

## HIGH MEADOW & CRAIGHILL WOOD

Skenfrith, near Monmouth, South Wales

Offers Around £1,200,000 are invited for this property

175.06 Acres (70.85 Hectares)

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# High Meadow & Craighill Wood

Location SO 422 228  
Scale 1:90,000 @ A4  
Drawing No. W16788-02  
Date 11.03.22



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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# High Meadow & Craighill Wood

175.06 Acres (70.85 Hectares)

**FREEHOLD FOR SALE BY PRIVATE TREATY**

OS Grid Ref: SO 430224 Lat/Long: 51.897852,-2.828968 Nearest Post Code: NP7 8LG  
what3words: screening.sedated.slyly

**Offers Around £1,200,000 are invited for this property**

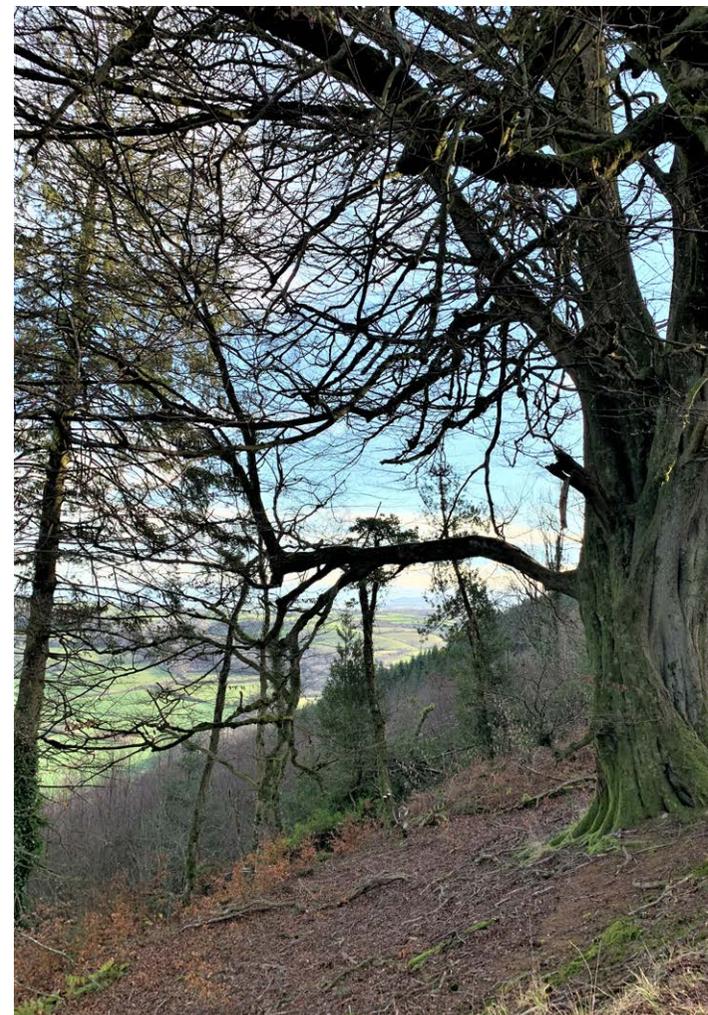
High Meadow & Craighill Wood offers investors the opportunity to own a mixed woodland with a significant amount of harvestable Douglas fir and mixed regenerating broadleaves set in a delightful Monmouthshire location.

## **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

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#### **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 March 2022.

## LOCATION

Central to the towns of Monmouth, Abergavenny, Pontrilas and Ross on Wye, the woodland sits in a stunning location just inside the border in Wales. Its north facing position overlooks the River Monnow, Grosmont Castle and Garway Hill from across the beautiful valley.

## DESCRIPTION

High Meadow & Craighill Wood is a highly productive woodland that has been in a period of transformation for a number of years. Over time the almost 100% conifer stocking has been adjusted to present a more diverse and multi-purpose forest.

Today approximately one third of the woodland area, around 23 hectares, is stocked with mature 1970s and 1980s Douglas fir and 4.7 hectares of mature Sitka spruce. These crops now present an opportunity for significant timber revenue. This could be generated by either selective thinning or clear felling, subject to an appropriate management plan and felling licence. The current crop has recovered well to the thinning undertaken around 10 years ago and is now standing quite heavy. Douglas fir timber exhibits the best structural and decay resistant properties of all the tree species and is highly valued in timber markets. With good access roads and close vicinity to timber mills harvesting the wood will also benefit from lower haulage costs and a very good return to the owner.

