Rhewl, Ruthin



Description

Pasture Wood is part of a swathe of mature estate woodlands that recently won a gold medal for forest management at the Royal Welsh Show. The majestic mature ash stems bear testimony to this as do the well-established emerging hardwoods including cherry, ash and sycamore.

Pasture Wood has fertile lime-rich soils on a gentle north-facing slope and the consequent vigorous tree growth is clear to see. The mature widely spread canopy ash are of excellent form and the product of many years of careful management. These stems appear wind-firm but if the decision to harvest is taken, the under-storey promises a vigorous successional crop without the need for expensive restocking.

Aside from large ash the property has occasional mature sycamore and elm. Below these stems there is mixed cohort of younger species between five and twenty years old, including cherry, ash, and sycamore along with occasional shrubs such as hazel and holly. In spring the woodland floor is coloured by bluebells and there is a variety of other woodland associates including dog's mercury, wood anemone and a variety of ferns.

The wider woodland supports a broad fauna of badgers, foxes, bats, buzzards and a wide range of woodland songbirds, whilst the extensive field boundary to the north offers a series of gorgeous views over the Vale of Clwyd.

This woodland has the benefit of an excellent hard track running from the gate to a large parking area which is for the exclusive use of the property.

This compact property will appeal to those with an eye for well-managed woodland in a beautiful location and the prospect of small-scale harvesting if desired.

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. Continue a further 200 metres through the wood and park in the large hard-standing area to the right (**B**) just before the track re-enters fields.

Take the right hand of the two gates into the wood and walk about 300 metres along the recently upgraded stone track until you come to a large lay-by on your right (**C**), after which Pasture Wood is on your right.

Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 104 600.

- Wood centre: SJ 102 602.

Nearest postcode: LL15 2UB.

Boundaries

The north boundary (**EF**) is the field-side stock fence. The east boundary (**FG**) is a line of blue-topped posts. The short south boundary (**CG**) is the south side of the green track, marked by white-topped posts. The southwest boundary (**CD**) is the northeast side of the hard track, marked by white-topped posts. The short northeast boundary (**DE**) is the south-east side of the soft track marked by yellow-topped posts.

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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 track **ABCD** with maintenance according to use.

Fencing Liabilities

The field edge fences (**EF**) are 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.

