

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.



Tarion Covert

Maeshafn, Denbighshire. Maturing broadleaves at the heart of a larger woodland near the edge of the village.

2.44 acres for £23,000 (freehold)

Beech, ash and oak on the upper reaches of a larger wood in the Clwydian Hills Area of Outstanding Natural Beauty.

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Tarion Covert, Maeshafn, Denbighshire



Description

Tarion Covert occupies an elevated but sheltered position in a larger woodland in the Clwydian Range 'Area of Outstanding Natural Beauty', just outside the small village of Maeshafn. Mold is about 15 minutes to the east and Ruthin a similar distance to the west. The A55 dual carriageway is 8 miles to the northeast enabling ready access to and from Manchester and the West Midlands.

Lying near a broad summit ridge lends Tarion Covert a bright open feel. Aside from a low spine outcrop of limestone the terrain is essentially smooth with moderate inclines and gentle slopes running off to northwest and northeast.

The entire wood is populated by maturing broadleaves dominated by beech mixed with a scattering of ash and the occasional oak. The form of the stems is very encouraging suggesting a valuable crop of timber in years to come with the right management.

The woodland floor is a clean carpet of leaves spotted with small patches of bluebell making for easy access to all parts within. A public footpath leads to the village and links with a variety of interesting walks through the adjacent woods. There is a vehicular right of access in from the south which is navigable by 2WD in dry weather.

This attractive entry-level wood is an ideal purchase for the woodland starter, or for those attracted to modest silvicultural activity.

If It Were Mine

A light thinning in the denser areas to favour the best stems is an option. At the same time I might open the canopy in one or two areas to enable planting of a wider variety of native species in the gaps. With no shortage of spots for a tent there are plenty of star-

gazing opportunities in the surrounding dark skies.

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.

Nearest Postcode

CH7 5LY (This is for the local area, not specific to the woodland).

What3Words

Entrance (E): [///picnic.insolvent.precautions](#)
Point C: [///thinks.commended.outraged](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 116 & 117

- Entrance (A): SJ 202 609
- Centre of wood: SJ 200 607

Directions & Access

- Llanferres lies on the A494 midway between Mold and Ruthin.
- Near a stone bus stop on the north side of Llanferres, head east onto a single track road marked as 'Unsuitable for heavy good vehicles'.
- Continue for 0.8 mile, rising up a hill through woodland to enter the village of Maeshafn.
- Park in the centre of the village near the red phone box and walk south down the entrance drive to the

Tarion Covert, Maeshafn, Denbighshire



Miners Arms.

- After the pub and just after some garden sheds (opposite a white cottage) turn right to enter the wider woodland at **A**. This is a public right of way.
- Follow the path uphill and left for about 300 metres to a fork in the track (**C** on the plan). Tarion Covert is straight ahead of you.
- Safety Note. The wider woodland has been mined for over 200 years and there may be unknown historic entrances and fissures which are not visible on the surface. There is no definitive plan of mining activity. Please take care when viewing.

Boundaries

- The northwest boundary (**CJ**) is the southeast side of a soft track indicated by orange-topped posts.
- The northeast boundary (**CD**) is the northeast side of a path indicated by occasional red spots on trees stems.
- The south boundary (**DJ**) is marked by a line of blue-topped posts within the wood.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are not included. Please click here for more details.

Rights Of Way

- The wood can be accessed on foot from the village via the public footpath **ABC**.
- There is a right of access for all purposes over the route **EFGHJC**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is a public right of way along **CD**.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

For the benefit and protection of the adjoining land of the Transferor comprised in Title No: CYM525294 the Transferee so as to bind the Property and each and every part of it into whoever hands it may come but not so as to personally be liable for any breach or breaches of any transfer of any restrictive covenant arising after the Transferees have parted with all interest in the property jointly severally covenant with the Transferor:-

- (a) That the Property shall not be used in such a way as to create nuisance to neighbouring owners including the Transferor
- (b) Not to use the Property for any sort of racing whether with motor cycles, cars or other vehicles or horses
- (c) Not to use the Property as a commercial campsite
- (d) Not to damage the said roadway or track referred to in this Transfer
- (e) Not to dispose of parts or parts only of the Property whether by sale, lease, gift, charge or otherwise

