



## **Badger Wood, Bronington, Wrexham**

**26 acres, Offers in the region of £136,000 (freehold)**

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**Woods4Sale**

**Nearest postcode:** SY13 3HU **OS Map No:** 117 SJ 479 392 **what3words:** Roadside gate (A): [///shin.congratulations.ironclad](https://www.what3words.com/#!/shin.congratulations.ironclad)

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### ***A unique intertwining of woodland, wetland and fen offering an opportunity to nurture and enhance a thriving diverse landscape.***

Badger Wood is a unique offering characterised by the mixture of habitats contained within its borders. A mosaic of bluebell carpeted woodland and wetland areas, this site presents the opportunity to become the steward of your very own thriving nature reserve. The woodland canopy comprises of birch, and some mature oak, with alder and willow in the wetter areas and hazel and some holly making up the shrub layer.

The central pond and surrounding wetland area is home to grey heron, wildfowl, woodcock and partridge, and is the perfect hunting ground for barn owls and raptors. The ground is awash with water mint, sedge, rushes and the charmingly named corky-fruited water dropwort, which supports a variety of invertebrate life including numerous butterflies.

Mammals regularly seen in the area include voles, hare, stoats, field mice and several bat species, as well as the resident badgers making use of the extensive and well-used sett located in the wooded area. A small hide could easily be sited amongst the trees and would make the perfect spot to watch the amazing diversity of wildlife whilst sipping on a cup of hot tea.

Badger Wood is accessed via a firm, but unsurfaced agricultural track from the road. There is a large, gated entrance allowing for vehicle access in a suitable 4x4, which is accompanied by a smaller pedestrian gate. There is a secondary area of woodland to the southeast which is accessed on foot through other woodland. Lying near the border, Badger boasts great connections to both Wales and England, with the historic and well-appointed city of Wrexham just 25 minutes to the north and Whitchurch being a short drive to the east.

Not only is this a brilliant space to partake in some wild camping and bushcraft, as a rich and diverse landscape Badger Wood could be the perfect location for those looking to inspire and share the joy of the outdoors with others by hosting a nature connection event or forest school.

**Our Forester's Thoughts**

**Harry says...**

*"I would think about creating an area of hardstanding at the entrance to the woodland to park a couple of vehicles or even site a camper van for some wild camping nights.*

*To make the most of the abundance of wildlife and the secluded location of Badger Wood, I would build a couple of wildlife hides throughout to allow me to spend my mornings, evenings and nights immersed in the natural wonder of this site.*

*I would maintain some pathways for easy access and think about creating some raised boardwalks through the wetlands and pond to get up close to the wildlife all year."*

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



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### Directions

#### From Bronington Village, Wrexham

- From the village centre, head west on School Lane.
- After 100 metres, turn left onto Grange Road.
- Continue on Grange Road for 0.5 miles.
- You will pass a large farm on your right, and then the steel gateway at point **A** on the plan will be on your right as the road bears sharply to the left.
- Please park by the gate, keeping access and the road clear, and continue on foot.
- Head through the gate and walk along the footpath due west for around 200 metres, passing a mature oak tree on your right about 100 metres in.
- You will arrive at another steel gate with a sign saying 'Badger Wood'. You are now at the eastern boundary of Badger Wood, point **B** on the plan.

### Rights of Way

- *There is a right of way for vehicles at any time, for any purpose over route **AB**.*
- *There is a public right of way which traverses the woodland.*
- *The separate section of woodland to the south is accessed on foot only over the route **CD** on the plan.*



### Boundaries

- The woodland boundaries are indicated on all sides by stock fencing with agricultural land beyond, this includes the separate section to the south.

**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.**

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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 excluded from the sale with a provision for compensation if exercised.

### Fencing Liabilities

There are no known fencing obligations.