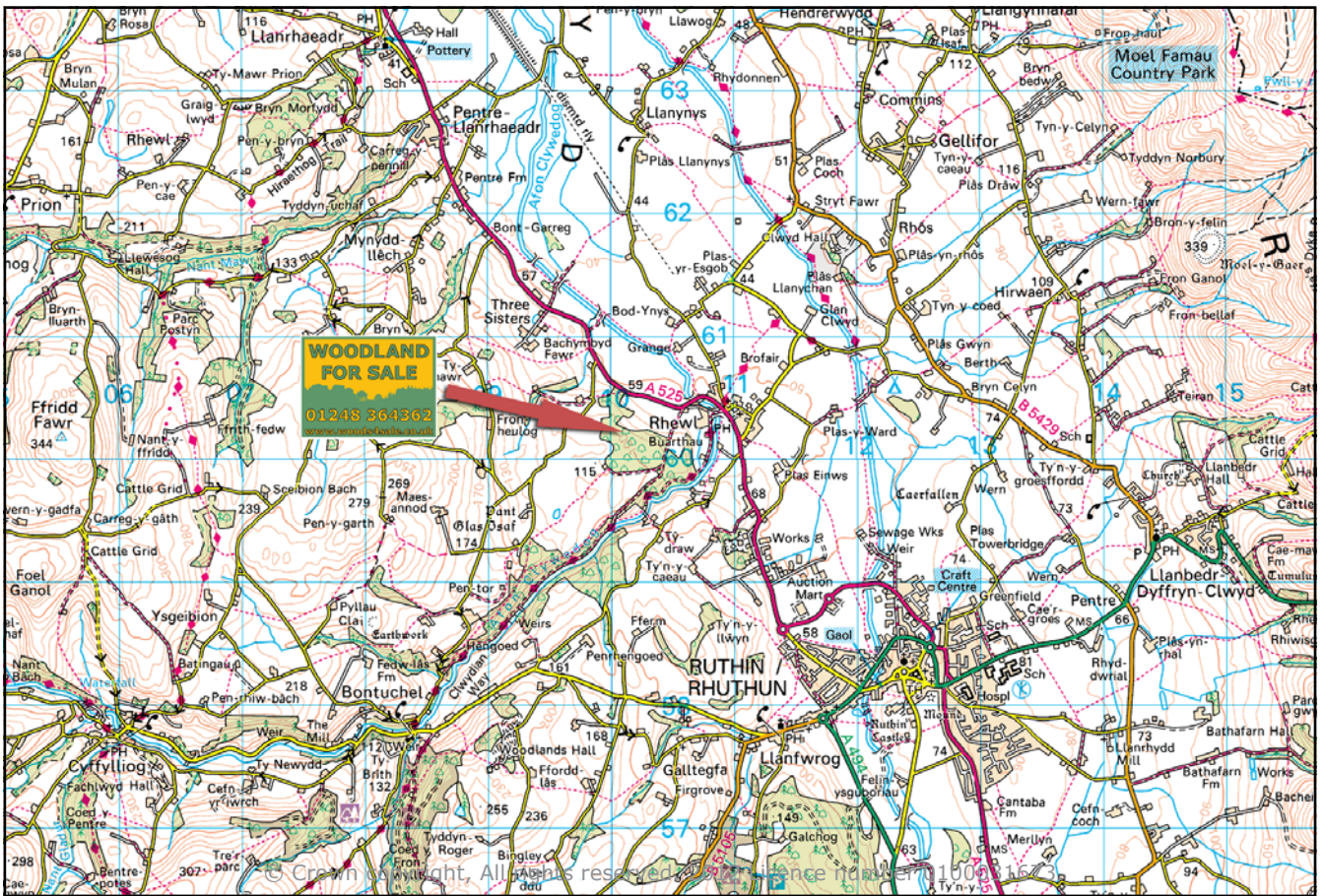
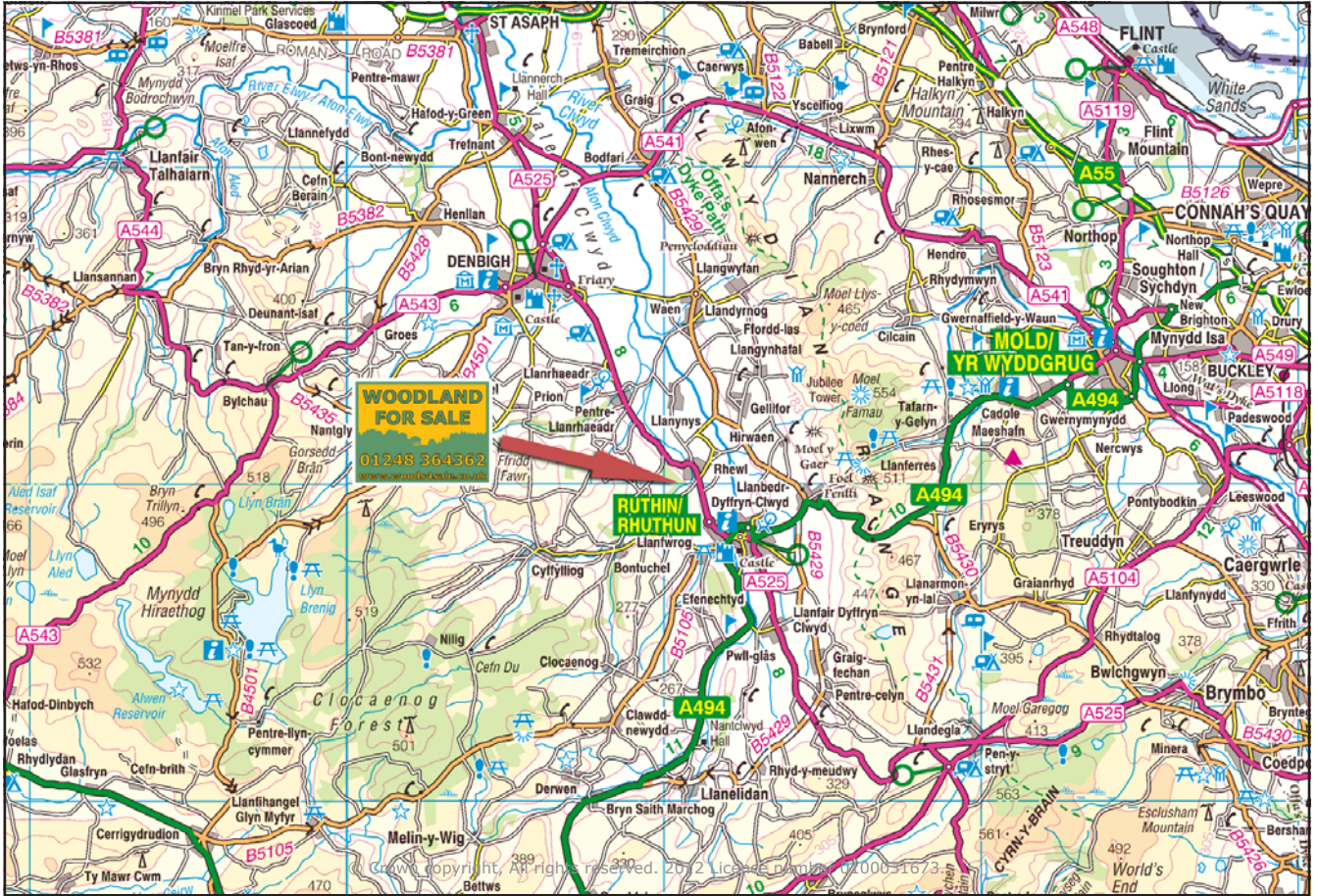
How to Buy this Woodland

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.

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