Further covenants by the Transferee

The Transferee by way of indemnity only covenants with the Transferor to perform and observe the covenants referred to in the Charges Register of the said title and to indemnify the Transferor against all actions, proceedings, costs, claims or expenses in respect of any breach of them

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

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been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market:

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of **all** legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

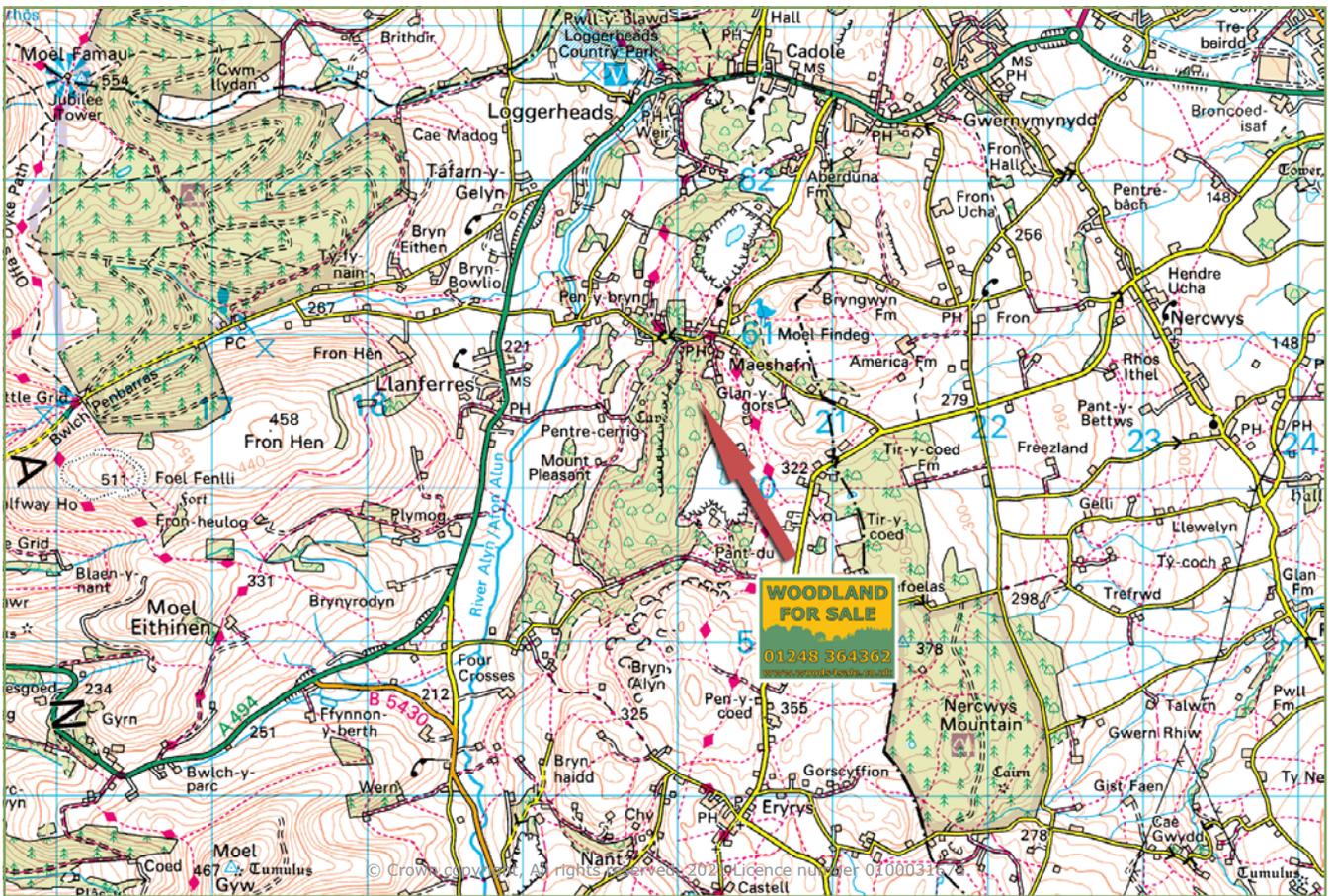
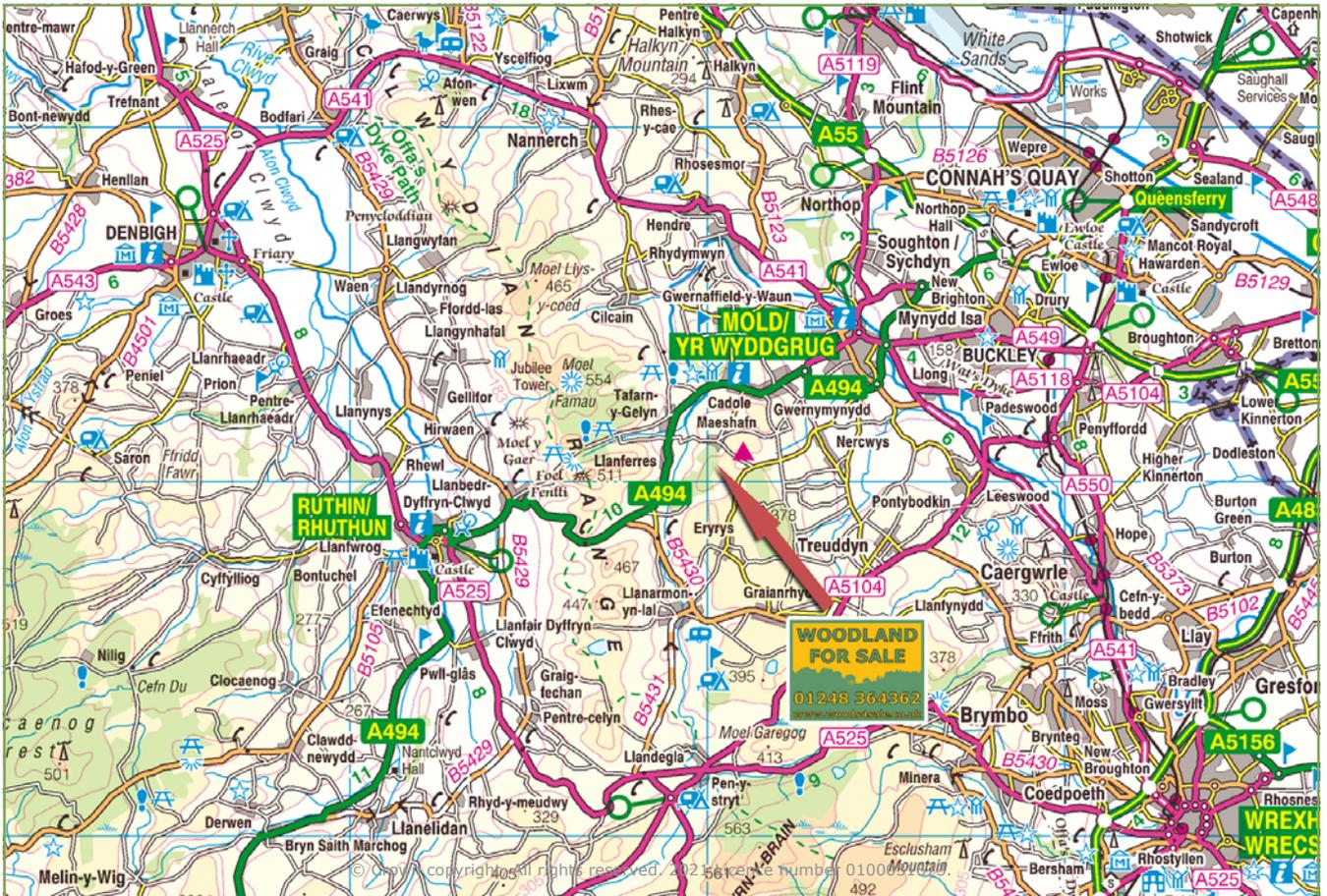
Note

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.

