

Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938
info@tustins.co.uk

Corbett & Co

Chartered Surveyors

Tel: 01544 322220
ben@corbettsurveyors.co.uk



FREEHOLD FOR SALE BY PRIVATE TREATY

41.02 Acres (16.6 Hectares)

KILN GROUND WOOD

The Wood Road, Whitney on Wye, Herefordshire

Offers Around £300,000 are invited for this property

OS Grid Ref: SO270483 Lat/Long: 52.1287°N -3.0677°W Nearest Post Code HR3 6HT

What 3 Words: suave.extremely.suppose

Joint Selling Agents

Tustins Chartered Forestry Surveyors
Unit 2, Park Farm, Akeman Street
Kirtlington, Oxfordshire OX5 3JQ
Tel. 01869 254938 miketustin@tustins.co.uk

Corbett and Co Chartered Surveyors
Newchurch Farm, Kinnersley,
Hereford HR3 6QQ
Tel. 01544 322220 ben@corbettsurveyors.co.uk

Find more woodland properties for sale on our website

www.tustins.co.uk

www.tustins.co.uk

LOCATION

The woodland is situated 1 mile to the north of Whitney on Wye 16 miles from the edge of Hereford. All distances are approximate.

DESCRIPTION

Kiln Ground Wood is a prize-winning delight for those interested in the silviculture and development of oak and other native species as a potential timber crop. In 2014 the woodland's owners were awarded the Herefordshire Shield for excellence in forestry.

The wood is stocked with a variety of principally oak trees at various stages in their development from young trees situated in the centre of the wood to mature specimens on the northern edge of the wood. The majority of the wood is stocked with trees that were planted around 30 to 40 years ago and have now entered their thinning phase. The current owners have thinned the wood beautifully as the tree size and quality has allowed, and thinning will probably be required again soon. In addition to oak the wood has a proportion of birch and cherry mixed through the wood. Hazel is also a prolific feature in the older part of the wood.

The current owners have encouraged a local woodsman to coppice and use the hazel stools in the northern corner of the wood for the manufacture of hazel hurdles in the past. The shelter where these were made is still present just beside the main track. Charcoal burning has also taken place.

Access to the wood is via a main entrance and stacking area, point X on the sale plan. There is a further old and currently unused entrance that could be redeveloped by a new owner, shown as point Y on the sale plan.

Internal rides are mainly unsurfaced tracks which serve the wood well. These are well maintained and have been cut on an annual basis.

The northern edge of the wood slopes down to the Millhalf Brook which borders the Brilley Green Dingle Nature reserve run by Herefordshire Wildlife Trust. This should help to bring further opportunities for conservation into the woodland ownership boundaries.

The wood is classified as Ancient and Semi Natural Woodland (ASNW). This classification refers to woodland believed to have been under continuous tree cover since before 1600 AD. On the ground this equates to carpets of bluebells in the late spring as well as the presence of wildlife such as dormice and bats.

Several species of breeding birds are also present such as Pied flycatcher, Spotted flycatcher, Woodcock, Cuckoo, Wood Warbler, Blackcap, Chiff Chaff, Tree Creeper and Nuthatch.

It is understood from the owners that otters are present in the vicinity of the Millhalf Brook.

This wood is also known as a location for the rare parasitic plant Greater broomrape which will fill the air with its unusual "aroma" in late May.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. Technically these are let on a long lease until 2028 in favour of three persons who are now believed to be deceased. No rent has been paid since the year 2000 and it is therefore assumed that the sporting rights are now in hand.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

V.A.T.

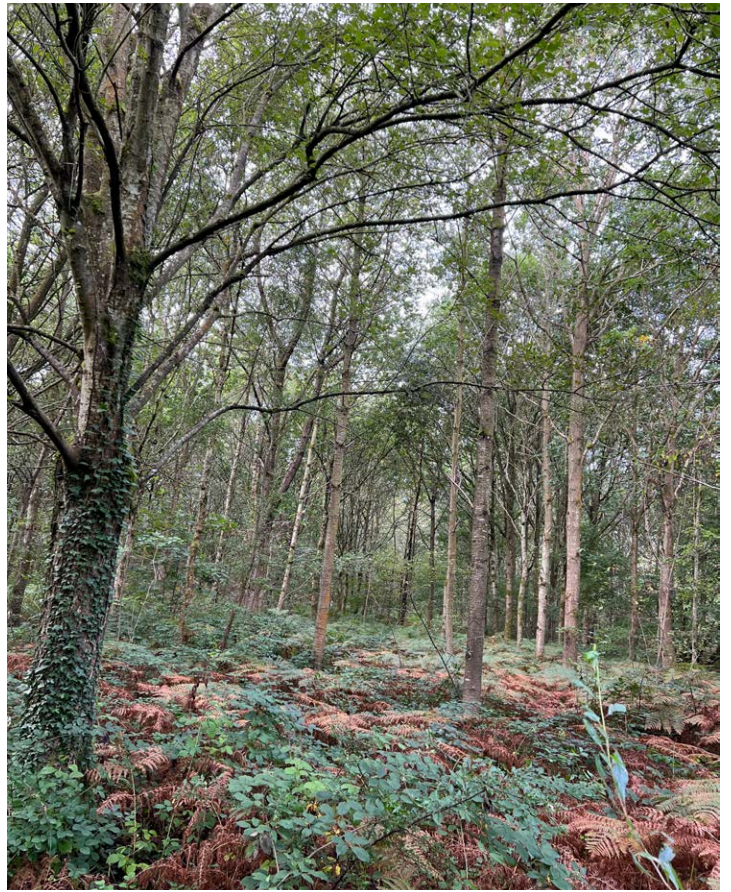
The sale of the woodland is not subject to VAT.

