

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.



Pension Wood **11.12 acres of recently established** **broadleaved woodland, Cascob, near** **Knighton for £32,000 (freehold)**

Recently established mixed broadleaved woodland in a prominent position with exceptional views and a hard road access. Five miles from the town of Knighton, Powys, close to the English/Welsh border.

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Pension Wood, Knighton, Powys



Description

Pension Wood is a young woodland, now in its second year of growth, planted following the clearance of an earlier conifer crop. The trees are mixed broadleaves of excellent provenance including oak, rowan and birch. There has also been some natural regeneration of holly, thorn and fir in amongst the broadleaves. This natural regeneration was expected and indeed planned for. The vegetation around the trees has been suppressed with two herbicide applications to reduce competition and enhance the growth of the trees.

The woodland lies on the north-west facing side of a valley with magnificent views over the beautiful rolling hills of the area. The slope is generally flat at the upper part of the wood but varies from very gentle towards the top, to a little steeper lower down near the road and very steep below the road down to a stream. The soils are free draining slightly acid loamy soils, and have proven fertility, evident from an examination of the tree stumps from the previous crop.

An excellent hard forest road leads to the property along the lower part of the wood. This is suitable for two wheel drive vehicles at all times of the year. There is also a turning and parking area alongside the road.

A timber extraction route has been established from the road and leads up to the middle of the wood which could be suitable for a four wheel drive vehicle.

The woodland was recently replanted with mixed broadleaves and the new owner is obliged by the conditions of the Forestry Commission Felling Licence to ensure the trees survive.

If It Were Mine

I would maintain the trees to favour growing an oak woodland of high timber value, this will mean keeping the tree density high without restricting the oak.

A woodland shelter would be useful and provide somewhere to have a cuppa and enjoy the superb surroundings.

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: 137.

Ordnance Survey Grid References:

- Roadside gate: SO 239 663.
- Centre of wood: SO 237 659.

Nearest postcode: LD8 2NT.

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 Knighton; leave the town on the B4355 and travel for 1.7 miles until you get to a right turn signed for Whitton and Walton.
- Take this right turn and continue for 1.8 miles until you get to the cross roads in Whitton.
- Continue straight over the cross roads and then on for another 1.4 miles until you get to a right turn signed for Cascob.
- Turn right here and then continue for a further 1.9 miles until you get to a small bridge over a narrow river. Immediately before the bridge there is a narrow road off to the left.
- Take this left turn and then go through the gate which is in front of you after about 50 metres (point **A** on the plan below).
- Please ensure that you shut this gate behind you. There are sheep in the field.
- Drive along the hard road through the field until you get to a second (locked) gate (point **B**).
- Please park here and walk the rest of the way to Pension Wood. This will take you about 2 minutes.
- I am sorry but we do not issue keys for viewing.
- Continue walking along the forest road for about 350 metres to point **C**, this is the start of Pension

Pension Wood, Knighton, Powys



Wood and it continues on both sides of the road to point **D**.

Boundaries

- The southwest boundary is indicated by wooden posts with blue painted tops.
- The southeast boundary is indicated by wooden posts with blue painted tops.
- The northwest boundary is indicated by the stream.
- The northeast boundary is indicated by wooden posts with red painted tops.

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 are no public rights of way in this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **ABC** on the plan).
- A right of way is reserved over **CD** for the benefit of the wood beyond.
- A shared maintenance clause covers all the rights of way.

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.

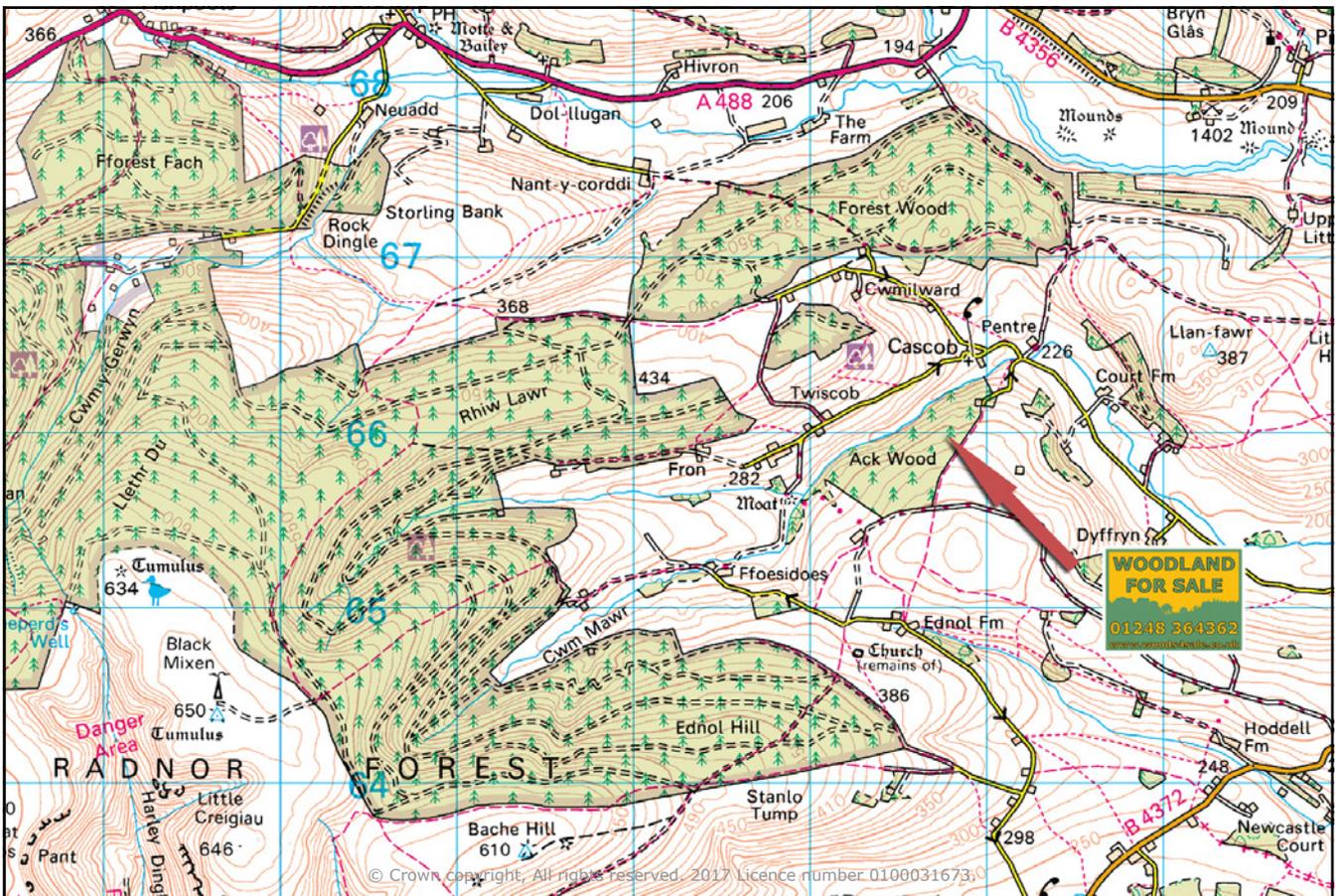
Note

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.

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