



FREEHOLD FOR SALE BY PRIVATE TREATY

80.90 Acres (32.74 Hectares)

Ddol Isaf

Llangollen, Denbighshire, North Wales

Offers Around £200,000 are invited for this property

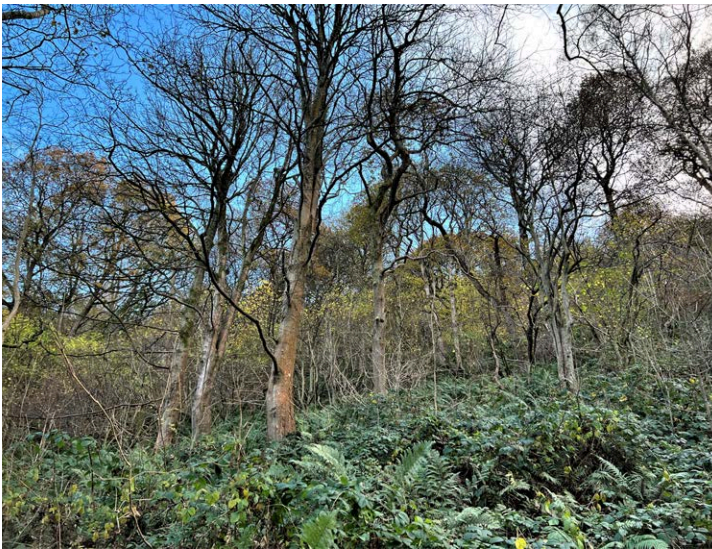
OS Grid Ref: SJ257409 Lat/Long: 52.960741,-3.107472 Nearest Post Code LL20 7PU

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared December 2021.

LOCATION

Ddol Isaf is located on the southern side of the A5 just 3 miles east of Llangollen in North Wales. The wood is best approached from the east and inspection is possible on foot after parking at point A on the sale plan.

DESCRIPTION

Ddol Isaf is situated on a north facing slope bordering the A5. Access is adequate via 3 main entry points. These are shown on the sale plan at points A, B and C. Points A and B are vehicular and direct off the A5 and point C is a pedestrian access point that is accessible off a bridleway. Access within the land is via 3 main trackways that crisscross the land and connect the higher land to the lowest paddock against the A5. These tracks have recently been cut and are suitable for 4x4 vehicles, within the wood only, and with care. On a first visit we recommend walking the tracks, having parked at point A.

Soils are fertile brown earths lying above shale as is typical in this part of Wales. This, in addition to the ample rainfall that occurs in this location, combines to create a tree growing site with huge productive potential.

The woodland cover has gradually been increasing on this land for most of the latter half of the last century. The property which was once almost 100% grazing land has been steadily naturally regenerating with native broadleaves for a number of decades. As a result there is a fascinating mix of age and species present. The oldest oak and ash trees that form the lower and middle most wooded part of the slope are fully mature and ready for thinning or clearfelling according to a new owner's objectives.

In the spring this area of Native Woodland is a riot of colour from the large areas of wild flowers including bluebells. Younger trees and dense undergrowth occupy the lowest field next to the A5 and a new owner might decide to thin or clear an area to be replanted or restored to open meadow.

As you walk along the track that initially heads west towards Llangollen the views of the Vale of Llangollen and its famous historic landscape increase in range until eventually you come into open bracken land at around 300m elevation. This open former common land has the potential to be cleared and planted with productive trees subject to consent from Natural Resources Wales (NRW).

The land shown shaded pink on the sale plan is classified as common land. The vendor is the sole Commoner and the Commoner's rights will pass to the new owner who, as sole Commoner, can plant the area as needed. Common land is subject to the Countryside and Rights of Way Act 2000 (CROW).

FENCING

There are no known fencing liabilities.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale except where they are reserved to a former owner on the former meadows adjacent to the A5.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of neighbouring landowners over the route shown AX on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the Mineral reservations and Commons Rights as detailed.

