



The Glade, Rhewl, Denbighshire

6.06 acres, £89,000 (freehold)



Nearest postcode: LL15 2UB **OS Map No:** 116 SJ 105 601 **What3Words:** Entrance: [///about.noun.collect](https://www.what3words.com/entry/about-noun-collect)



A beautiful mature wood with outstanding amenity.

Occasionally we get to offer a wood that really stands out from the crowd. The Glade is one such, with a range of quality broadleaves on a level fertile site with freely draining soils, excellent hard track access and inherent beauty amidst rolling countryside.

The mature stems are of excellent quality being the product of many years' careful management. The result is a wood containing trees that are both valuable and elegant, below which are swathes of seasonal bluebells that are frankly enchanting.

The Glade supports a robust mix of species – a prized attribute in times of climate uncertainty. The heart of the wood is primarily composed of beech and oak with some quality stems of both. The trees here are more widely spaced as they approach maturity giving an airy feeling to the wood. The rich ground flora also benefits from the resultant enhanced light levels. Fringing

this is a range of other broadleaf species (both coppice and maidens) including oak, cherry, sweet chestnut and sycamore. There are also a few ash stems.

Apart from a small pocket of blown stems in the northeast corner (the result of Storm Daragh at the end of 2024) the mature stems appear wind-firm. For those with a particular interest in silviculture we believe The Glade also offers an opportunity for steering the stand towards a Continuous Cover model whereby an irregular age structure is achieved through natural regeneration combined with progressive selection of individual stems over time. This ultimately enables a steady stream of productive timber while maintaining a sustainable woodland habitat.

When we visited, the woodland floor was awash with bluebells along with a range of other woodland associates including dog's mercury, wood rush, wood anemone, wild garlic and a variety of ferns.

The Glade and adjacent woods also support a broad fauna. Badgers, foxes, bats and buzzards all find a home here as do a wide range of woodland songsters. The landscape is equally rich with internal vistas complemented by beautiful framed views north across the Vale of Clwyd.

Internal access is excellent with two all-weather tracks that fan into the wood. External links are also good thanks to the proximity of the A525, whilst the A55 trunk road is just 25 minutes to the north. There is an extensive area of hardstanding at the woodland entrance – ideal for parking but equally good for timber processing and stacking forest produce.

Well-managed commercial hardwood stands also possess a high amenity value. Whichever your preference, they don't come much better than this!

Our Forester's Thoughts

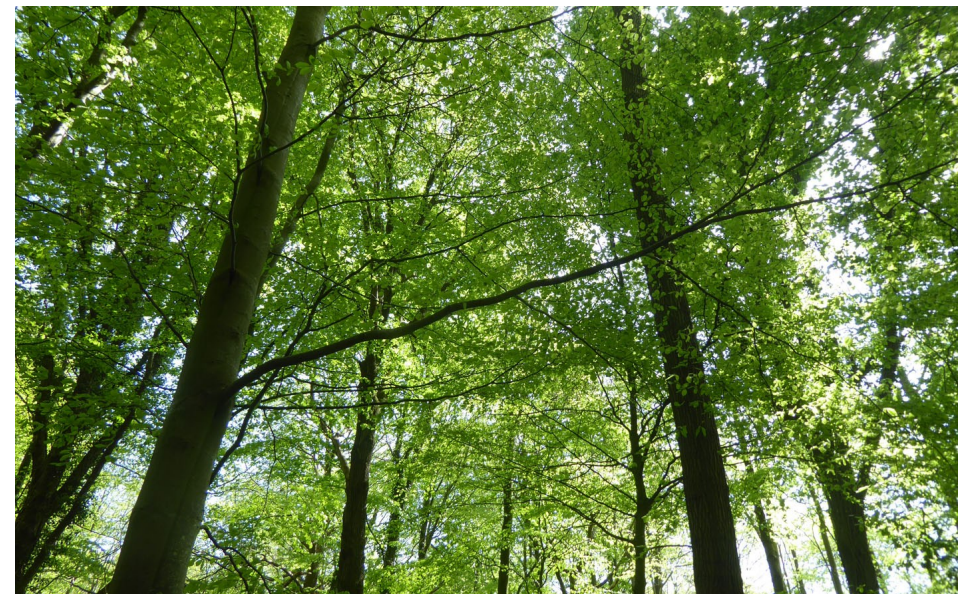
Alastair says...

"The first job would be to harvest the few fallen stems (including oak) at the north corner. I would also harvest the few ash stems which (as throughout Britain) are now sadly diseased. Firewood supplies would be assured but I'd also hope to recover some timber for milling.

In the longer-term I'd be tempted to convert the wood to a continuous cover model of management, using selective felling and natural regeneration to steer the wood towards a less regular mix of species and ages.

The opportunity for quiet recreation and enjoyment is assured whichever silvicultural model is followed"

Please remember some management operations require approval and/or a licence.