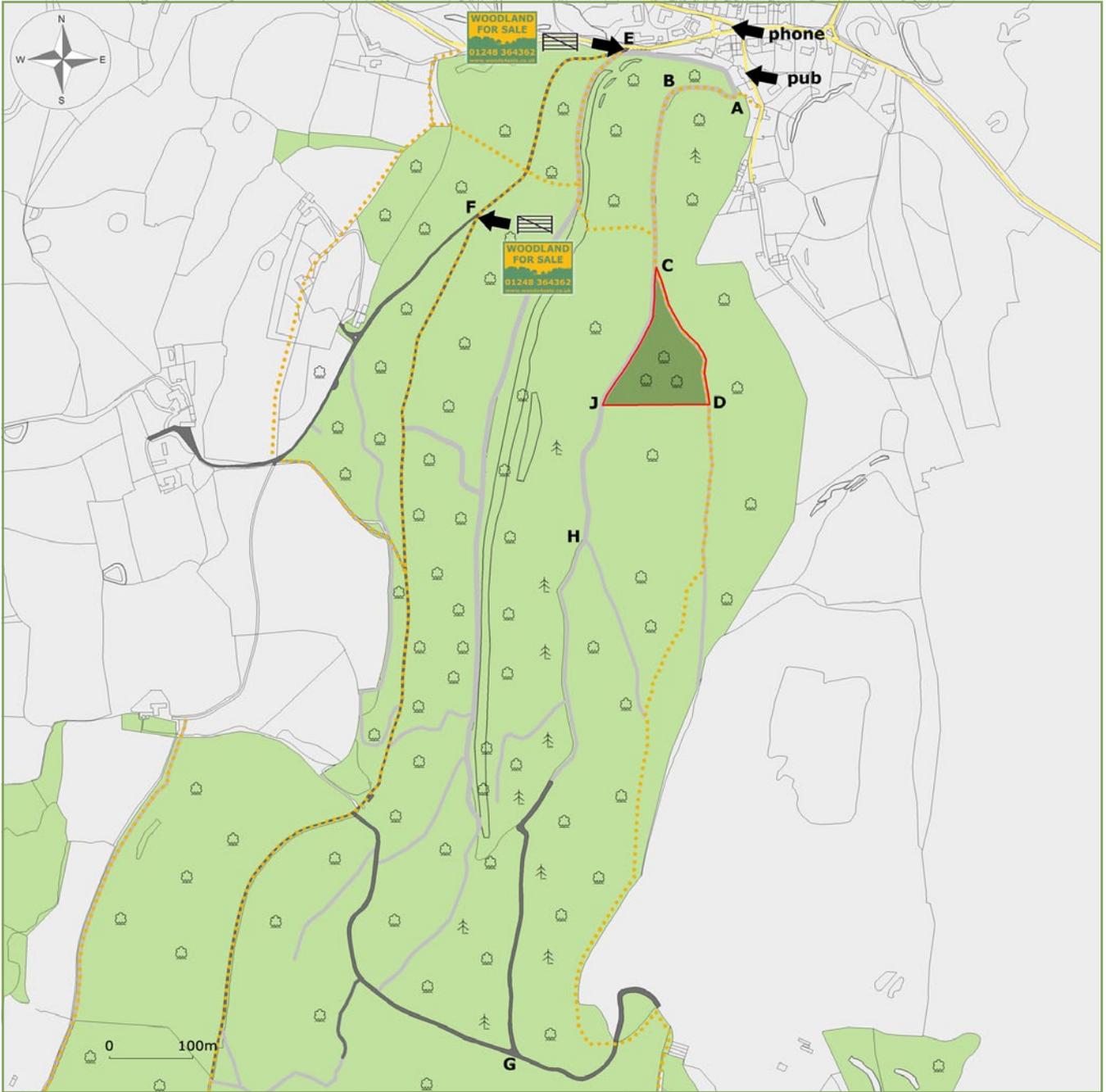
Contact

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

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Legend

 Motorway	 Hard Track	 Woodland For Sale	 For Sale Sign
 A Road	 Unsurfaced Track	 Other Woodland	 Gate
 B Road	 Bridleway	 Paddock/Meadow	 Broadleaf
 Minor Road	 Public Footpath		 Conifer
 Unclassified Road	 Public Byway		
 Railway	 Path		
 Watercourse	 Wall		