

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.



Ponsontuel Wood

Gweek, near Helford, Cornwall. 6.25 acres of coastal oak, with extensive tidal frontage for £80,000 (freehold)

Pristine coastal oak and mixed broadleaves with extensive frontage to a creek on the upper reaches of the Helford River.

SALE

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Ponsontuel Wood, Helford, Cornwall



Description

Ponsontuel Wood occupies the north side of a creek near the upper tidal reaches of the Helford River on the north edge of The Lizard Heritage Coast. The predominant aspects are south and east, making this a bright and sunny wood, overlooking the tidal waters of the creek. In places the ground falls away steeply to the shoreline, but in others the slopes are more gentle – notably at the southern and eastern extremities where access is best taken from the minor road adjacent.

The attractive hamlet of Gweek is just round the corner whilst downstream are the sheltered waters of the wider estuary. Such properties are rare to the market, and this really is estuarine Cornwall at its best – intimate, luxuriant and secluded.

The northern part of the wood is designated as being 'ancient semi-natural' suggesting more than four centuries of continuous woodland cover. This is reflected in the rich ground flora beneath the native oaks that dominate the canopy. Blueberry, heather and ling abound along with a range of ferns and soft grasses, honeysuckle, woodrush and of course the ubiquitous bluebell. Of particular note is the widespread incidence of the unusual wild service tree, vying for space in the under-canopy with shrubs like hazel and holly.

Further south towards the head of the creek the woodland canopy becomes more diverse - oak blending with ash and sycamore, plus some notable mature beech and the occasional Douglas fir puncturing the sky above.

Unsurprisingly this rich habitat attracts an array of wildlife - roe deer, badgers and foxes on the woodland floor; ravens and buzzards wheeling above. And within the canopy there is a wide range of woodland birds from tawny owls to the diminutive firecrest. We

also noted action in the water on our visit with plenty of sea bass lurking in the shallows.

An Article 4 Direction applies to Ponsontuel withdrawing 'permitted development' rights and effectively making such rights subject to planning permission. Please contact the agent for more details.

The vendor is also selling adjacent woodland across the road from Ponsontuel. Please speak to the agent if you are interested in a larger combined sale.

If It Were Mine

This wood is not one to exploit – rather it is one to delight in, witnessing the dynamic equilibrium of a 'climax' oak wood. I might remove some of the sycamore and also look to release gaps for the young wild service trees to occupy. It would be good to re-connect the path leading from the eastern point back to the head of the creek.

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.

Nearest Postcode

TR12 6UF (This is for the local area, not specific to the woodland).

What3Words

Access point **B**: [///saturate.searcher.subplot](#)
Access point **C**: [///stops.manicured.lungs](#)

Ponsontuel Wood, Helford, Cornwall



Ordnance Survey Grid References

OS Landranger Series Sheet No: 203

- Access point **B**: SW 709 261
- Access point **C**: SW 703 255
- Centre of wood: SW 706 259

Directions & Access

- From Truro head southwest on the A39.
- When nearing Falmouth turn right at a double roundabout onto the A394 signed for Helston.
- After 3.5 miles fork left onto a minor county road signed for Gweek and Constantine (shortly after passing Autotrend Car Mart on your right).
- Follow this road for 4 miles to Gweek.
- Pass southwards through the village following for Helston.
- After 350 metres, turn left by a picture-postcard thatched cottage onto the road signed for Mawgan and Goonhilly Downs.
- Park in the layby on your left after 600 metres (where the road bends sharply right). You are now at point **B** on the plan.
- Ponsontuel Wood is below you. A path straight ahead leads into the wood.
- Access can also be taken near the bridge (point **C**) about 650 metres further on.

Boundaries

- The wood is bounded by the public road above and the water's edge below.
- The northwestern point (**A** on the plan) is marked by a red-topped post on the roadside, adjacent to an oak tree.
- The southern point (**C**) is the meeting of the road and the estuary stream by a bridge.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are owned and included except as reserved by statute.

Rights Of Way

Access is taken direct from the public road adjacent.

Fencing Liabilities

There are no known fencing obligations.

Conservation Designations

Ponsontuel lies on the northern fringe of a designated Area of Outstanding Natural Beauty which stretches from the Helford River all the way to the Lizard Point.

Third Party Rights

There is an overage (sometimes called a 'clawback') clause on this woodland. This means that if planning permission is granted for any purpose other than forestry then 25% of the increased value of the woodland is payable to a previous owner. The potential for getting planning permission is so remote that this protection is virtually redundant. However, the clause cannot be varied.

