

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.



Rindle Wood

situated on the North Wales/English border near Overton-on-Dee. 3.78 acres of mature broadleaf woodland with good access and stream frontage. £31,000 (freehold)

A charming and diverse mature woodland in a secluded setting directly at the English border in North Wales. Fronted by an attractive stream and close to the towns of Oswestry, Shropshire and Wrexham in Clwyd.

Rindle Wood, Wrexham, North Wales



Description

Much of Rindle Wood's charm comes from its wonderfully peaceful atmosphere, indeed it would be challenging to find a quieter woodland so conveniently located. It is sited directly at the English border in a wonderfully scenic part of North Wales. The market towns of Whitchurch, Shropshire and Wrexham, are only between 15 and 30 minutes by car. Only the sounds of bird song and the trickling of watercourses can be heard inside the wood. Along the southwest boundary runs a stream known as Shell Brook, a minor tributary of the river Dee. Interestingly, this region of the Dee is renowned for spring fish stocks.

With a southwest aspect, this fertile woodland has an abundance of tree species throughout. This includes species such as ash, red oak, beech, hawthorn, birch, wych elm and cherry. There are also occasional conifer trees including Sitka spruce, Douglas fir and some impressive Scots pine close to the stream's edge. Much of the wood was planted around 30 years ago and is maturing nicely, with some fine stems throughout.

The woodland has good access along a recently upgraded stone track to a handy turning point. Additional features include a network of informal footpaths and an old wooden boardwalk that crosses a tiny stream filtering its way down to the brook. There are chance small clearings in the canopy where ground flora such as nettle, dead nettle, and horsetails grow. Other ground flora and understorey species include dog's mercury, herb Robert, ground ivy, elder, and hawthorn, and also some fungi, including oyster mushrooms.

If it were mine:

The fertile soils of Rindle Wood have resulted in a well-established woodland with many fine trees. Where the tree spacing is denser I would carry out

some light thinning to improve the structure of the wood, whilst also providing a small quantity of timber. I would also restore the former informal footpaths and possibly do some new planting in the clearings.

Directions & Access

From the village of Overton - take the A528 (also known as Salop Road) south.

After approximately half a mile take a right hand turn on to the B5069, passing Knolton Farm House Cheese Ltd on the right.

Continue onwards for approximately half a mile passing a redbrick farm house on the left. Continue past a left turn, then take the left directly after where there is a small cherry tree on a triangular island (point **A** on the plan below). Our For Sale sign is also opposite this turning.

Follow the track passed a house on the right and through a field gate (point **B**). Continue onwards over a field through another field gate over a cattle grid (point **C**). If any of the gates are closed, please close them behind you.

Park on the area of hardstanding ahead on the left (point **D**) and walk from here, please avoid obstructing any tracks with your vehicle. Climb the gate with our Red Rock Forestry Management sign attached. Sorry we do not supply keys for viewing. Continue along the recently maintained hard track for approximately 400 metres passing a gate on your right. When you arrive at a second gate with wooden posts with red painted tops on both side of the track you are at point **E** on the plan below. Turn right through the gate and continue along the track for another 180 metres to posts marked with red paint (point **F**) and with the turning point ahead. Rindle Wood is ahead and to the southwest.

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Locators

OS Landranger Series Sheet No: 126 & 117.
Ordnance Survey Grid References:
- Turning point off the B5069: SJ 358 405 (point **A** on plan).
- Centre of wood: SJ 355 403.
Nearest postcode: LL13 0LF.

Boundaries

The north boundary is illustrated by wooden posts and trees marked with green paint.
The east boundary is illustrated by wooden posts and trees marked with red paint.
The southern boundary is illustrated by wooden posts and trees marked with yellow paint.
The southwest and west boundary is the centre of the Shell Brook.
The northwest boundary is illustrated by wooden posts and trees marked with blue paint.

Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

The mineral rights are owned and included in the sale except where reserved by statute.