VIEWING

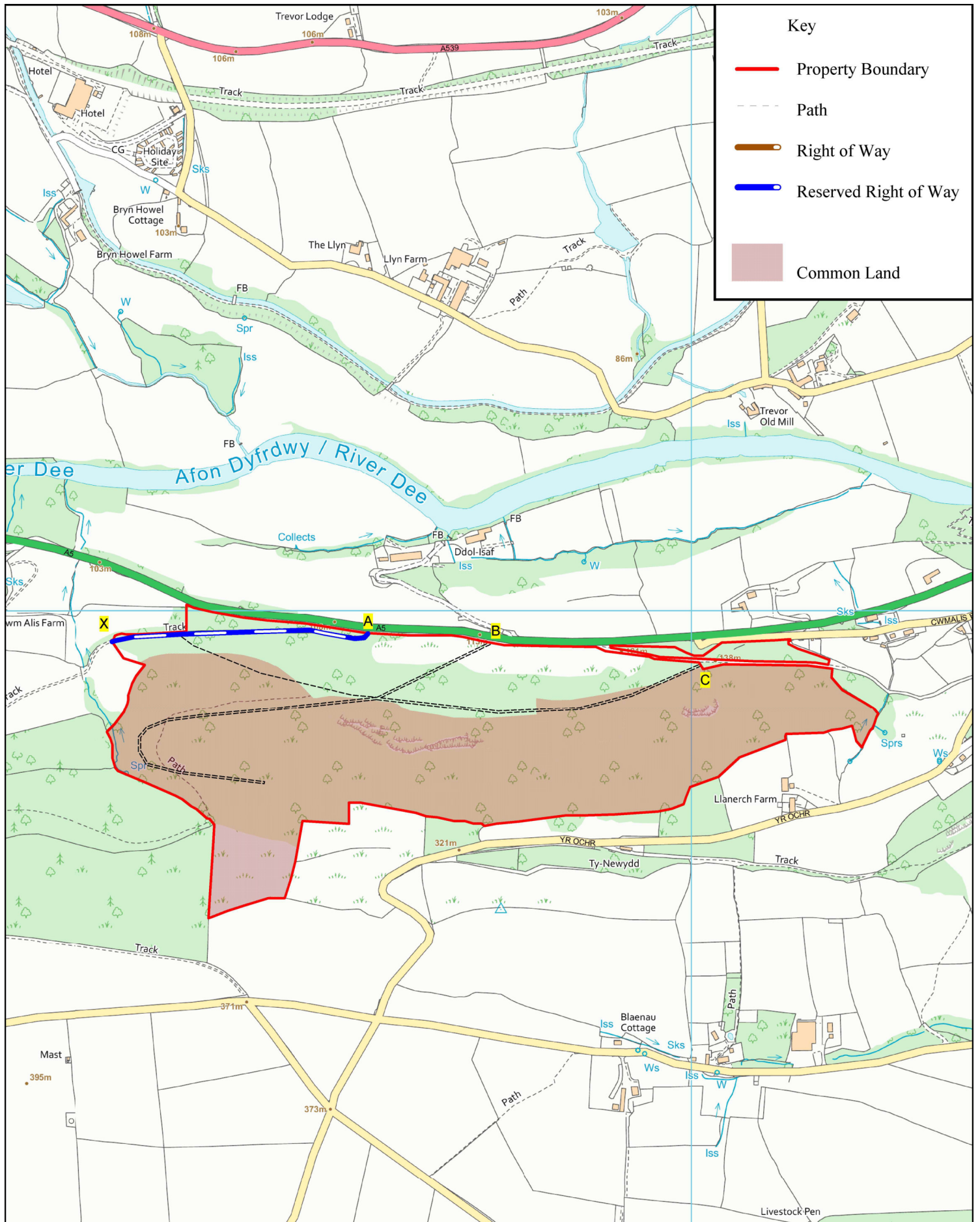
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Ddol Isaf is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk



Key

- Property Boundary
- - - Path
- Right of Way
- Reserved Right of Way
- Common Land