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.





IMPORTANT NOTICE

Tustins Group Ltd and their joint agent 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, their joint agent 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, their joint agent nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property. Particulars prepared November 2023.



PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself 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.

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. The entrance gate is locked. Please contact the Selling Agents for the lock code.

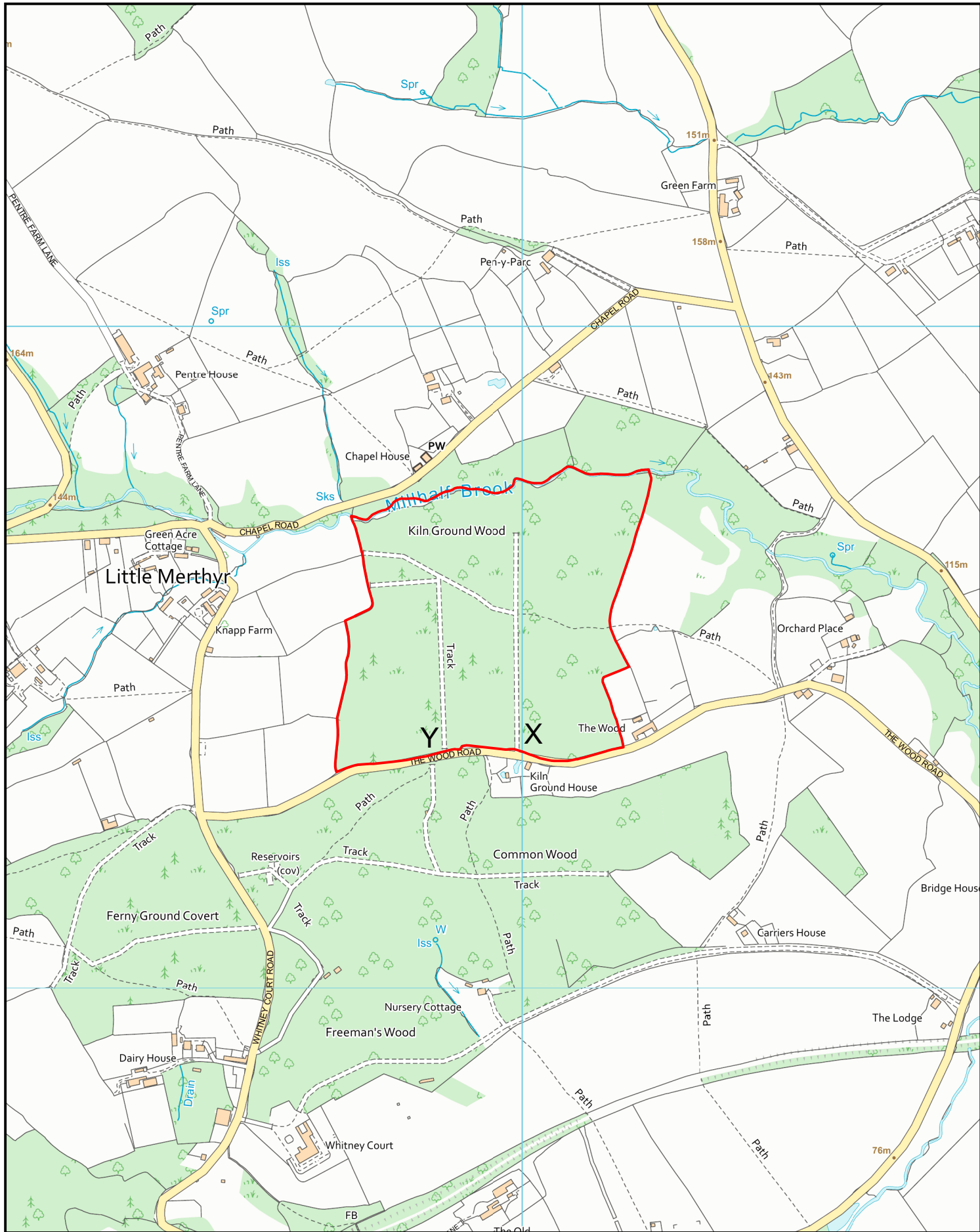
METHOD OF SALE

Kiln Ground Wood 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





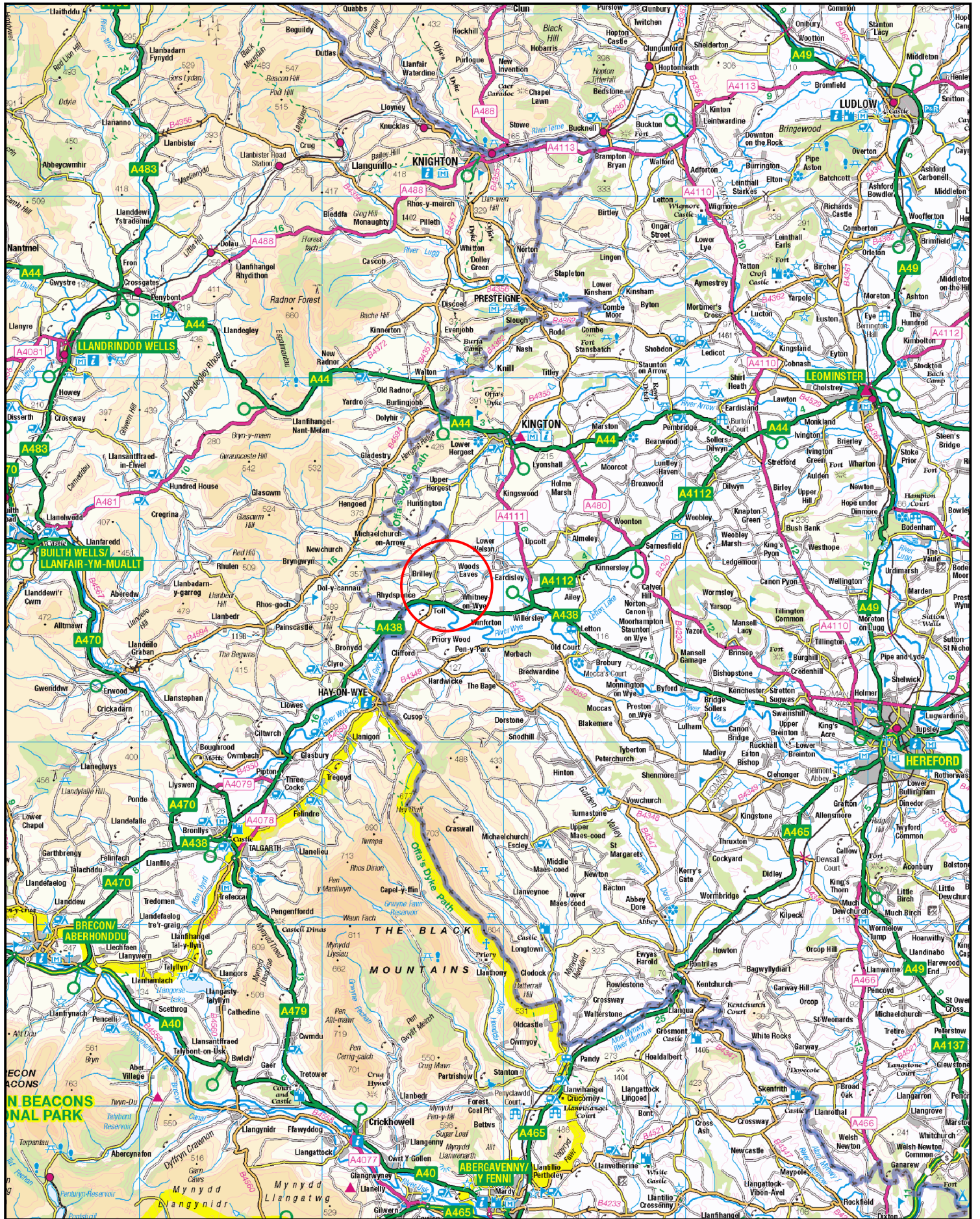
Kiln Ground Wood

Location SO 269 485
 Scale 1:7,500 @ A4
 Drawing No. X21073-01
 Date 21.11.23



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:10,000
 mapping with the permission of
 the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416



Kiln Ground Wood

Location SO 269 485

Not to Scale

Drawing No. X21073-02

Date 21.11.23



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:250,000
 mapping with the permission of
 the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416

KILN GROUND WOOD

The Wood Road, Whitney on Wye, Herefordshire



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938
info@tustins.co.uk

Unit 2, Park Farm, Akeman Street,
Kirtlington, Oxfordshire OX5 3JQ



Corbett & Co

Tel: 01544 322220
ben@corbettsurveyors.co.uk

Newchurch Farm, Kinnersley
Hereford HR3 6QQ

www.tustins.co.uk

www.tustins.co.uk