

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.



Raven Wood near Llangollen, Denbighshire, North Wales. 4.08 acres of Douglas fir, larch and mixed broadleaf for £39,000 (freehold)

A fantastic mature woodland with Douglas fir, mixed conifer and broadleaf in a secluded southwest facing valley on the banks of the River Dee. With stunning views and great access.

Raven Wood, Llangollen, Denbighshire



Description

Raven Wood is situated in a stunning, peaceful location in the Dee Valley around two miles west of the bustling tourist town of Llangollen. With a sunny southwest aspect, Raven Wood enjoys outstanding views of the Berwyn Hills and Vivod Mountain in the distance. Whilst framed by mature broadleaf trees, the River Dee winds along the woodland's edge.

There is a good stone track leading down the valley to the wood, with a useful turning area. A small path leads to the river bank. Here you will find a secluded level area of mixed broadleaf, which would make a fantastic private riverside camping spot. Surrounded by a range of tree species including mature sycamore, ash, oak, birch and rowan. In spring there is a wonderful display of bluebells.

The land above the stone track is mainly mature conifer. Douglas fir dominates the lower ground - splendid examples of what this species is capable of and prized by timber merchants for the superior quality of the timber they produce. Beyond this and to the roadside is good quality larch, and some grand fir. Midway along there is a useful ride heading west which can be used to extract timber.

Where light levels permit, hazel, beech, holly and sycamore can be found in the understorey, along with numerous ferns including the hart's tongue. The woodland and River Dee are classified as Sites of Special Scientific Interest, the latter being a salmon and otter river. Bird species known to the area include birds of prey such as goshawks and hen harriers.

If It Were Mine:

The conifer, now reaching economic maturity, could benefit from a phase of light thinning, subject to obtaining the correct permissions. This would yield a quantity of valuable timber, whilst allowing trees to increase in diameter and perhaps diversify the

age and species mix. The delightful riverside location makes it a great site for recreational activities.

You are extremely unlikely to get residential planning permission for this woodland.

Directions & Access

From Llangollen, drive west on the A5 in the direction of Corwen.

After approximately one mile on your right you will pass a railway station and chain-link bridge across the river, the road then goes over a stone bridge on a bend.

Continue for another mile and you will see a big lay-by on both sides of the road. Park in one of the lay-bys. If you pass our "Woods for Sale" sign you have gone too far.

From your car, walk another 50 metres until you see our sign next to a locked gate (point **A** on the plan). Sorry we don't give out gate keys for viewings.

From the gate walk down the track for 400 metres where you will find a turning area (point **B** on the plan). Turn sharp left here and continue along the track for 750 metres.

You will see our "Woods for Sale" sign (point **C**). Raven Wood is ahead.

Locators

OS Landranger Series Sheet No: 125.

Ordnance Survey Grid References:

- Roadside gate: SJ 182 433.

- Centre of wood: SJ 182 430.

Nearest postcode: LL20 8BW.

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Boundaries

The southwest boundary is the riverbank.
The northwest boundary is a stone wall.
The eastern and western boundary is indicated by a single line wire fence and wooden posts with green and white paint respectively.

Sporting Rights

The fishing rights are not part of the sale and are owned by a private fishing club.
The shooting rights remain with the land and form part of the sale.

Mineral Rights

The woodland comes with full mineral rights except where reserved by statute.

Rights of Way

There is a right of way for the owners of Raven Wood from the A5 road down along the hard forest road (marked **ABC** on the plan).
A right of way is reserved over the track marked **CD** on the plan for the benefit of the woodland beyond.
A shared maintenance covers these rights of way (**ABC** and **CD**).
There are no public rights of way within the woodland.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Conservation Designations

The woodland and River Dee are classified as Sites of Special Scientific Interest. View 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.

