

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.



Yew Tree Wood, Ruthin

North Wales

6.60 acres of mixed woodland

£49,500 (freehold)

A mixed woodland of very large mature Douglas Fir, Beech and mixed broadleaves with excellent access in a fantastically quiet location just outside Ruthin in North Wales.

Yew Tree Wood, Ruthin, North Wales



Description

Yew Tree Wood is wonderfully diverse. As you approach the woodland you will be met by towering majestic Douglas Fir trees. These sizeable veterans have grown over 55 years into an attractive stand of conifers. Although the timber from Douglas Fir is of high value, the total number of trees would not encourage commercial exploitation. However, it would be easily possible to take a small number of trees out and produce some very useful timber for the private use of an owner if that was seen as useful.

The woodland takes its name from a magnificent old Yew Tree in the eastern section of the woodland, which judging by its size must be at least 200 years old. Other much younger Yews are scattered through the broadleaf area.

Behind the stand of conifers is a small area of exposed limestone pavement that we are told supports an extraordinary range of lime-loving native wild plants. There are two areas within Yew Tree Wood that are more open and would make ideal places to camp.

Beyond this is an area of 50 year old Beech trees that have a completely different feel to the conifers. This area is much lighter and there are many other broadleaves in growing in amongst the Beech. Natural regeneration of Beech and Ash is prolific along the edges of the woodland, and the Ash will certainly take over if you allow them.

In the spring, parts of the woodland floor are carpeted in a magnificent display of bluebells. The site is gently sloping (east facing) and the soils are fine well drained loamy soils over limestone, well suited to the Ash regeneration prolific over much of this site.

The property is accessed over a very well made forestry road, suitable for cars at all times of the year. This forest road runs up to the property and then along the western boundary with a good sized parking area.

Yew Tree Wood lies just outside the market town of

Ruthin, with easy access to the A55 Expressway to the north, or the A5 to the south. It is on the edge of a much larger forest, in a very quiet and peaceful location with other woodland on all sides.

Directions

From Ruthin town centre follow signs for Bala on the A494. About 800 metres from the last mini-roundabout on the edge of the town you will see double wooden gates on your right hand side. Just inside the gates is a sign saying "Castle Wood". These are the main gates to the forest.

The gates are kept locked and you will have to park here, climb the gate, and walk in along the forest road for almost one mile to reach Yew Tree Wood. This will take you 10-15 minutes. If this is too far for you, please call our office to arrange for an appointment for an accompanied viewing. We are sorry but we do not provide keys for unaccompanied viewings.

From the gate, follow the hard road round a couple of bends, along a straight, and then keep right where the road splits. Continue on the hard road until you get to a wooden post with a green and red painted top (point **D** on the plan). Turn left at this post along the hard forest for a further 120 metres.

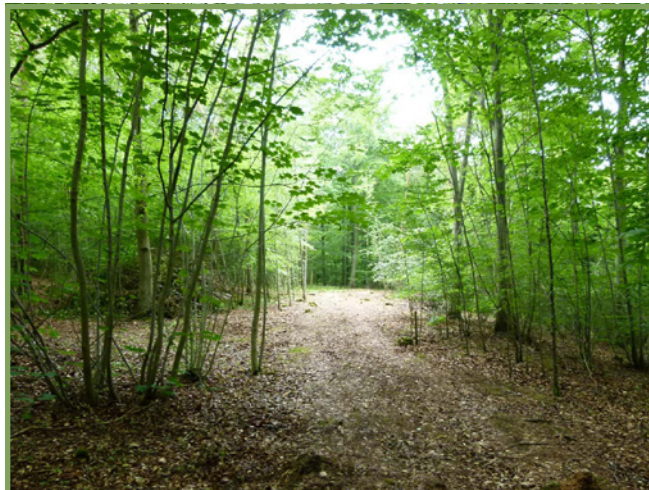
You will then see in front of you a wooden post with a green painted top. Take the left fork here (point **E** on the plan).

Continue up the forest road as it goes up a slope until you get to posts on both sides of the road painted with yellow tops. This is the start of Yew Tree Wood (marked **F** on the plan below). Yew Tree Wood is now in front of you and on your left.

Locators

Ordnance Survey Landranger series sheet: 116.
Gate: SJ 121 573.
Centre of wood: SJ 115 563.
Nearest postcode: LL15 2AA.

