



Higs Wood, near Ross-on-Wye, Herefordshire



1.81 acres, £39,500 (freehold)

Nearest postcode: HR9 7RG **OS Map No:** 149 SO 640 289 **what3words:** Centre of Wood: ///blazers.mocking.pave



A woodland with significant conservation and amenity potential tucked away in the stunning Wye Valley.

Within the stunning Wye Valley National Landscape, an area of outstanding natural beauty, immortalised by JMW Turner and William Wordsworth, Higs Wood is part of a larger remnant of Ancient Woodland – a hidden gem with quality timber and great amenity potential.

The canopy is dominated by Douglas fir, renowned for its quality timber, with the mixed broadleaf component being made up of ash, oak, sycamore, hazel and cherry. The woodland is a great habitat for birds, and one can observe goldcrest flitting among the dappled sunlight of the firs, looking for spiders. Fallow deer, badgers and red kites are all regular visitors to Higs Wood.

The woodland is flat to gently sloping, well drained and is accessed by a surfaced track suitable for year round use, just off the A449 to Ross-on-Wye.

Higs Wood is surrounded by agricultural and other woodland, so has a wonderfully remote feel, yet is well accessed by the wider road network.

Our Forester's Thoughts

Harry says...

"I would like to thin some of the Douglas fir and perhaps get a mobile sawmill brought in to process the timber into some useful lumber for building projects such as a small tool shed and perhaps a covered seating area."

Once these areas have been opened, I would think about putting some temporary fencing around them to protect any regenerating trees from browsing. I would supplement the natural regeneration with some enrichment planting of native broadleaves of local provenance to restore this Ancient Woodland to its former glory!"

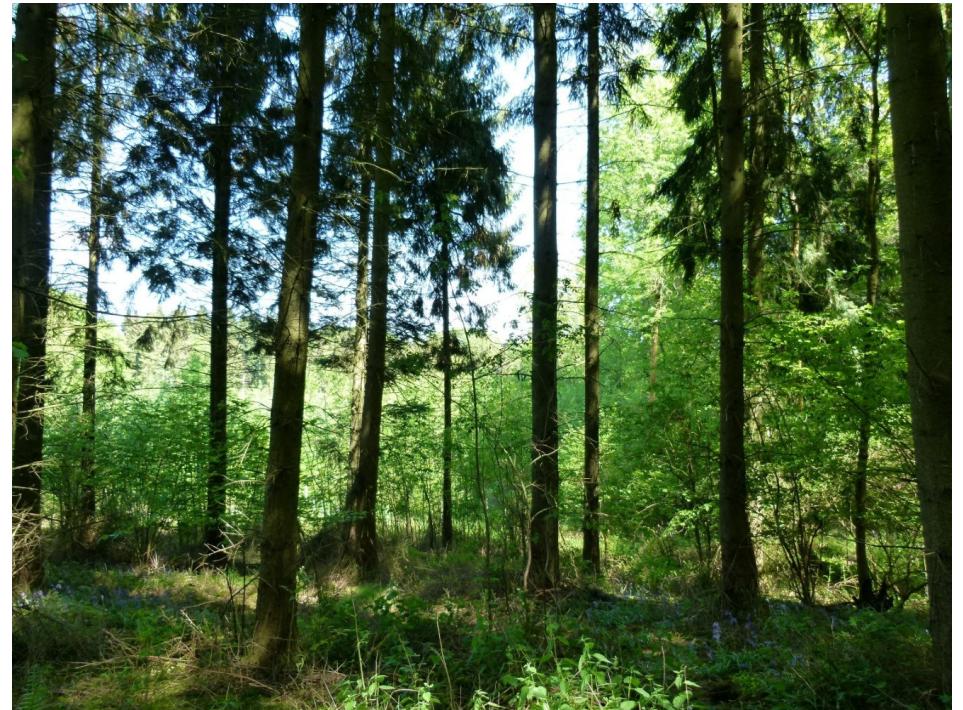
Please remember some management operations require approval and/or a licence.