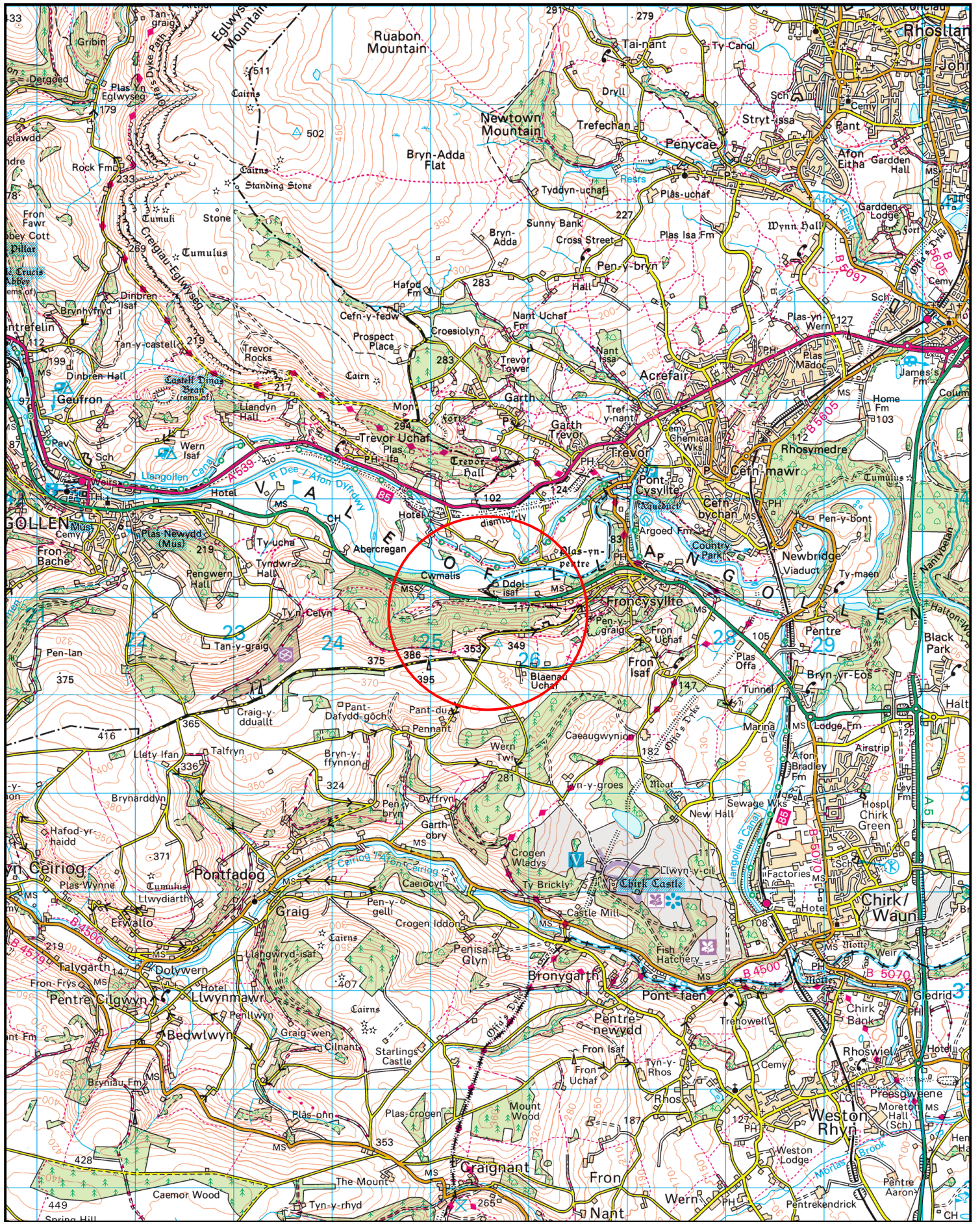
Ddol Isaf

Location SJ 256 408
 Scale 1:8,000 @ A4
 Drawing No. P7208-05
 Date 08.12.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Ddol Isaf

Location SJ 256 408

Scale 1:50,000 @ A4

Drawing No. P7208-06

Date 08.12.21



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DDOL ISAF

Llangollen, Denbighshire, North Wales



Tustins

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