

An aerial photograph showing a large, lush green landscape. In the foreground, there is a dense forest of various trees, including evergreens and deciduous trees with vibrant autumn foliage in shades of yellow and orange. To the right, a large, open green field stretches towards the horizon. In the background, rolling green hills are visible under a clear sky. A small pond or lake is situated on the left side of the image, near a dirt road.

WERN GOED

Llanarmon-yn-Lal, Ruthin, Denbighshire

Offers Around £180,000 are invited for this Property

30.67 Acres (12.41 Hectares)

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FREEHOLD FOR SALE BY PRIVATE TREATY

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OS Grid Ref: SJ174543 Lat/Long: 53.079935,-3.233498 Nearest Post Code: LL11 3AT
what3words: nuance.grab.fruitcake

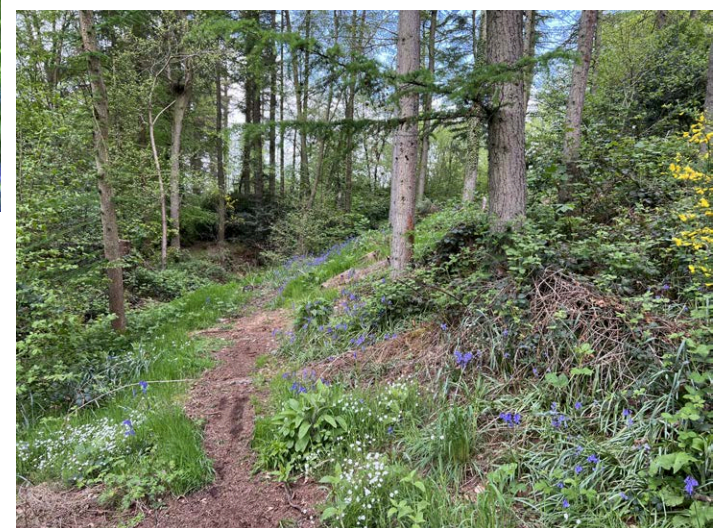
Wern Goed offers prospective purchasers the opportunity to own a private wildlife haven that is totally secluded yet easy to access.

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 January 2024. Photographs April/May 2023.

LOCATION

Wern Goed is located in the hills above Ruthin, North Wales. From the A525 Wrexham-Ruthin road turn right 2 miles after the traffic lights at Llandegla, following the brown signs all the way to the Pen-y-Ffrith Fishery. Continue on the B5431, turning left after half a mile, signed Craigfechan. One mile on, at the bottom of the hill, turn right onto a stoned farm track that can be a bit bumpy. The entrance to the wood is opposite Pen-y-Ffrith House. Park at the bottom of the stoned track by the hut. There is a walking circuit around the wood, as shown on the plan. The owner uses a 4X4 Kubota truck to work in the wood. All distances are approximate.

DESCRIPTION

Wern Goed is situated at the eastern end of the Clwydian Hills Area of Outstanding Natural Beauty, with spectacular views in all directions. Offa's Dyke footpath passes the end of the farm access track.

This is a sheltered site with about 35 inches of rainfall a year. The land is generally flat with easy walking and surrounded by sheep fields. The clay soils have fertile mineral content over shales. The wood is divided into three sections as represented by the Compartment numbers. Cpt 1 is around the entrance and includes the forester's hut. The central stream has seven dams to produce a series of ponds and waterfalls. In the winter it is very active and full though in the summer months, when the water table drops, its flow reduces. It is stocked with roach.

Fifteen years ago this section used to be home to exotic ducks in a scheme designed to attract paying visitors, which has generally fallen into disrepair.

The area has a wide variety of trees, including mature conifers and native hardwoods, especially birch. There are many different coloured rhododendrons, and other trees such as Acers (which are magnificent in the autumn), magnolia, and maple as well as fine clumps of many varieties of hostas. Bamboo and other unusual plants are also present.

A major feature is the superb display of bluebells, which carpet the wood in the spring, and daffodils. Spot the red squirrel! Badgers and foxes are resident. Woodcock are winter visitors and ducks visit the ponds, mainly mallard and teal with the occasional Harlequin. In the spring the wood is alive with nesting birds, in an otherwise totally peaceful place.

Cpt 2 suffered a serious storm about 10 years ago. The then owner left the timber as it fell, and most is still there. Good tracks have been cleared to allow easy access through and around this section. The area has been left to re-establish through natural regeneration and this is now progressing well. A small stream runs through it.

Cpt 3 is the largest part of the wood and has a good circular track for access. It is mostly hardwoods, with birch, hazel and willow being the common species. Much of this section has been thinned over the last two years, and more of this work could be done. The produce has made useful firewood. An area of mature Sitka spruce has been felled and restocked in 2023 with a wide variety of hardwoods. This area will need further maintenance. It includes a small avenue of Wild Service trees. In one corner are a few planted oaks and ash. There are two man-made ponds in this section.

