



Craig Farm Wood, Ross-on-Wye, Herefordshire



Woods4Sale

3.49 acres, £30,000 (freehold)

Nearest postcode: HR9 5SF **OS Map No:** 162 SO 601 208 **What3Words:** Entrance: [///seagulls.origins.grazes](https://www.what3words.com/?q=///seagulls.origins.grazes)



A stunning example of mixed, productive woodland, based in the stunning Wye Valley National Landscape.

Nestled in a secluded combe, part of the wider Wye Valley AONB, Craig Farm Wood has a wonderfully wild atmosphere, and the tall, majestic Douglas Firs create an exotic, North American feel – as the dappled sunlight filters down through the pines, one could imagine being in the Pacific Northwest.

The rock formations within the gently sloping terrain are covered in mosses, bryophytes and pennyworts, testament to the air quality and fertility of this land. On a messy jumble of sticks high in a pine tree, a buzzard sits on a couple of eggs whilst a male wren busily flits through the undergrowth, looking for a nest of his own.

The canopy is dominated by firs, but there are also pine, hemlock, and hazel, along with some sycamore, ash and oak to be found here. The forest floor has

a delightful smattering of bluebells, celandine, herb Robert and wild garlic.

There are some lovely, straight firs here, which would have significant value if nurtured well. Equally, this is an ideal setting to establish this woodland as a thriving, diverse place for wildlife.

Access is taken from a minor road, via the farm drive and along a surfaced track, beyond this there exists a legal right of vehicular access, however it is only currently accessible on foot – although perhaps possible with an ATV (All Terrain Vehicle) or compact tractor. With work, vehicular access could be established by a new owner.

Our Forester's Thoughts

Harry says...

"I would continue to thin out some of the sub-dominant trees over time, making use of the fine timber by establishing a small-scale sawmill on site. By using a winch to extract timber up the slope, one could be fairly productive with little impact to the surrounding area.

By focusing on clearing rides and glades within the woodland I could encourage natural regeneration alongside enrichment planting to build diversity and resilience into the woodland for the future.

I would use the timber from my trees to create a platform to camp and sit upon, looking out on the incredible views over the Wye Valley!"

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

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Directions

- From Ross-on-Wye, head south on the B4234 Walford Road for 1.7 miles.
- Turn left into unnamed road through Coughton Village.
- Continue along this road for 0.6 miles.
- Pass the Wye Valley Farm shop on your left.
- Continue for 0.2 miles.
- Turn right onto private drive for 'Craig Farm'.
- You are now at point **A** on the plan.
- Continue along the driveway track for 200 metres.
- You are now at point **B**, please park here without blocking access and continue along the footpath to reach the northern boundary of the wood.

Boundaries

- The northern, southern and western boundaries are indicated by an old round wire fence
- The eastern boundary is indicated by orange paint on occasional trees



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

- *A public right of way runs along the northern and southern boundaries of the woodland.*
- *There is a right of access over **ABC**, although currently only accessible on foot beyond **B**.*

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Sporting Rights

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

Mineral Rights

The mineral rights are included in the sale except where 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. operate any business from the woodland
- vi. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

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



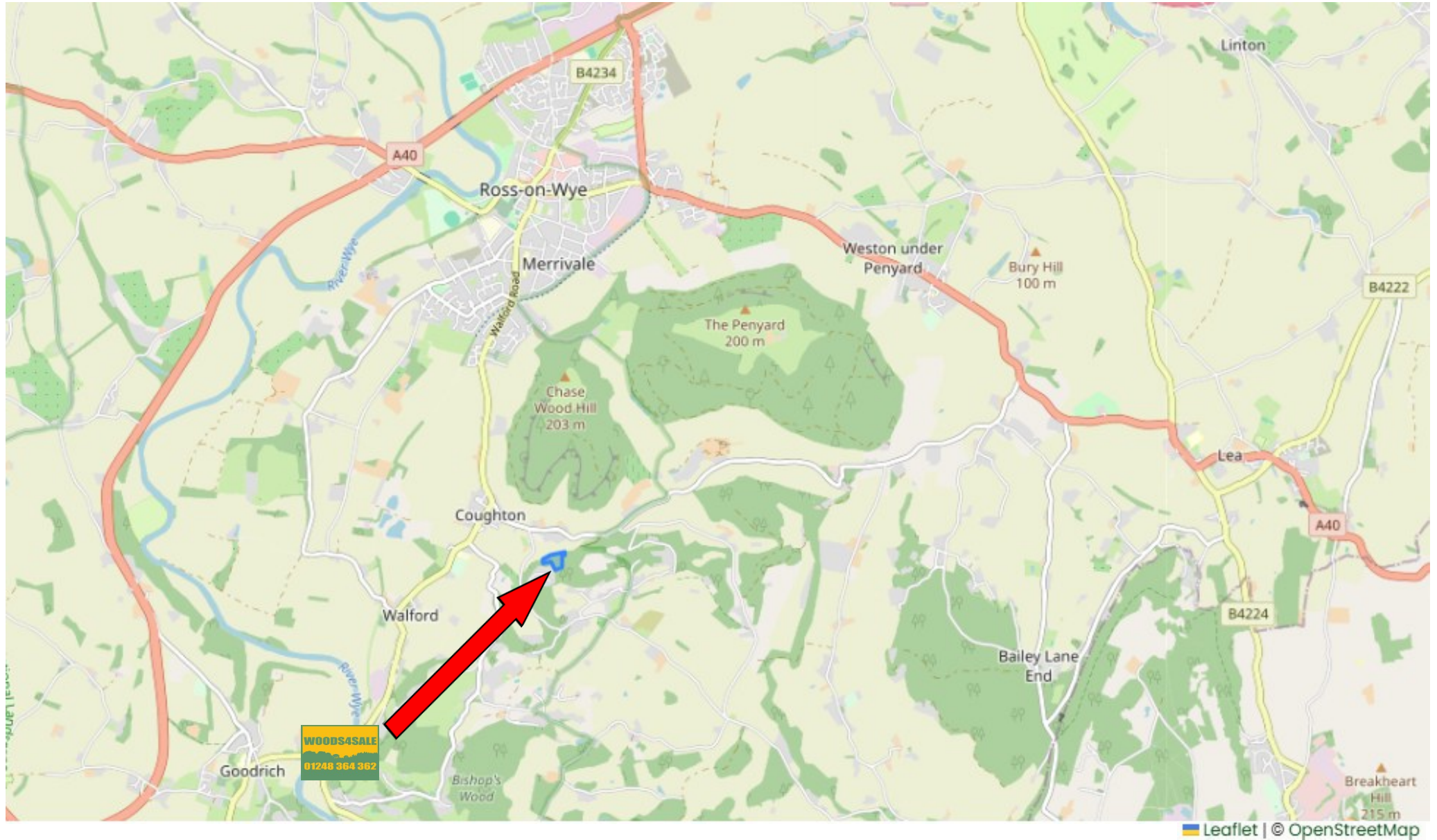
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Disclaimer