Yew Tree Wood, Ruthin, North Wales



Boundaries

The northern boundary is the southern edge of the grassy ride, indicated by yellow paint marks on boundaries or wooden posts with yellow painted tops.

The western boundary is the western edge of the forest road (the road is inside the sale area).

The southern boundary is the northern edge of the track, indicated at each end by wooden posts with yellow painted tops.

The eastern boundary is the western edge of the track indicated by wooden posts with yellow painted tops and yellow paint marks on boundary trees.

Sporting Rights

The woodland comes with full sporting rights and these are included in the sale.

Mineral Rights

These are reserved, but the owners of Yew Tree Wood have the right to take stone, sand and gravel for the construction and maintenance of roads, rides and fences (with the necessary permissions).

Rights of Way

The woodland owner will have a right of way from the council road and along the private forest road **ABDEF** on the plan below.

A right of way is reserved over the route **FG** for the benefit of the woodland beyond.

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.

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

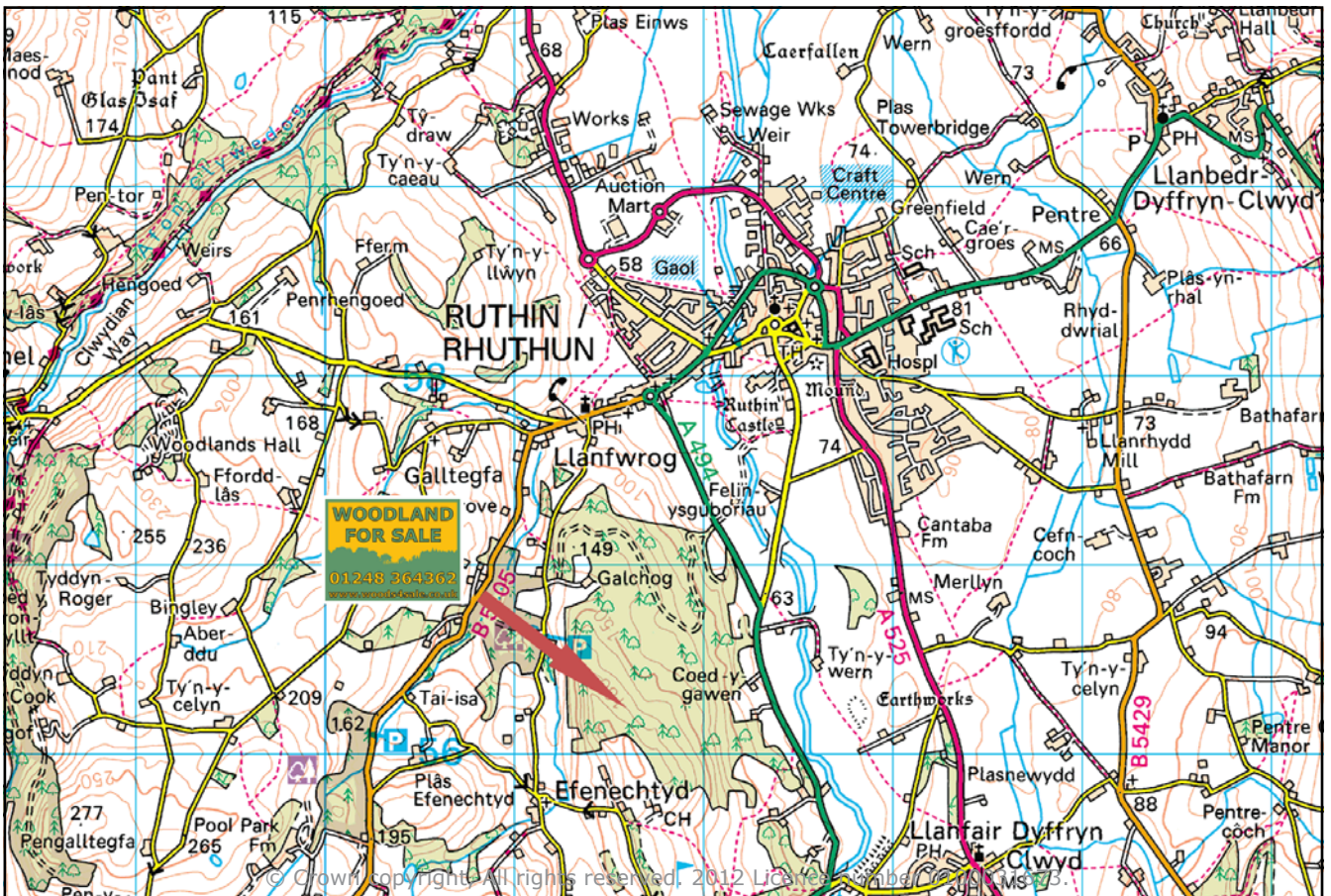
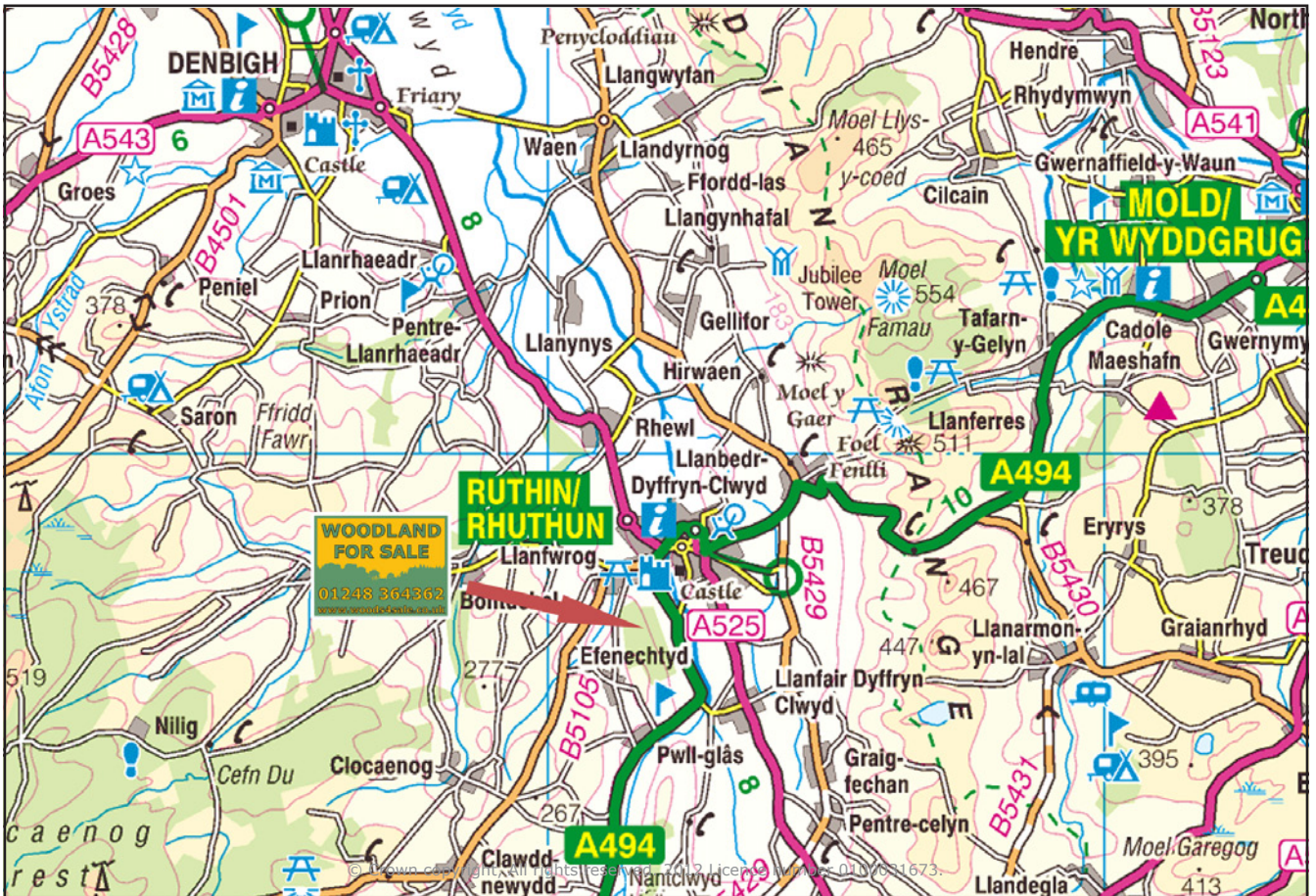
Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off 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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