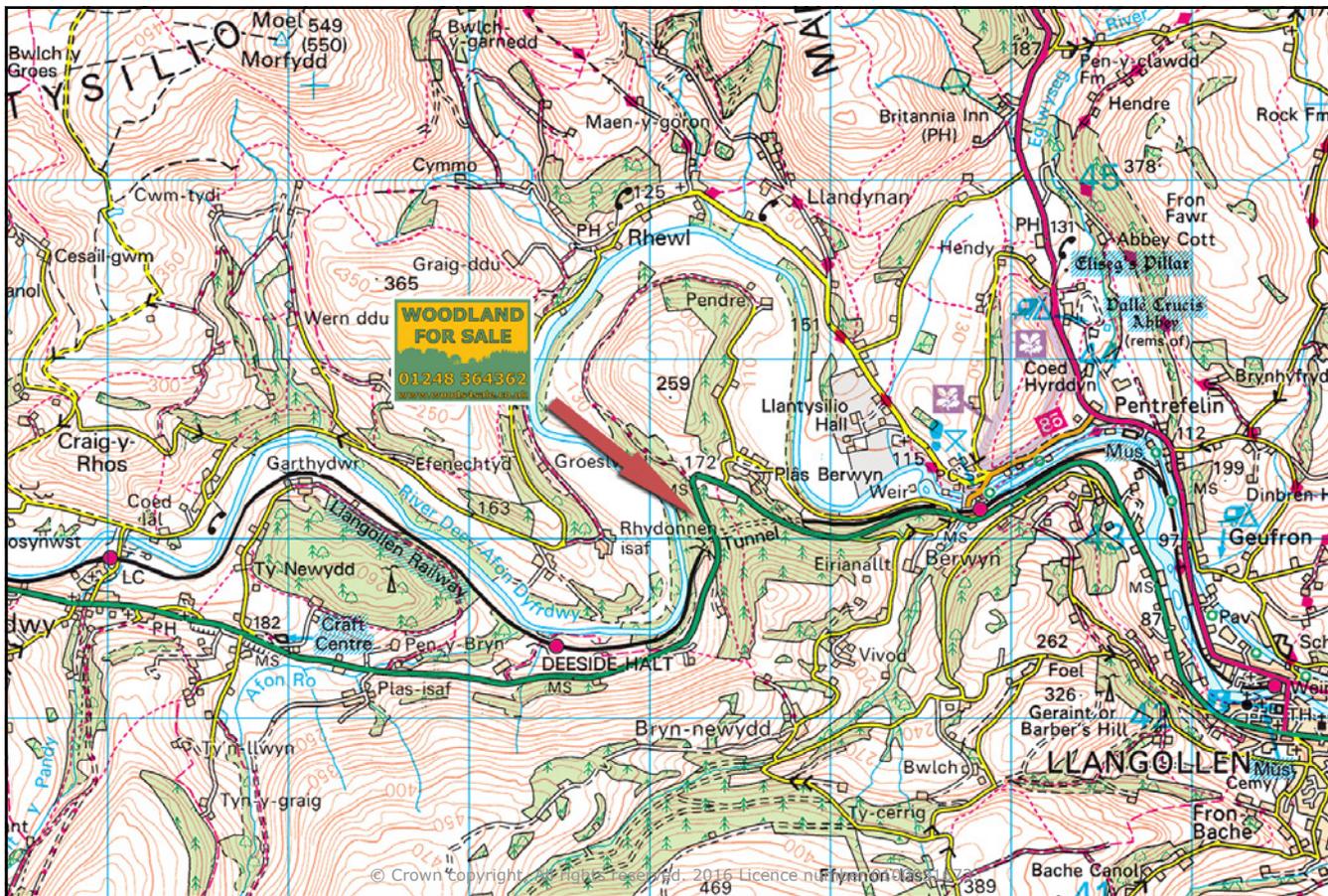
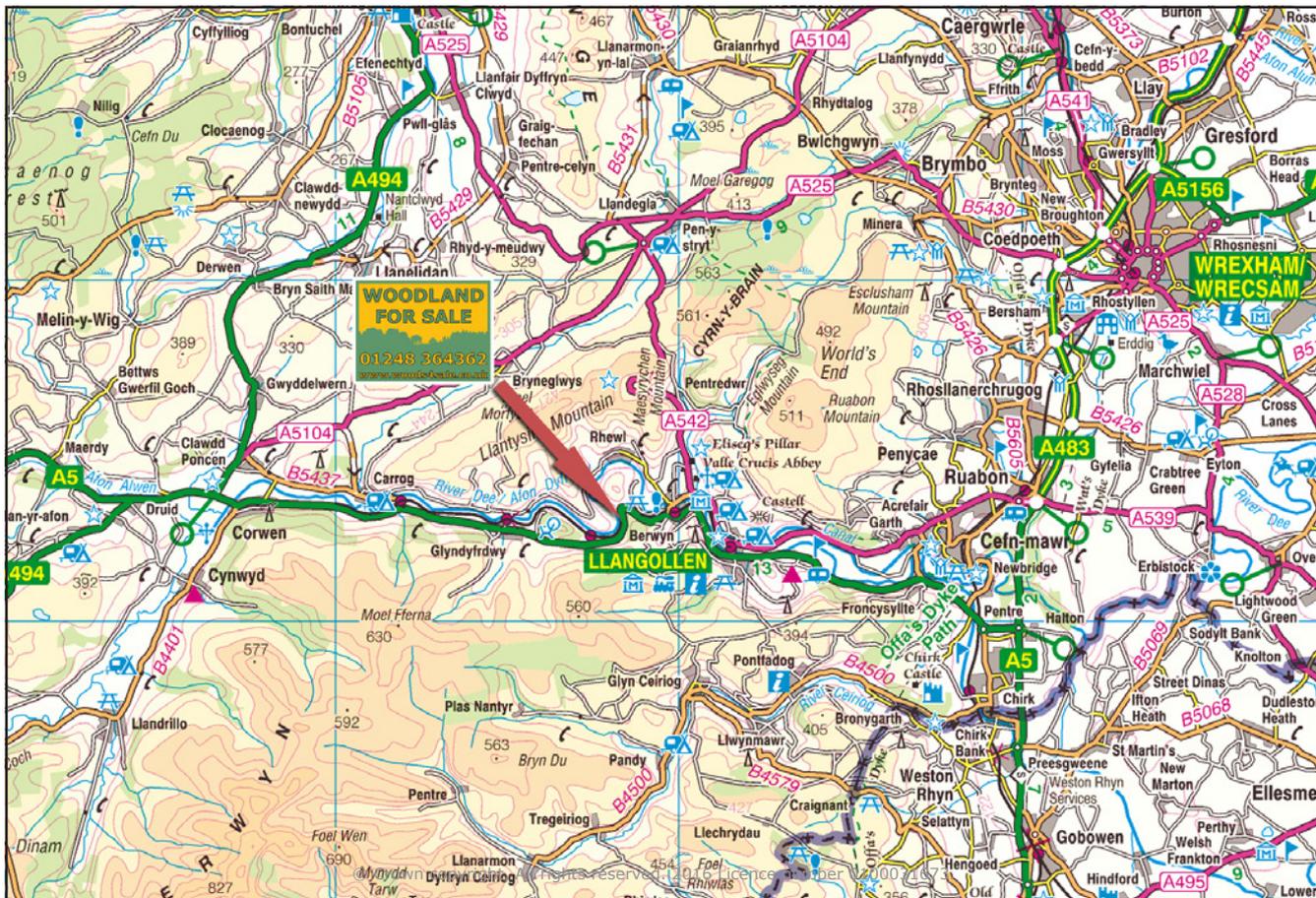
How to Buy this Woodland

This property is being sold on a Fixed Price basis. 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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