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.

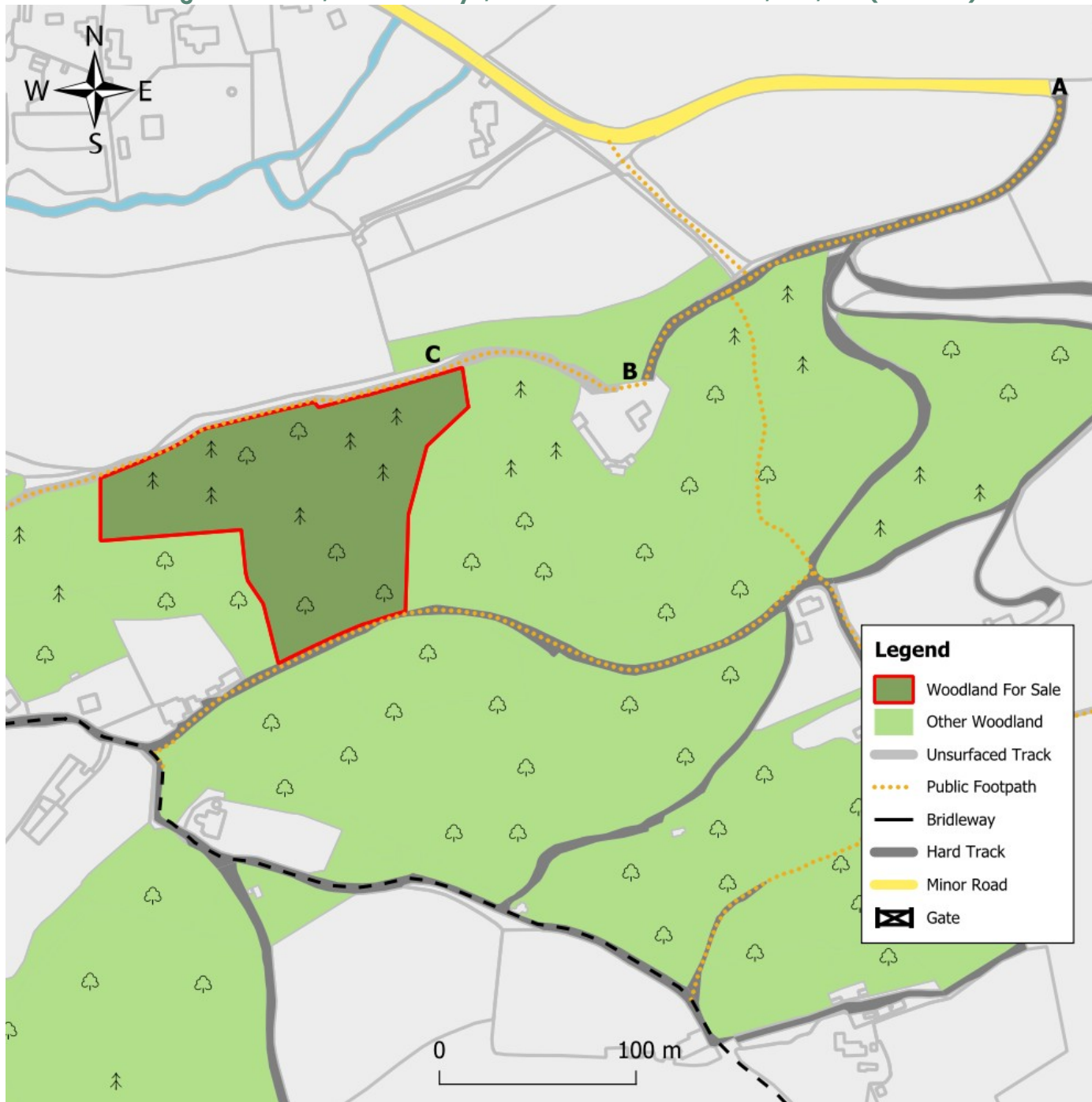
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