

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.

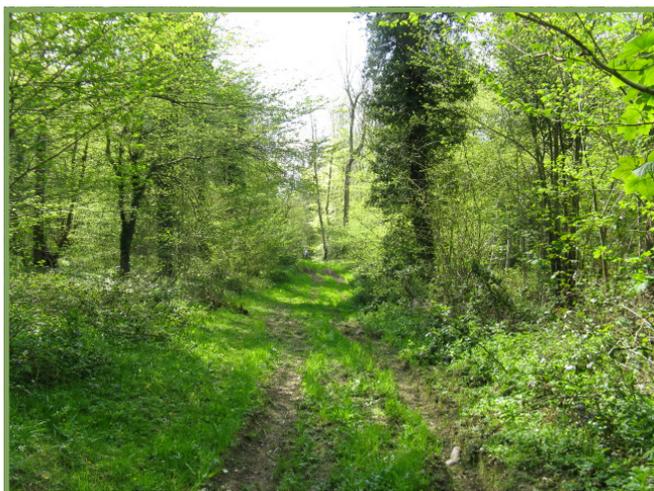


## Tranquil Wood Rhewl, near Ruthin, Denbighshire. 2.37 acres of medal-winning hardwoods for £26,500 (freehold)

Mature sycamore, ash and cherry on very gentle slopes and a vigorous mixed-species under-storey, with vibrant ground flora and excellent hard road access in the heart of the Vale of Clwyd, North Wales.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Tranquil Wood, Rhewl, Ruthin, Denbighshire



### Description

Tranquil Wood lies just above the village of Rhewl in the heart of the Vale of Clwyd approximately midway between Denbigh and Ruthin. The wood is served by an excellent hard road which connects directly with the A525. This in turn links with the A55 dual carriageway some 20 minutes to the north, offering easy access from the North West via the M56 motorway.

The Wood lies amidst the lower pastures of the Vale of Clwyd, beneath the hills of the Clwydian Range on ground with just enough slope to ensure good drainage. Add in the fertile alkaline soils and good shelter and you have one of the very best sites for growing hardwoods in North Wales.

This medal-winning wood contains quality multi-aged hardwoods which testify to many years' careful management. All species on site are growing vigorously and with good form. The ash are particularly suited to these conditions and they now form a fine over-storey of mature clean stems, along with some equally notable cherry and sycamore. Some of these valuable stems are ready to harvest but thanks to the sheltered and wind-firm site an owner may instead choose to enjoy the pleasure of their stature in-situ. If the choice is made to harvest, then the under-storey of regenerating and planted stems promise an abundant successional crop reducing the need for costly restocking.

Scattered through the wood there are also a few oak stems plus small coupes of ash and cherry aged between 10 and 20 years. These young trees are growing strongly with excellent form and would benefit from some high pruning to optimise their potential. In the sub-canopy there is a light shrub layer dominated by hazel and occasional holly. The floor is characteristic of long-established woodland supporting a variety of woodland flowers including wood anemone, dog's mercury, bluebell, and ferns, along with a broad fauna of badgers, foxes, bats, buzzards and a wide range of woodland songbirds encouraged by a number of bird-boxes.

Tranquil Wood has pretty much everything - excellent access, privacy, gentle terrain, quality stems, beauty, habitat and first class amenity...plus an affordable price ticket.

### If It Were Mine

I'd be a very happy chap!

### To View This Woodland

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.

### Residential Planning Permission

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

### Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 104 600.

- Wood centre: SJ 104 601.

Nearest postcode: LL15 2UA.

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.

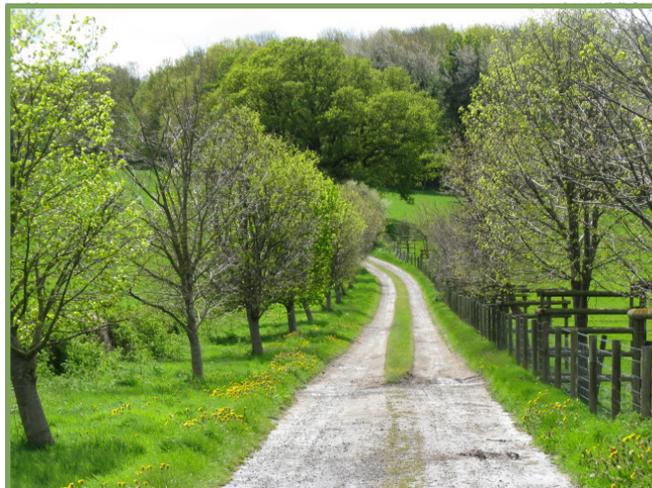
### Directions

- Leave the A55 at St Asaph and head south on the A525.
- After Denbigh continue on this road for a further 4½ miles to the small village of Rhewl.
- Just before the village take the first right after the 40mph sign (immediately before a stone cottage and before crossing the bridge), via a concrete apron (A) onto a stone track that runs up the hill between avenue trees.
- Continue uphill between fields for 350 metres and then into the wood at the top.
- Continue a further 200 metres through the wood and park in the large hard-standing area to the right (B) just before the track re-enters fields. I'm sorry but we do not give out keys for viewing.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK

Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Tranquil Wood, Rhewl, Ruthin, Denbighshire



- Take the right hand of the two gates and walk down the track for about 130 metres until you see a line of red-topped posts running into the wood on your right (**C** on plan).
- Tranquil Wood is on your right after this point.

### Boundaries

- The north boundary (**DE**) is the south side of the soft track marked by white-topped posts.
- The southeast boundary (**EC**) is defined by a line of blue-topped posts.
- The southwest boundary (**CD**) is the northeast side of the hard track.

### Sporting Rights

The sporting rights are included and are not let.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights of Way

- There is a right of access for all purposes to the property via the track **ABCD**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the woodland.

### Fencing Liabilities

There are no fencing obligations.

### 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.

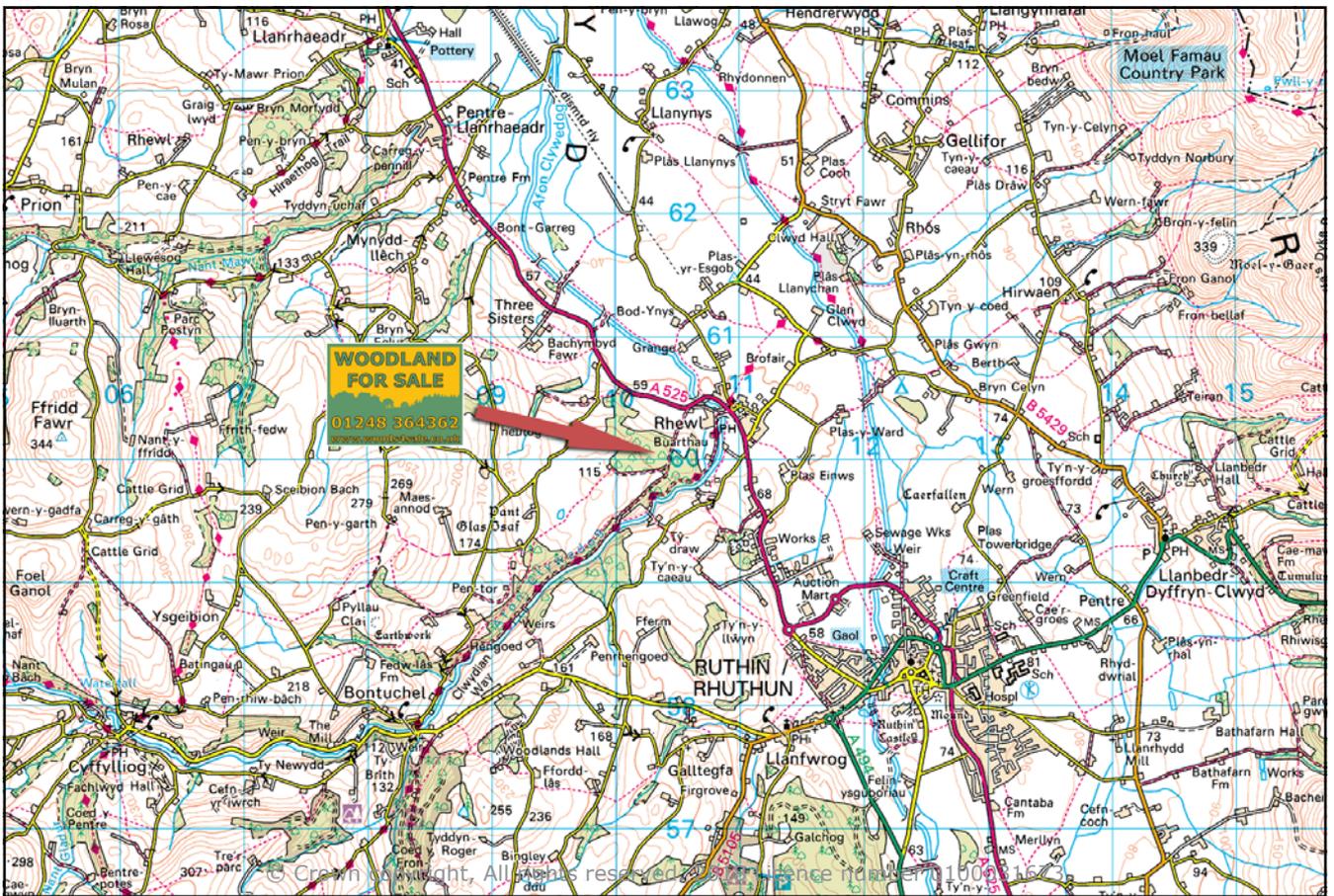
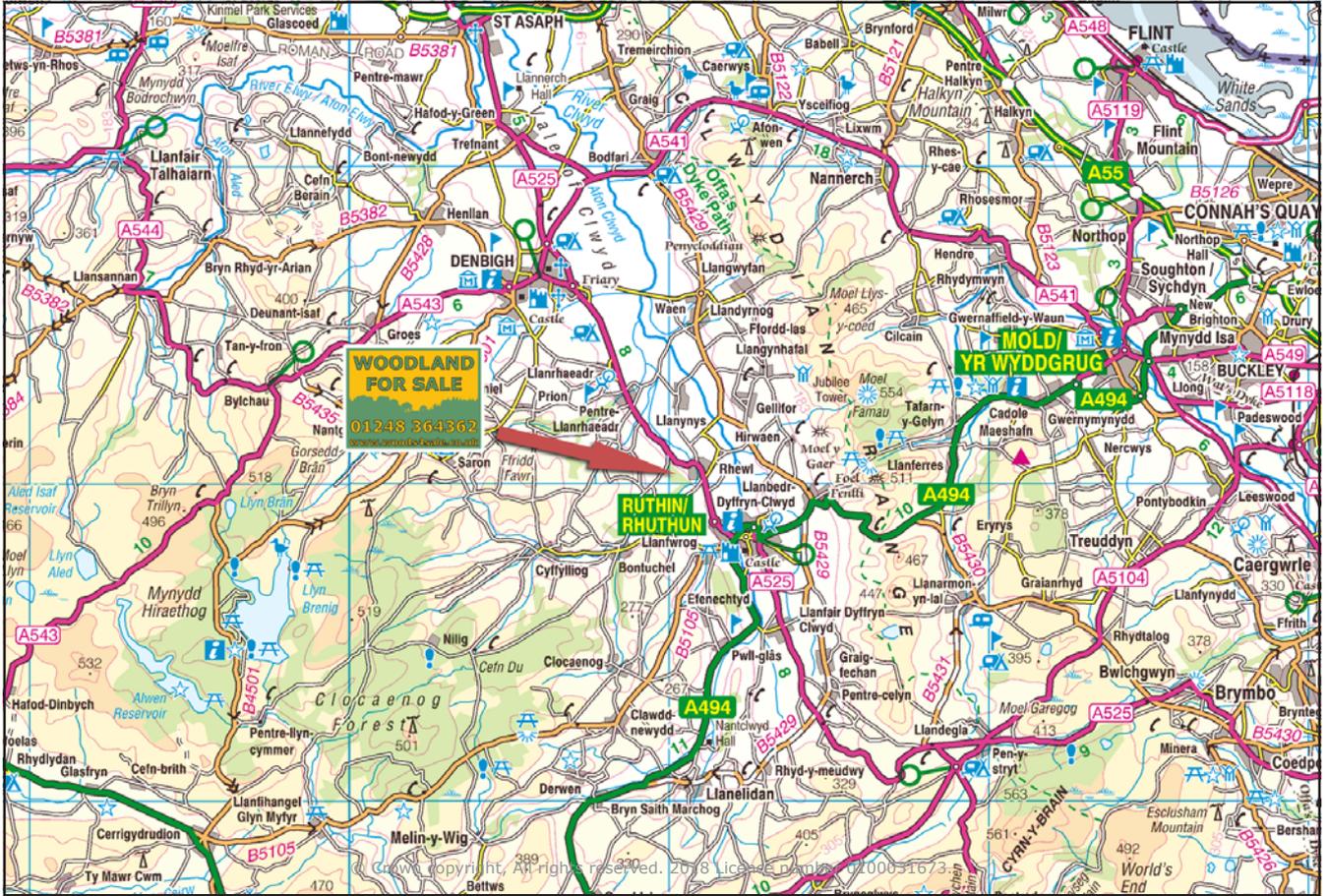
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

# Tranquil Wood, Rhewl, Ruthin, Denbighshire



# Tranquil Wood, Rhewl, Ruthin, Denbighshire

