

# 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.



## Whitton Wood

**1.44 acres of mixed woodland, with mature Douglas fir standards, located between Ross-on-Wye and Ledbury, Herefordshire. £19,000 (freehold)**

An attractive stand of mature mixed broadleaves and Douglas fir, a healthy understorey of young trees and shrubs. Rural location just off the M50 with excellent internal access.

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## Whitton Wood, Ross-on-Wye, Herefordshire



### Description

Whitton Wood lies towards the south of a larger forested area accessed by a substantial forest track. The wood looks out on to pasture land and is set in a quiet rural location between Ross and Ledbury.

The wood has a range of hardwood species including cherry, oak, ash, sycamore and occasional birch in addition to a significant group of mature Douglas fir. These stems are of good form and size and will yield plenty of firewood or even some timber.

The understorey is populated by a variety of native shrubs (mostly hazel plus some hawthorn and blackthorn). The woodland floor is flush with vegetation in the summer and uncluttered with a profusion of woodland flowers, herbs and grasses. Along the hedge banks there are swathes of wild garlic and wood anemone giving a succession of colour and heady seasonal fragrance.

The fertile soils yield good growth and a firm hold for the trees, offering the prospect of long-term retention. Tree harvesting and recreational access are all aided by the excellent forest tracks and level terrain of this easily-worked wood.

Whitton Wood enjoys excellent access thanks to the recently upgraded forest track which is suitable for cars and a small parking spur at the east of the wood.

### If It Were Mine

I would consider felling the larger Douglas and open an area to plant new trees in shelters and create a young woodland habitat along the track. I would also create a path into the wood from the parking area and perhaps somewhere to camp.

Please remember some felling 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.**

### Locators

OS Landranger Series Sheet No: 149

Ordnance Survey Grid References:

- Roadside gate: SO 639 289

- Centre of wood: SO 642 288

Nearest postcode: HR9 7RG

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 & Access

- From Ross-on-Wye, exit roundabout on to A449.
- Follow the road for 3.2 miles.
- The access gate is just after a left hand bend on the right (point **X** on the plan below). Sorry we do not provide keys for viewings.
- Park in the layby and continue on foot down the track for 160 metres to point **A**, take a right and follow the track for a further 135 metres to point **B**. This is the start of the wood.

### Boundaries

- The southwest and south east boundaries along the field margin are indicated with agricultural fences.
- The northwest boundary is indicated by blue paint on boundary trees and wooden posts.
- The southeast internal boundary is indicated by orange paint on boundary trees and wooden posts.
- The north boundary is the inside edge of the track and is indicated by green paint on boundary trees and wooden posts.

### Sporting Rights

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

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### Mineral Rights

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

### Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary (marked **XAB** on the plan).
- A right of way is reserved over **BC** for the benefit of the wood beyond.
- A shared maintenance clause covers all the rights of way.

### Fencing Liabilities

There are no known fencing liabilities.