### Residential Planning Permission

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

### How To Buy

*This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):*

- *The name of the woodland and the offer you wish to submit*
- *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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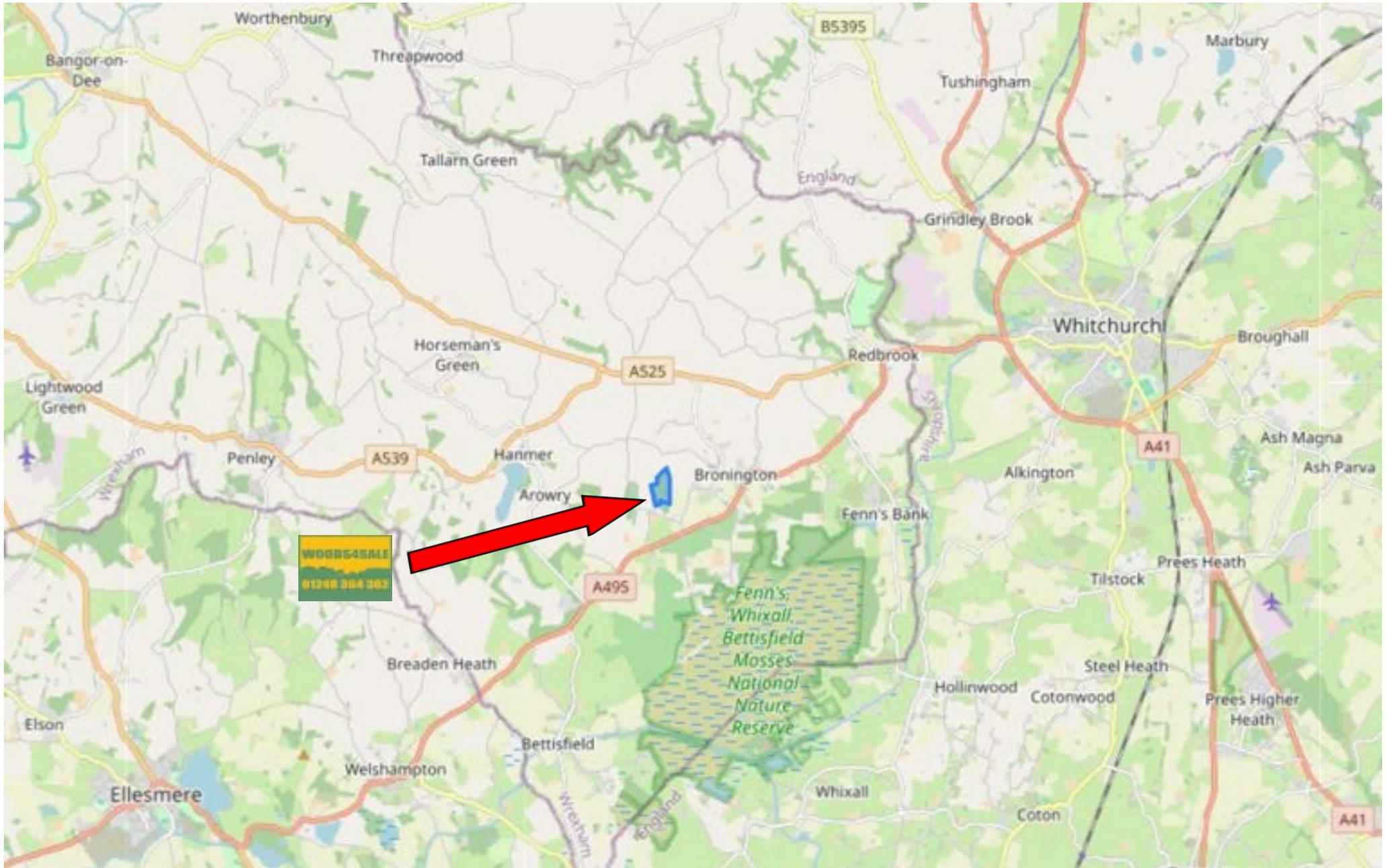