The remaining two thirds of the wood is a selection of young conifers and broadleaves. At 8 and 10 years in age they are well established hosting birch, oak, ash and some conifer regeneration. Approaching pole stage these young trees are dense in number and have almost achieved canopy closure.

A silvicultural thin will provide space for the remaining trees to grow and will produce valuable firewood from the residues, nurturing these trees to once again becoming a native woodland.

The broadleaved restocking has focused on areas of the woodland that are designated as PAWS (Plantation on an Ancient Woodland Site). To this end the current owner has recently planted a further 500 cell grown oaks. There remains significant opportunity to further restructure the tree cover to develop commercial forestry alongside these native woodland areas.

The woodland is steep in places and has an average elevation rising from 120 to 300 metres. However, 90 percent is accessible by wheeled and tracked harvesters.

The wood has numerous access points, two into the wood from the council road, and others providing access via rights of way over adjoining farmland. The various access points are labelled on the sale plan A, B, C, D. The points B,C,D are rights of way over adjoining farmland. The main access, point A, has a wide bellmouth and is hard stoned, suitable for timber lorries. Along this track there is a loading area and passing points conveniently located for timber extraction. This good quality track has a slight gradient following contours and approaches the centre of the wood. From the end of this stone track are a network of unsurfaced tracks that access all other parts of the wood. Beneath the brown mineral soils lies a rocky substrate that forms a firm base for these tracks. They are suitable for harvesting machinery.

From a long-term management and investment perspective, the woodland would see a significant benefit from restructuring to emphasise the commercial timber potential in addition to the broadleaved areas.

Furthermore, the woodland's location close to several major timber mills will increase the returns from timber harvesting.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are let until 30 April 2023, but there is a break clause in the agreement so a new owner may choose whether to continue the contract or not.

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

## FENCING

The woodland owner is responsible for a section of fencing on the southern boundary which will expire in 2058. There is a northern section of fencing which is also responsibility of the owner. These are indicated with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for timber extraction over the routes shown with broken brown lines and marked B,C,D, on the sale plan. The access point A is the main point of access.

