

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.



Perry Wood

1.76 acres of mixed woodland, with mature Douglas fir standards, located between Ross-on-Wye and Ledbury, Herefordshire. £22,000 (freehold)

A stunning mature Douglas fir woodland with an understory of oak, hazel, ash and cherry set in a quiet larger forested area and served by a good hard surfaced track, 3 miles from Ross-on-Wye.

Perry Wood, Ross-on-Wye, Herefordshire



Description

Perry Wood lies in a delightful wooded valley a short distance from Ross-on-Wye and a few miles from the M50.

The wood is light and open with a level aspect and is surrounded by woodland on all sides. Access from the council road is down a track into the bottom of the valley then along a recently resurfaced track to the edge of the wood.

The majority of the wood is populated by mature Douglas fir, highly valued in the timber industry for its sheer strength and resistance to decay. The amenity value of these grand trees greatly contributes to the wood providing aesthetic appeal throughout the winter months when the leaves are gone.

Between the firs there are young broadleaf trees such as oak, birch and ash. The fringes of the wood support a range of larger native broadleaves including oak and ash, hazel, hawthorn, holly and other shrubs are scattered across the wood.

In addition to such a diverse range of species, ages and habitats, Perry Wood also hosts a flourishing fauna. On most nights fallow deer lie in a thicket at the bottom of the wood. Quiet watching will be amply rewarded. When there we noted a wide variety of woodland birds including nuthatch, woodcock and woodpecker whilst those of a sporting mind may also appreciate the healthy pheasant population.

Perry Wood is an attractive wood large enough to keep the most energetic busy, whether it be wildlife watching, silviculture, recreation, conservation management or just plain enjoyment.

If It Were Mine

I would re-space some of the young trees and clear up some of the wind blown logs. Some maintenance of the track that runs down to a delightful bridge at the bottom corner would enhance this area.

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: 149.

Ordnance Survey Grid References:

- Roadside gate: SO 639 289.

- Centre of wood: SO 645 288.

Nearest postcode: HR9 7RG.

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 Ross-on-Wye: exit roundabout on to A449.
- Follow the road for 3.2 miles.
- The access gate is just after a left hand bend on the right. Sorry we do not provide keys for viewings.
- Park in the layby and continue on foot down the track through points **ABC** (on the plan below) for 400 metres then a further 130 metres to point **D**. This is the start of the wood.

Boundaries

- The north boundary is indicated by white paint on wooden stakes and boundary trees.
- The east boundary is indicated by orange paint boundary trees and wooden posts.
- The south east boundary is the fence.
- The west boundary is indicated by green paint on wooden stakes and boundary trees.

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.

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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 **ABCD** on the plan).
- A right of way is reserved over **DE** 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.
- (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.