Directions

- Leaving Ross-on-Wye, exit the roundabout onto A449.
- Continue on the A449 road for 3.2 miles.
- You will see a metal gate with a 'Private Keep Out' sign on the right, just after the left hand (Point **A** on the plan).
- Park in the layby here and walk down the track for 305 metres.
- You will see a wooden post on your right painted white and blue, this is the start of Higs Wood (point **B** on the plan), however if you continue along to **C**, this is a good place to access the woodland.

Rights of Way

- *There are no public rights of way within the woodland.*
- *There is a right of way at all times and for all purposes along the route **ABCD**.*
- *A shared maintenance clause covers all the rights of way.*



Boundaries

- The southwest boundary is indicated by white paint on trees and wooden posts.
- The southeast boundary is indicated by red paint on trees and wooden posts.
- The northeast boundary is indicated by green paint on trees and wooden posts.
- The north boundary is the inside of the track, indicated by blue paint on trees and wooden posts set back slightly from the inside edge of the track.

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.



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. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

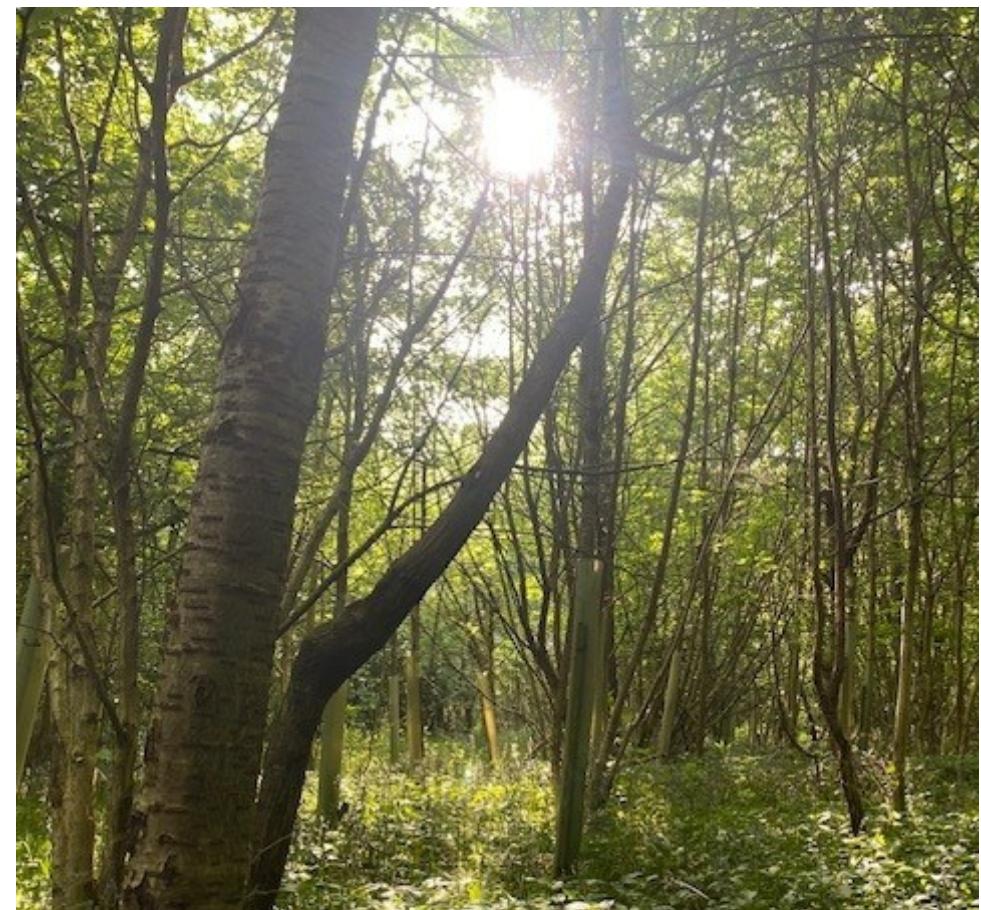
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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