### 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

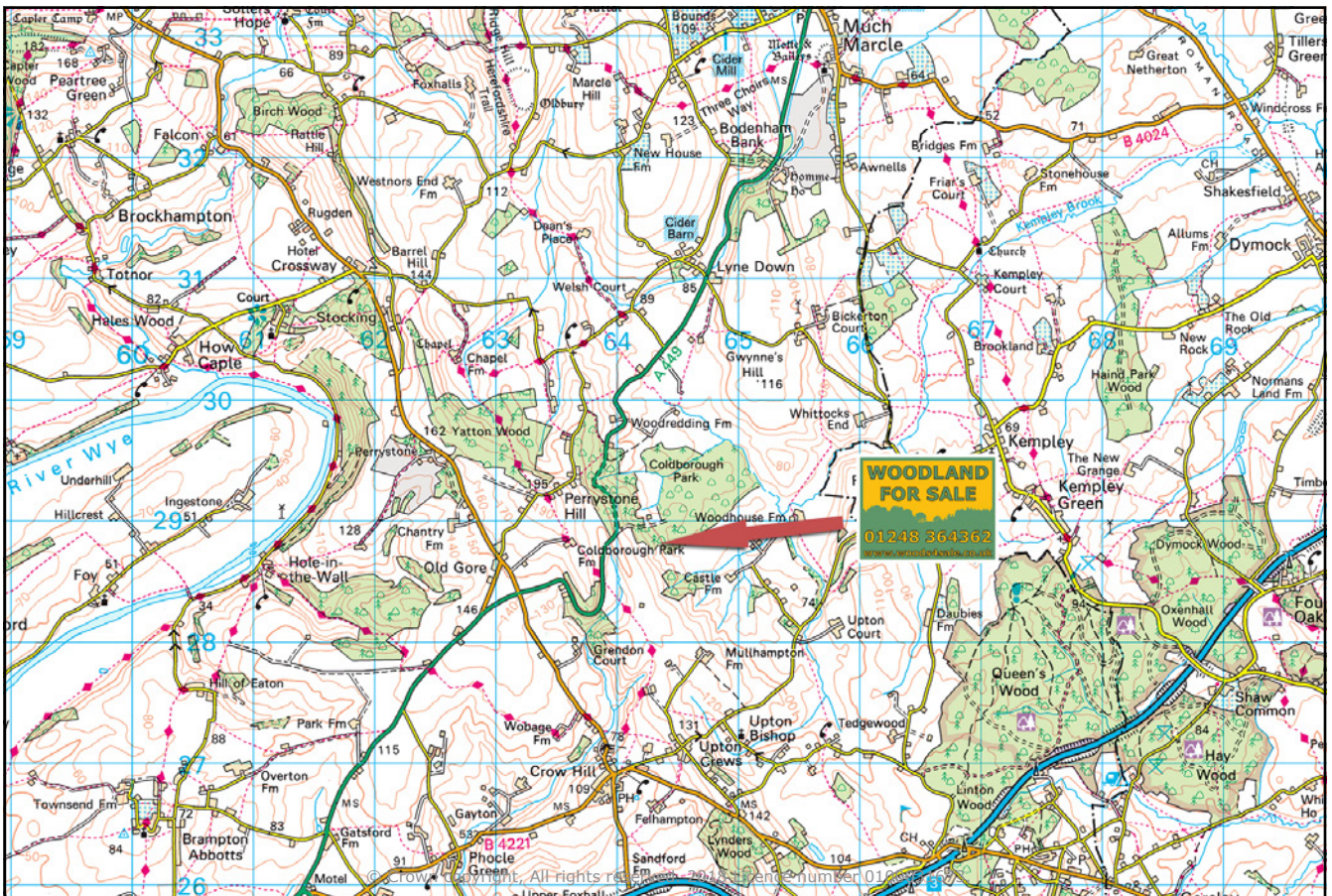
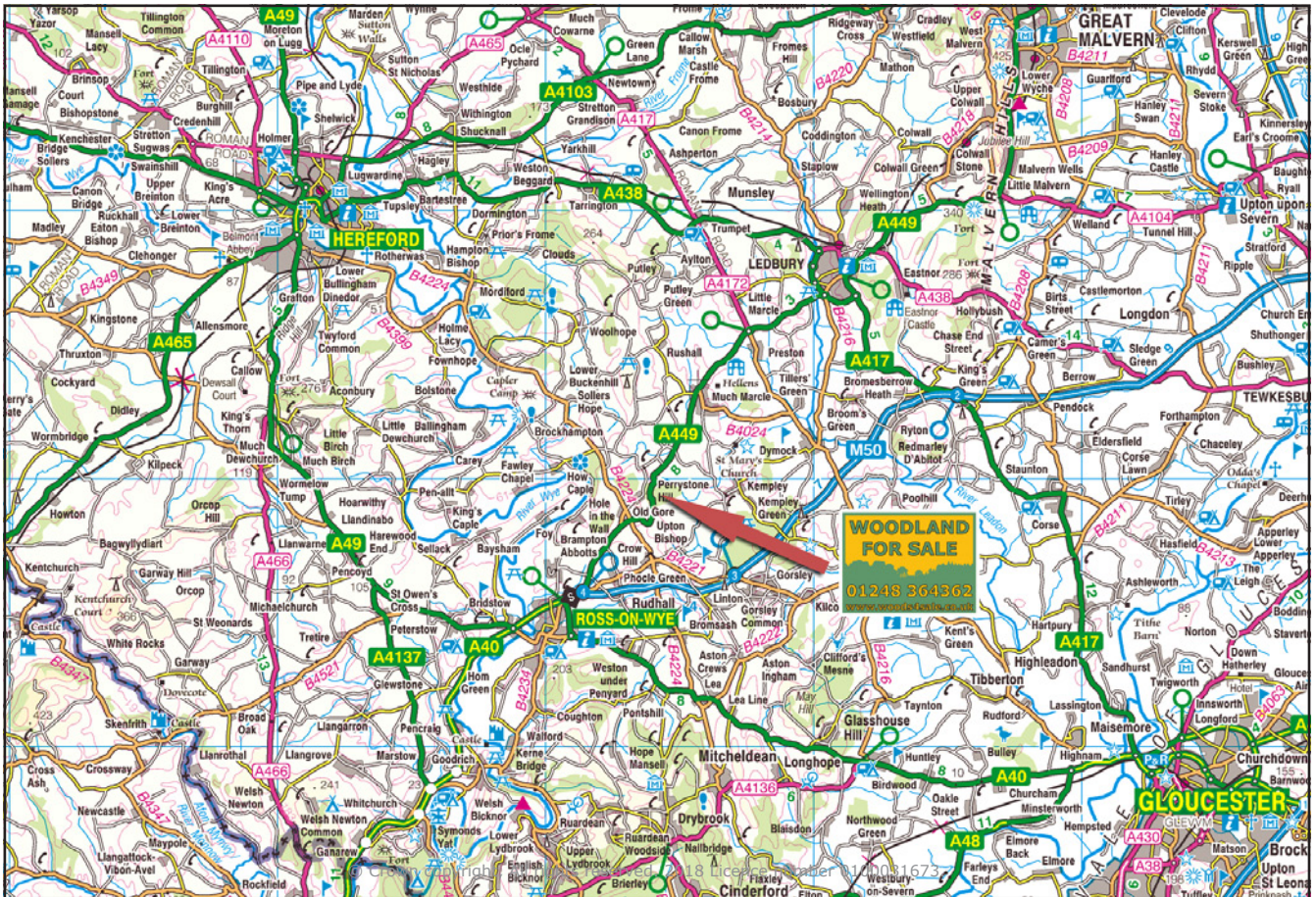
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).



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