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Directions

- Leave the A55 at St Asaph and head south on the A525.
- After Denbigh continue south 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, just before a stone cottage (Point **A** on the plan).
- Drive up the stone track that runs up the hill between an avenue of trees for 350 metres.
- As you enter woodland park in the hardstanding area to your left (**B**).
- Enter The Glade by the pedestrian gate on the far side of the hardstanding (between two larger wooden gates).

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.

Rights of Way

- *There is a right of way for all purposes at all times over the track **AB**.*
- *A right of access is reserved to adjacent properties over the routes **BC** and **BE**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *There are no public rights of way in the woodland.*



Boundaries

- The north boundary (**BC**) is the field-edge fence.
- The east boundary (**CD**) is the west side of the path, periodically marked by white-topped posts.
- The south boundary (**DE**) is the north side of the path, periodically marked by white-topped posts.
- The west boundary (**BE**) is the west side of the hard track, periodically marked by blue-topped posts.

Sporting Rights

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

Mineral Rights

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

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

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

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

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 (please ensure you have funds in place before doing this):

- *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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



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Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

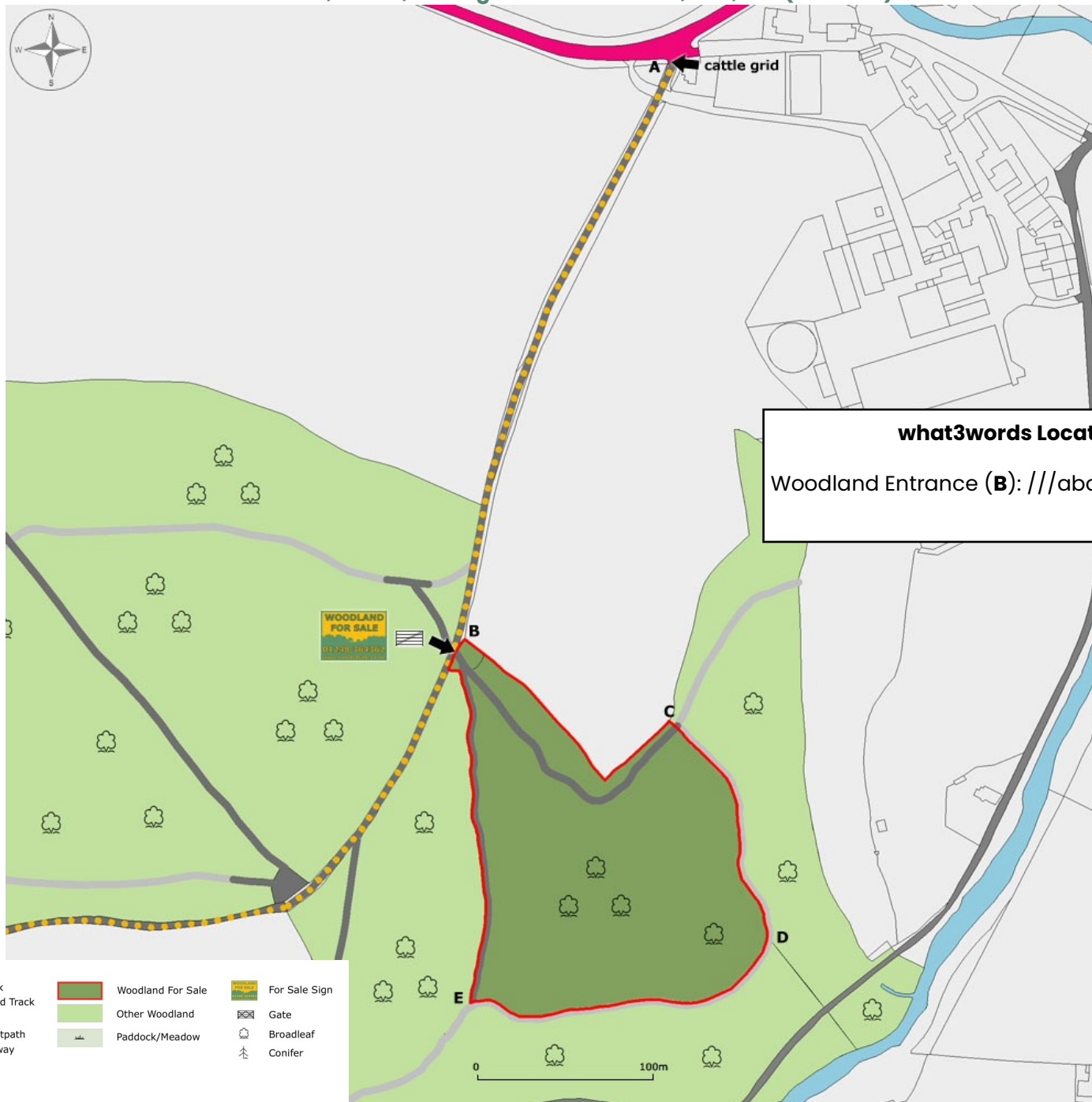
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Legend

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		

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