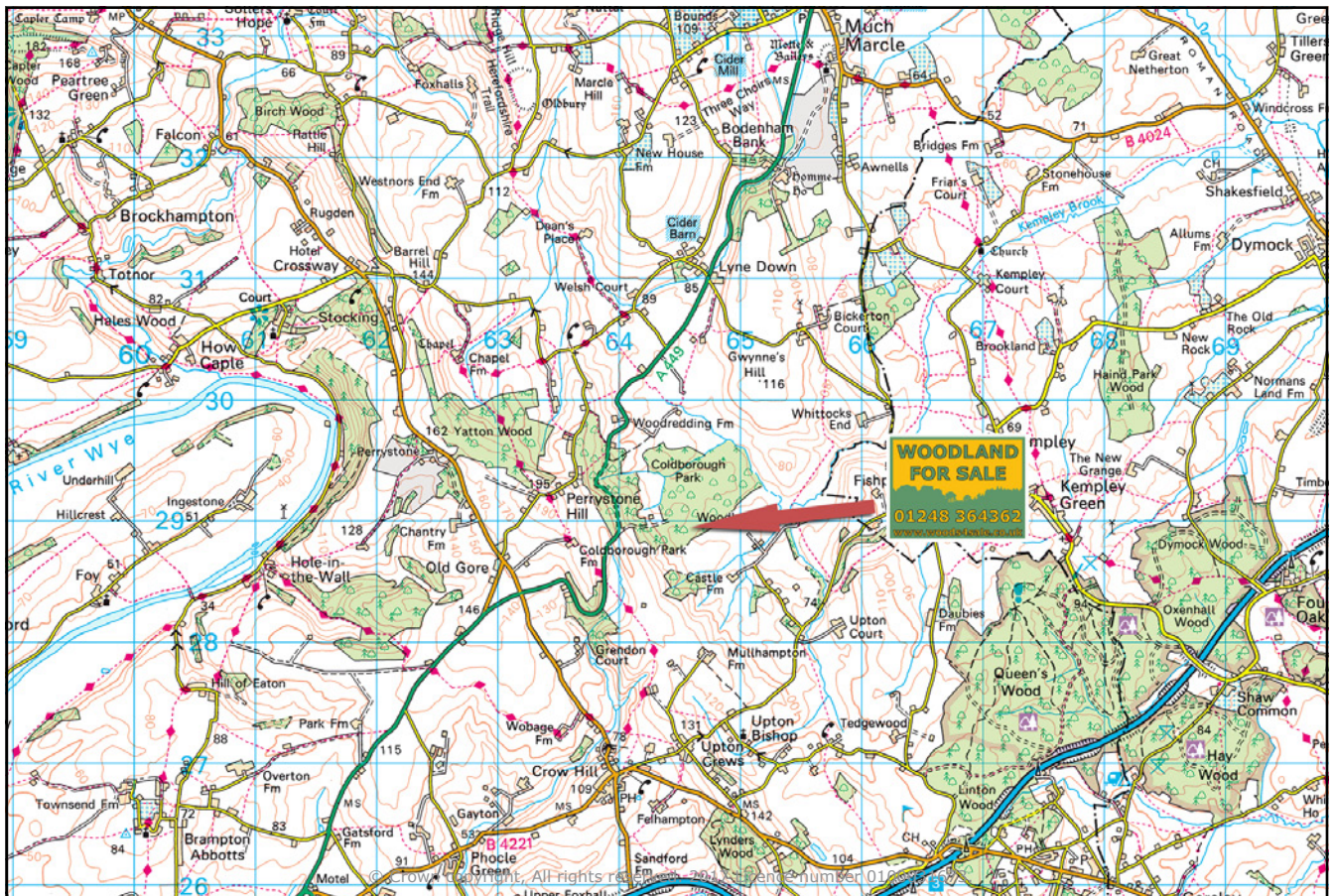
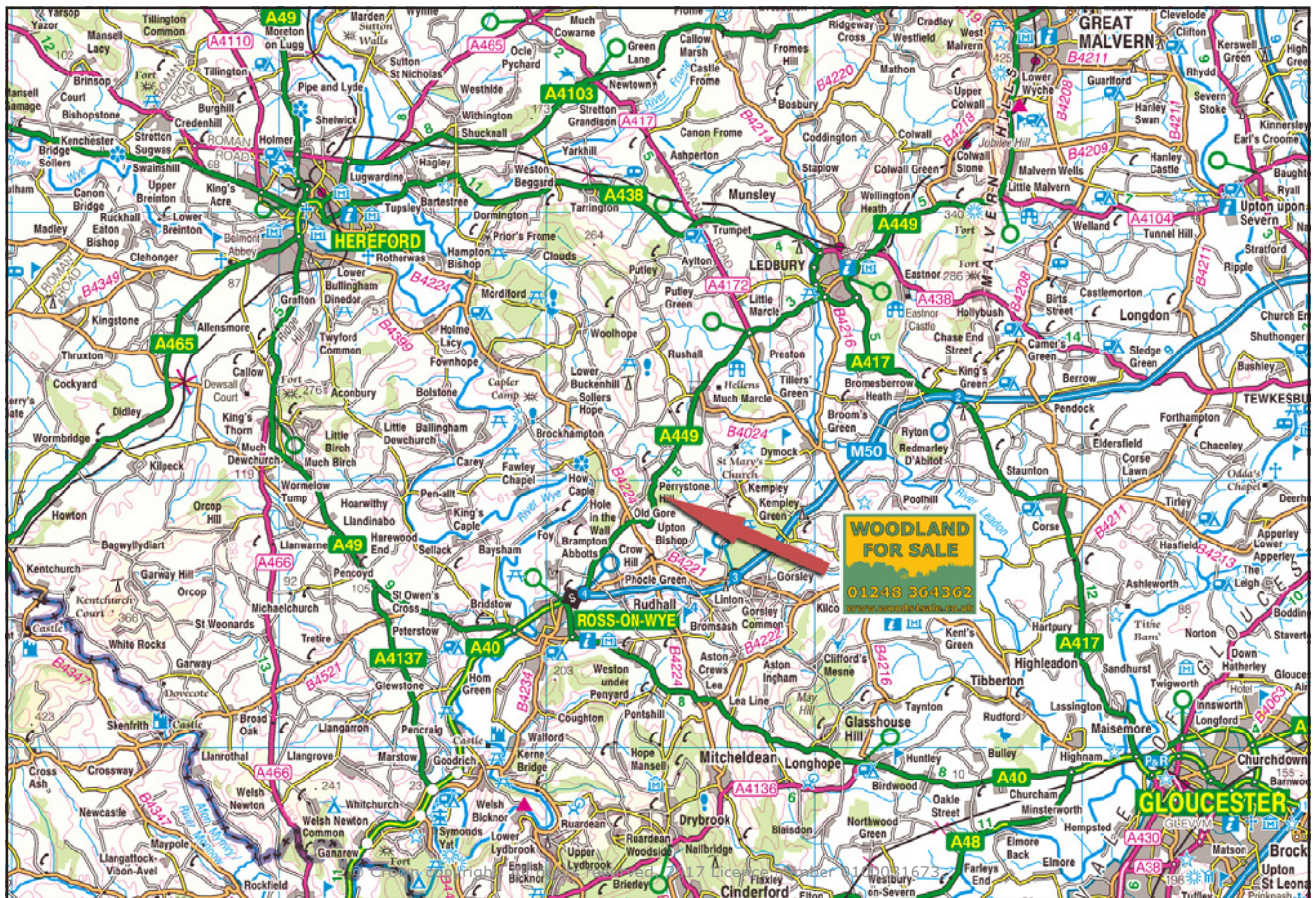
Woods4Sale Interest

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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