## 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.

## 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.

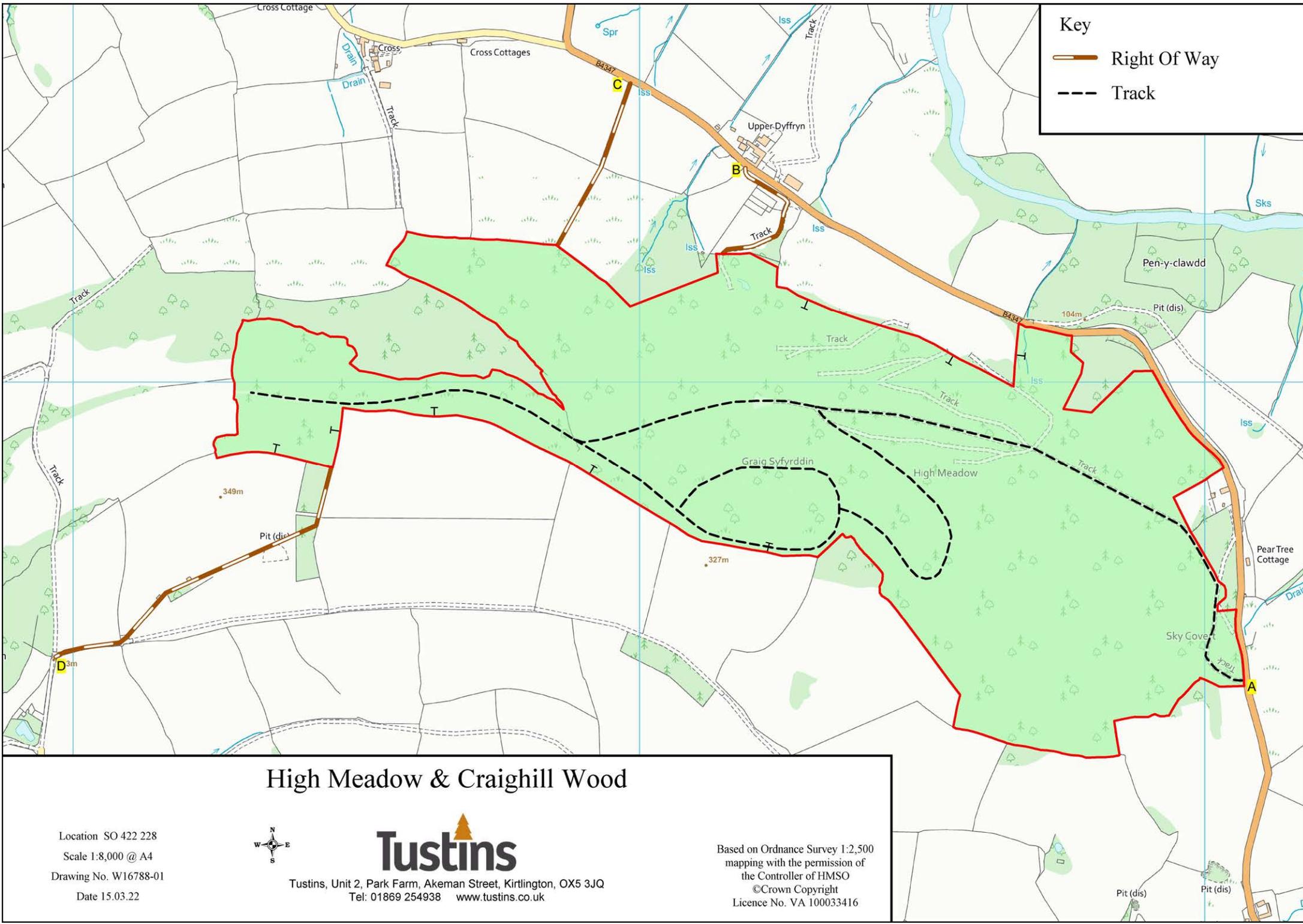
## METHOD OF SALE

High Meadow & Craighill 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](http://www.gov.uk)





**Key**

- Right Of Way
- Track

## High Meadow & Craighill Wood

Location SO 422 228  
 Scale 1:8,000 @ A4  
 Drawing No. W16788-01  
 Date 15.03.22



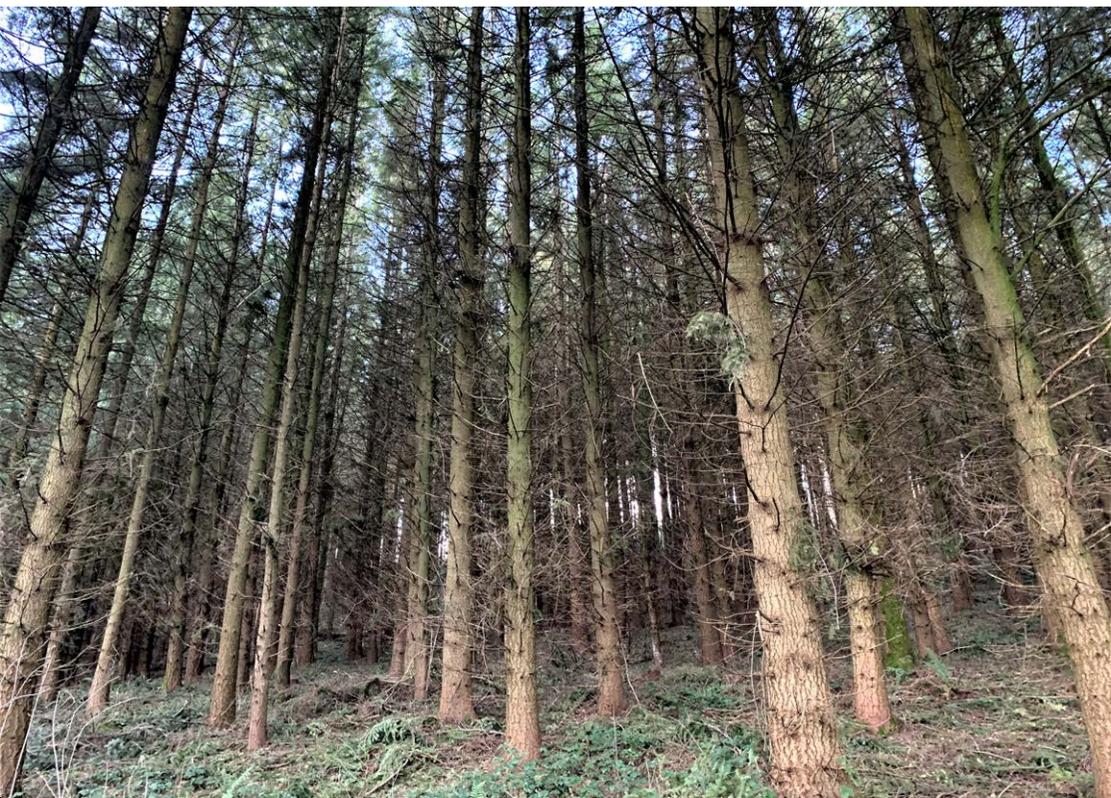
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Skenfrith, near Monmouth, South Wales



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

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

[www.tustins.co.uk](http://www.tustins.co.uk)