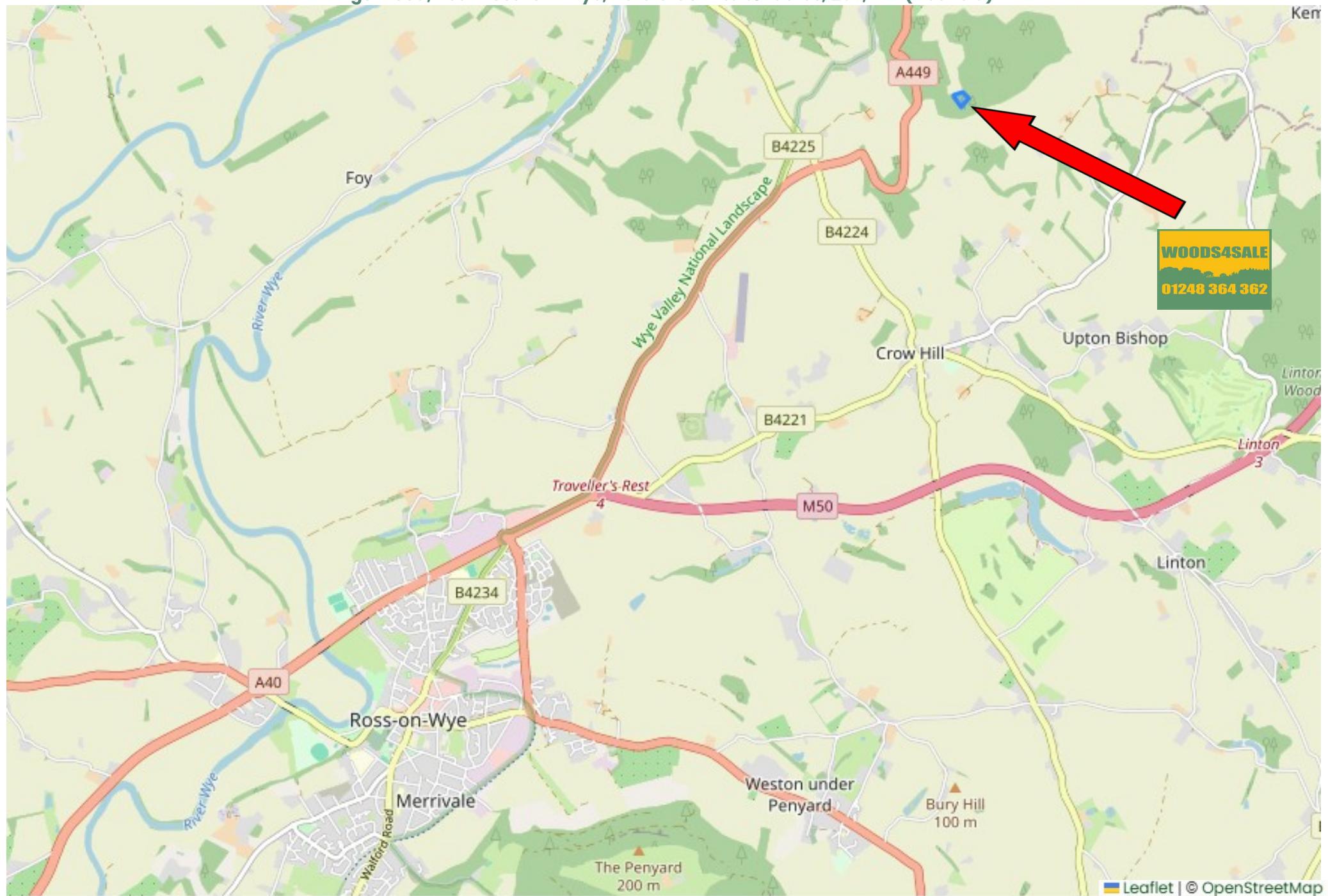




Disclaimer

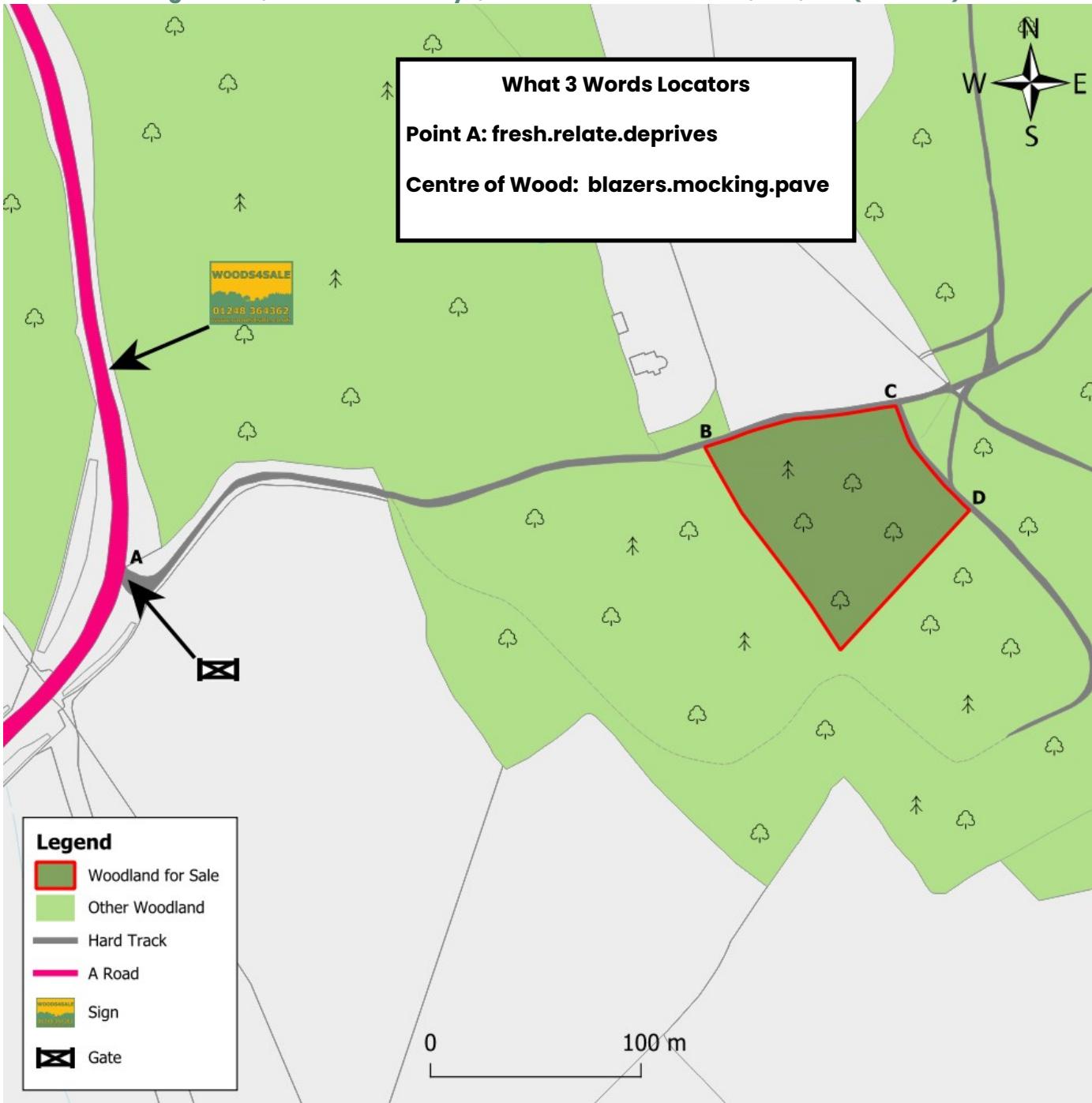
Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility 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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