



FREEHOLD FOR SALE BY PRIVATE TREATY

24.71 Acres (10.00 Hectares)

SIX YEWS WOOD

Near Abergavenny, Monmouthshire

Offers Around £140,000 are invited for this property

OS Grid Ref: SO409205 Lat/Long: 51.879945,-2.857303 Nearest Post Code: NP7 8PG
what3words: lyricism.hooks.herbs

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg 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 June 2024.

LOCATION

Six Yews Wood is located just to north of the village of Cross Ash in Monmouthshire, 9 miles north-west of Monmouth, 10 miles north-east of Abergavenny and 19 miles south-west of Hereford. All distances are approximate.

DESCRIPTION

Forming part of a larger woodland complex and occupying a scenic location on a west facing slope, Six Yews Wood is a compact but productive woodland.

Featuring both conifers and broadleaves, the conifer element accounts for a little over half of the wood and features primarily mature Sitka spruce with a small area of larch in the southern tip alongside several Scots pine. The spruce has grown very well and shows good form and could now be felled offering a prospective purchaser immediate tax-free income.

The remainder of the wood comprises broadleaves including silver birch, ash and oak.

The majority of the wood is classified as ancient woodland indicating that the majority of the wood has had trees growing continuously since before 1600 AD.

The popular Three Castle Walk route, which runs between Grosmont Castle, Skenfrith Castle and White Castle, runs alongside the eastern boundary of the wood.

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.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown ABCDE 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.

VIEWING

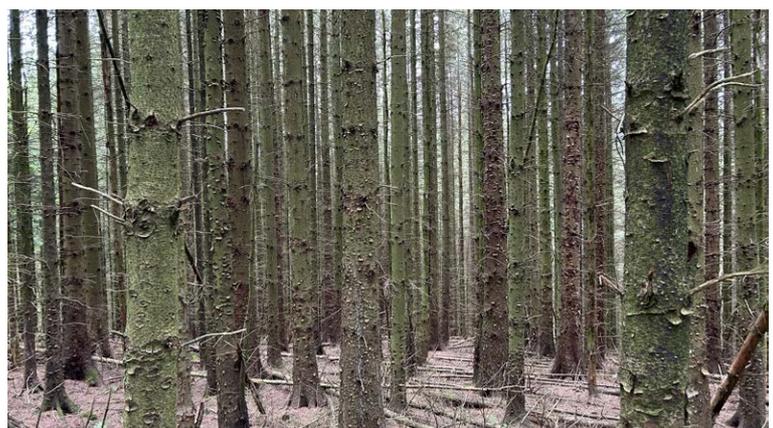
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. The entrance gate is locked.

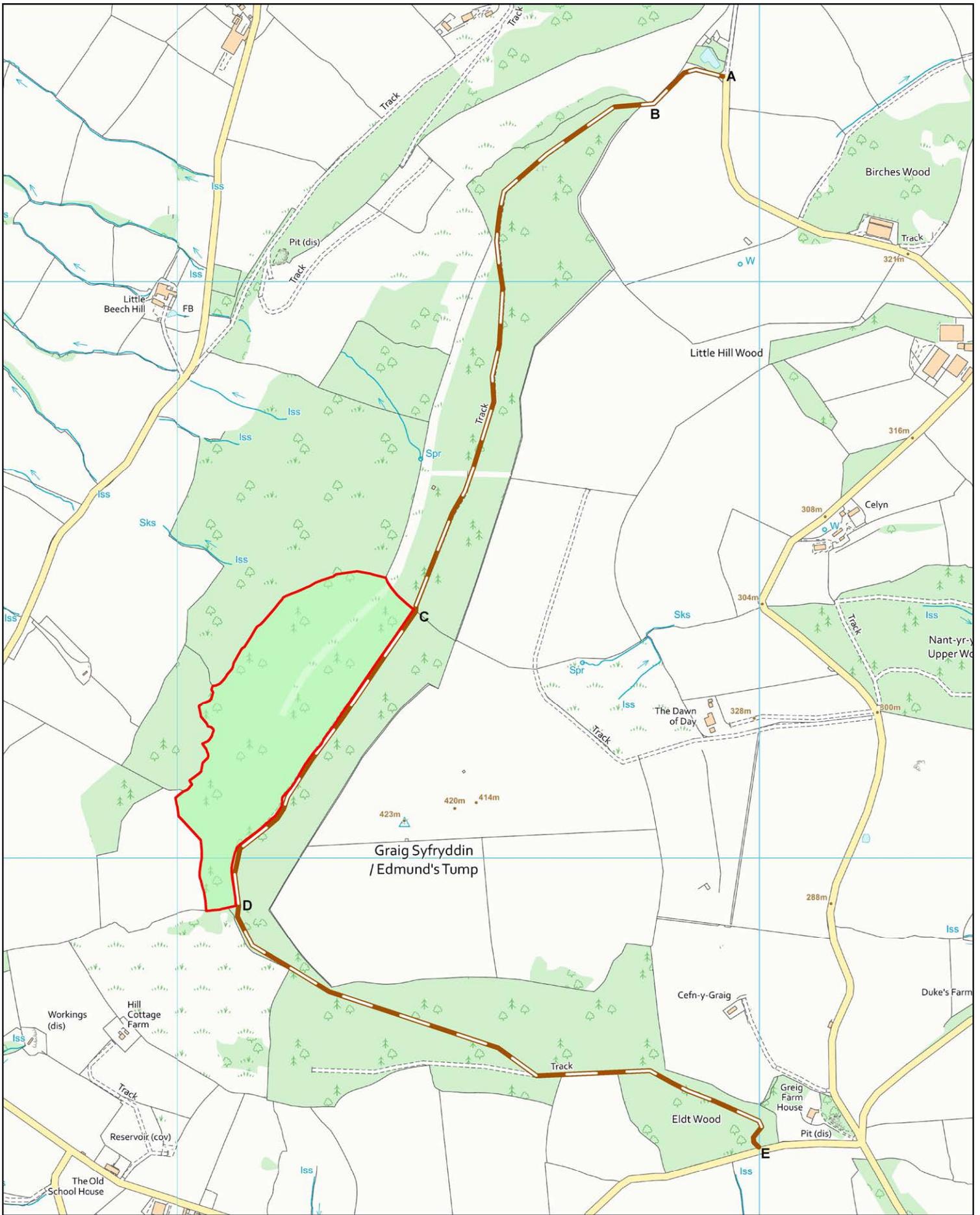
METHOD OF SALE

Six Yews 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





Six Yews Wood

Location SO 405 214
 Scale 1:8,500 @ A4
 Drawing No. Y22619-01
 Date 25.06.24



Tustins

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

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Six Yews Wood

Location SO 405 214
 Scale 1:50,000 @ A4
 Drawing No. Y22619-02
 Date 25.06.24



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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