**Disclaimer**

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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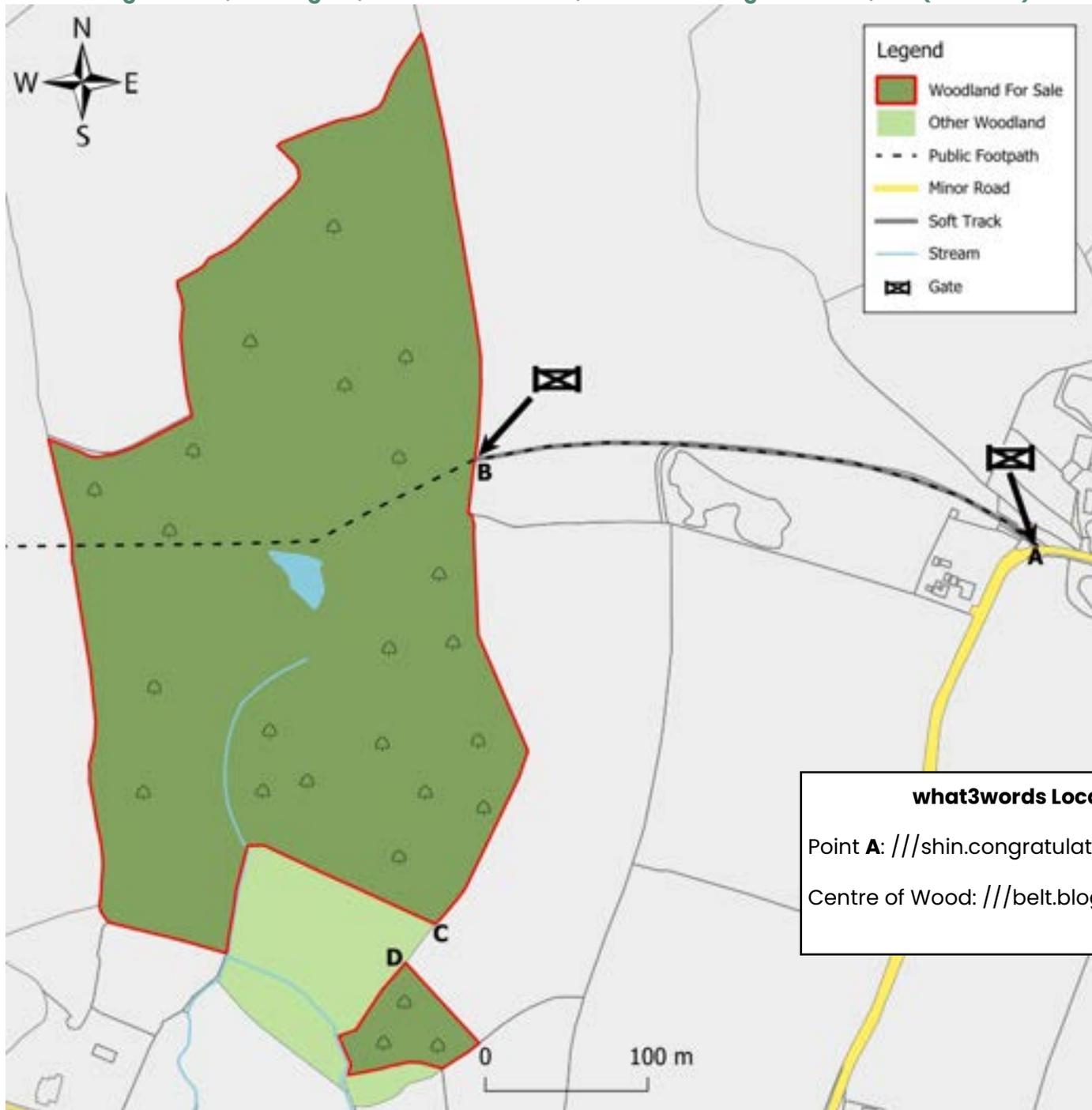
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**Woods4Sale**

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