This overage is covered by a Deed of Charge, which ensures that when the woodland is sold, the purchaser must sign up to this agreement. This is fairly standard in these situations, but the legal transfer of the property may take somewhat longer than usual as the signatures of all the trustees of Bosahan Estate (the original owners) are required. Any purchaser must be prepared for this delay. The Clawback, Deed of Charge and a summary from the vendor's solicitor outlining the transfer process are all available from the agent on request.

Intending purchasers will need to assure the agent that they accept and understand the implications of

Ponsontuel Wood, Helford, Cornwall



these documents before a sale can be agreed.

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.

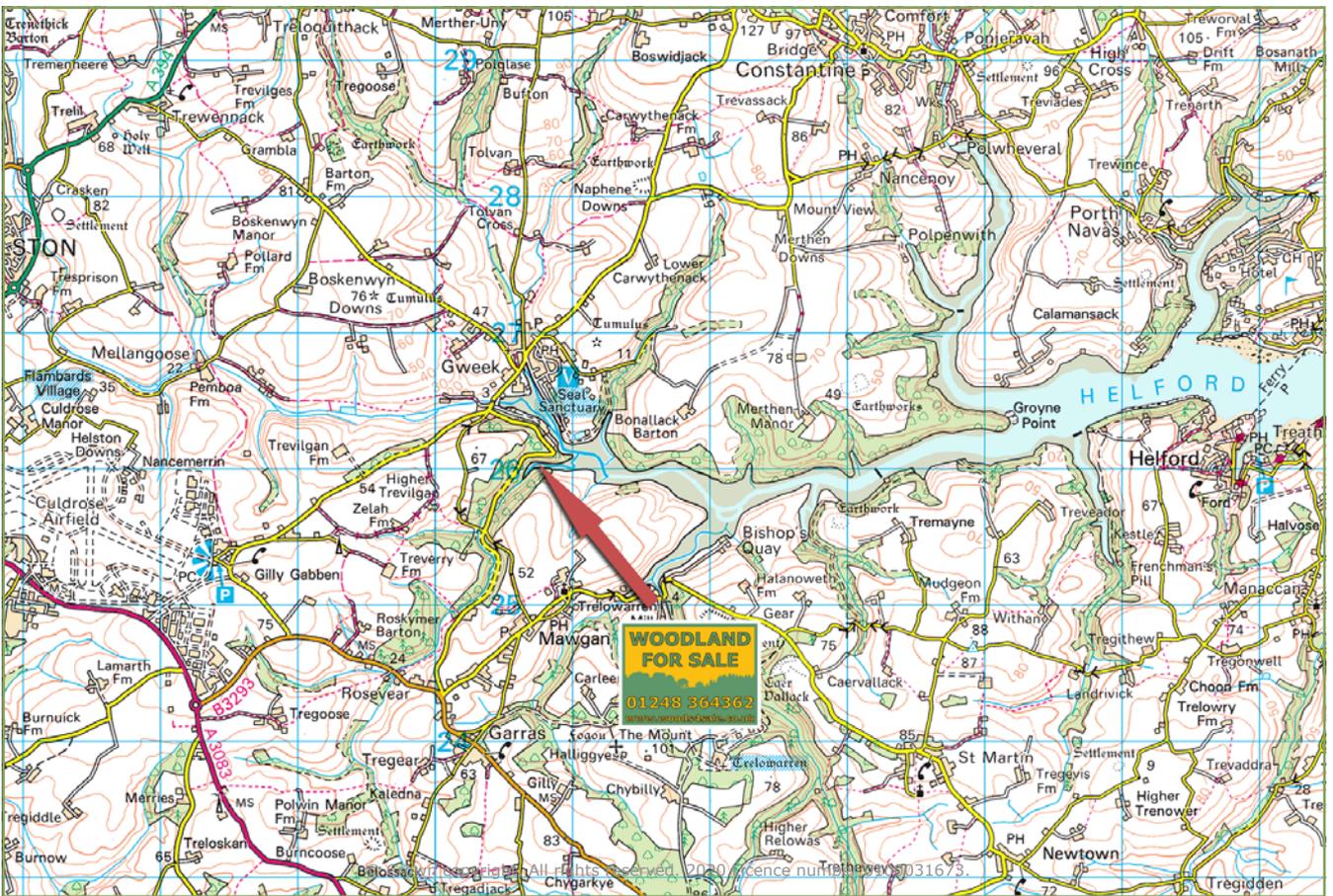
Note

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

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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