Rights of Way

A right of way is granted for Rindle Wood from the road up to the woodland boundary (marked **ABCDEF** on the plan).
A shared maintenance clause covers this right of way.
There are no public rights of way in this property.

Fencing Liabilities

There are no known fencing liabilities.

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

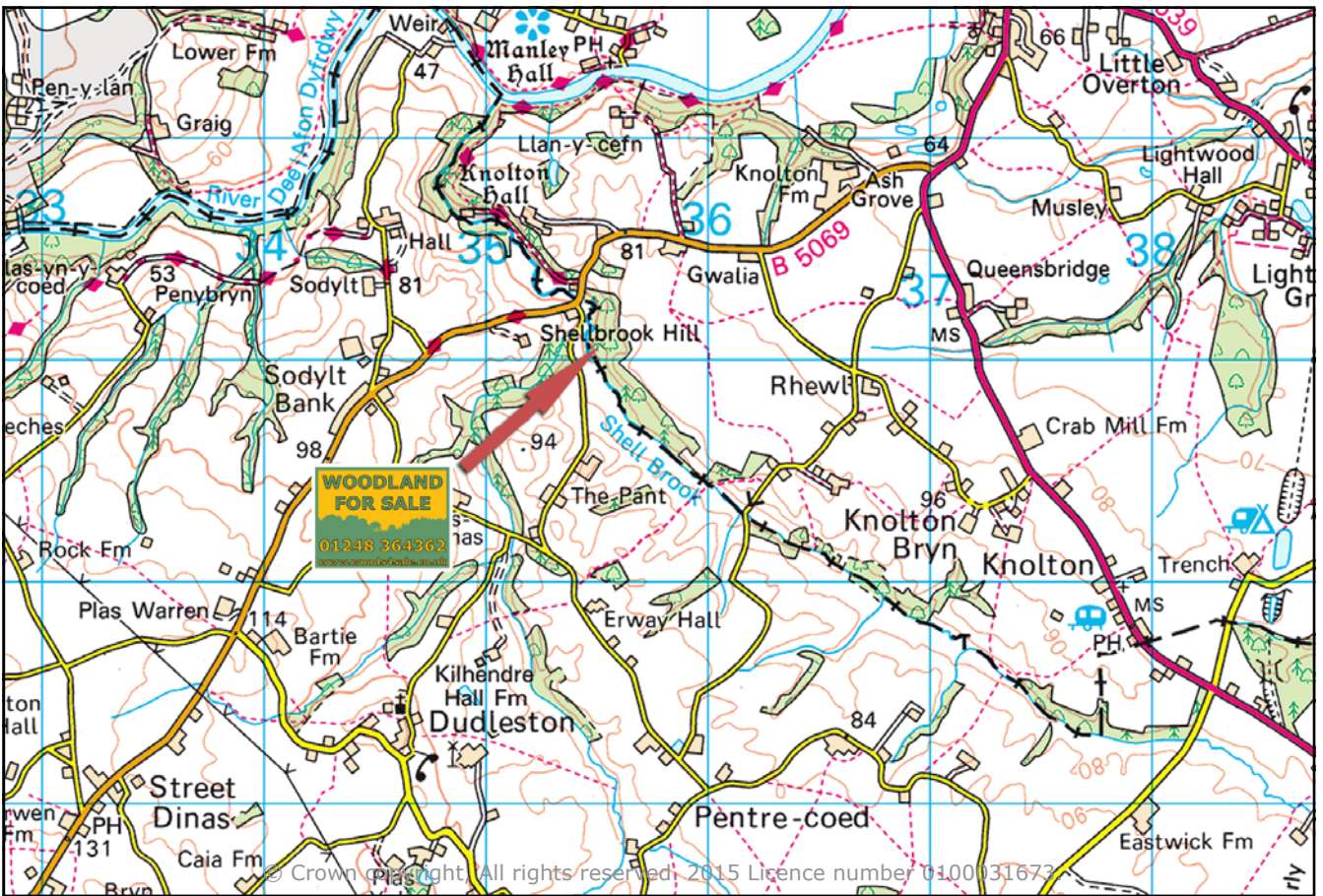
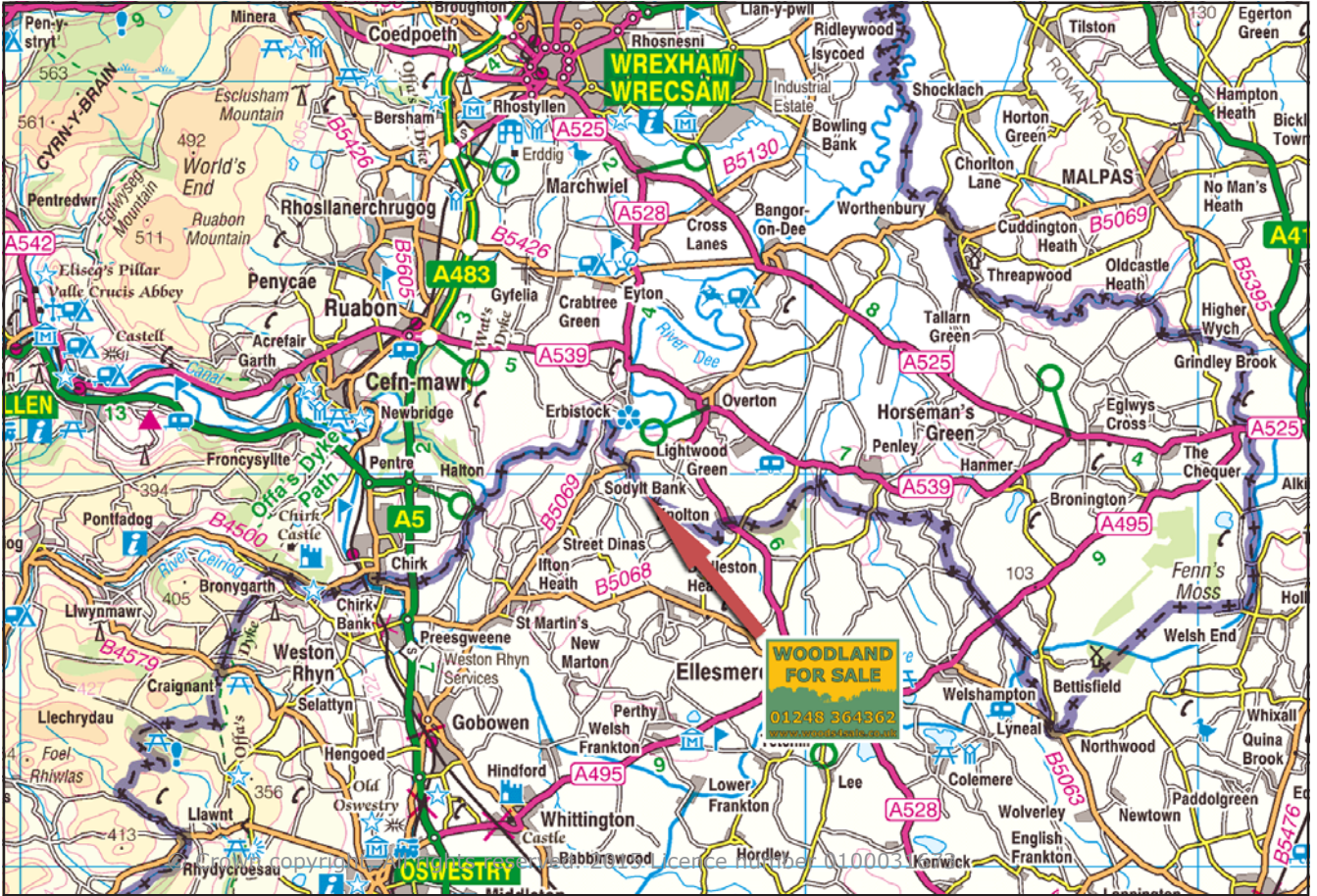
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want 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.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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