There are a number of wooden bridges in all areas which can be slippery, and care is needed to traverse these.

Almost all of Wern Goed is classified as Ancient Woodland. This is usually native woodland that has been under continuous tree cover since before 1600 AD. Woodlands classified as Ancient Woodland often attract enhanced grants to improve their biodiversity and to increase the amount of management.

There is self catering accommodation at the adjacent Carp fishery should an owner wish to stay overnight.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. The owner advises no shooting has taken place here for several years and no deer have been seen in the area. Mineral rights are included in the sale insofar as they are owned.

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 shown with a broken brown line along the farm access track to Cpt 1a and on to point A on the sale plan, with a further right of way shown as a broken brown line across the fields marked ABC on the sale plan. Maintenance is according to user.

DESIGNATIONS

The wood is covered by a Tree Preservation Order (TPO). The vendor obtained a Felling Licence from Natural Resources Wales (NRW) to carry out the thinning and felling operations. A new Felling Licence has recently been granted for similar work. These Licences with the necessary permissions for thinning, felling and restocking will be passed on to a new owner.

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.

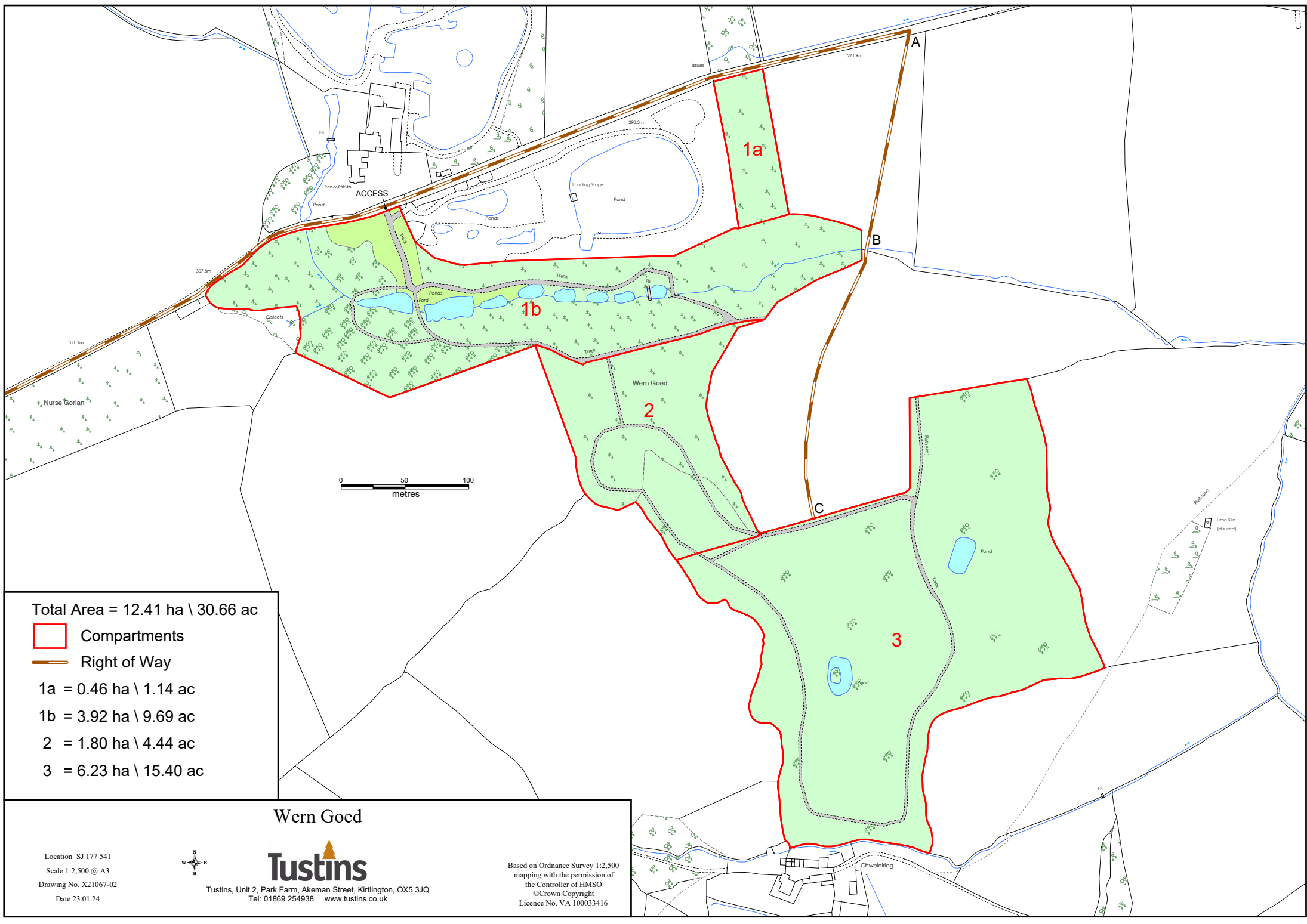
METHOD OF SALE

Wern Goed 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





Total Area = 12.41 ha \ 30.66 ac

Compartments

Right of Way

1a = 0.46 ha \ 1.14 ac

1b = 3.92 ha \ 9.69 ac

2 = 1.80 ha \ 4.44 ac

3 = 6.23 ha \ 15.40 ac

Wern Goed

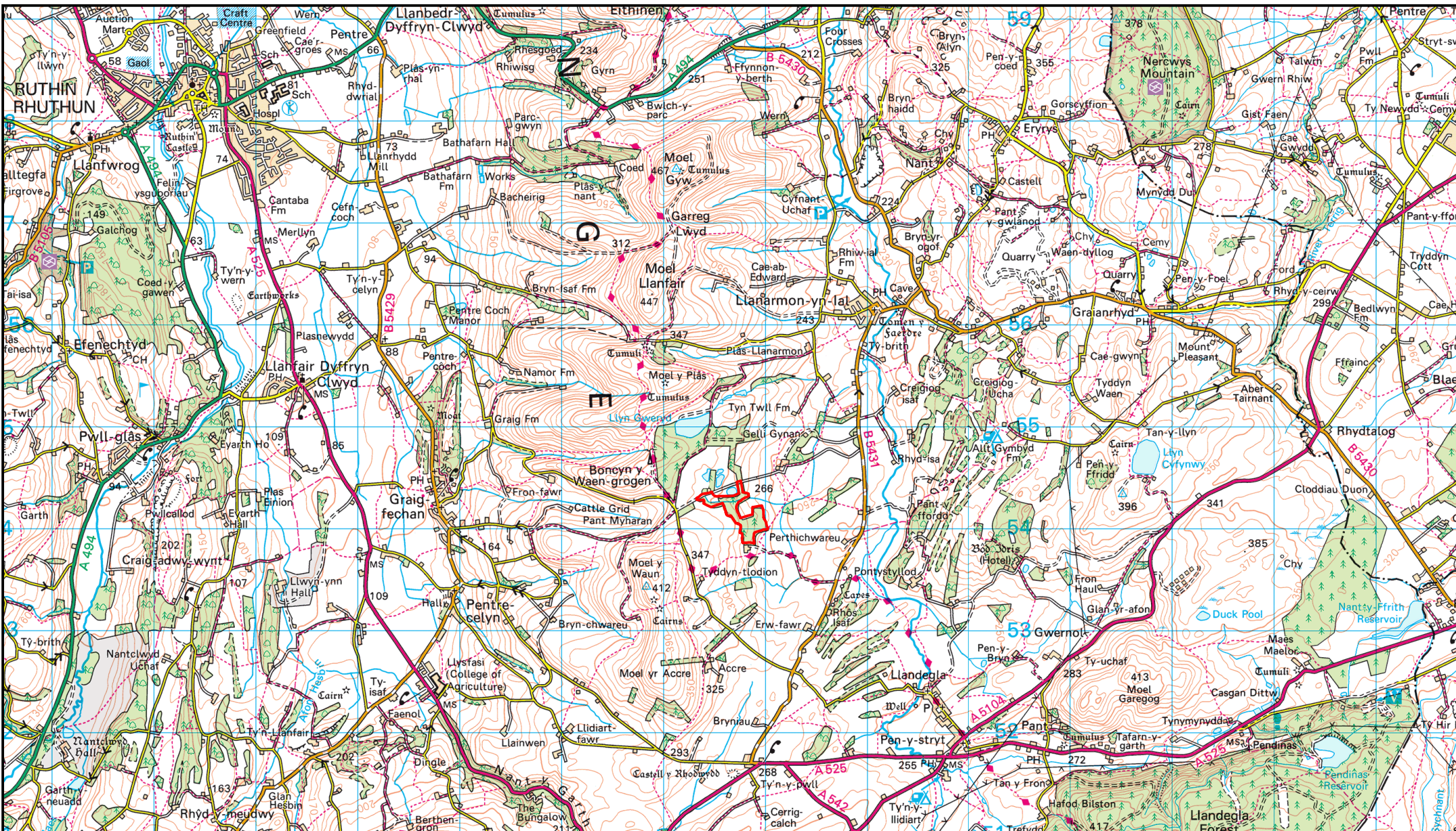


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Location SJ 177 541
Scale 1:2,500 @ A3
Drawing No. X21067-02
Date 23.01.24





Wern Goed



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Location SJ 177 541
 Scale 1:50,000 @ A4
 Drawing No. X21067-03
 Date 23.01.24



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Llanarmon-yn-Lal, Ruthin, Denbighshire



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