



FOWNHOPE PARK WOODLAND

Fownhope, Herefordshire

Offers Over £900,000 are invited for this property

188.61 Acres (76.33 Hectares)

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Fownhope Park Woodland

Location SO 576 355
 Scale 1:50,000 @ A4
 Drawing No. Z24865-02
 Date 09.04.25



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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FOWNHOPE PARK WOODLAND

188.61 Acres (76.33 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SO570358 Lat/Long: 52.019004,-2.625567 Nearest Post Code: HR1 4NU
what3words: heave.chosen.vesting

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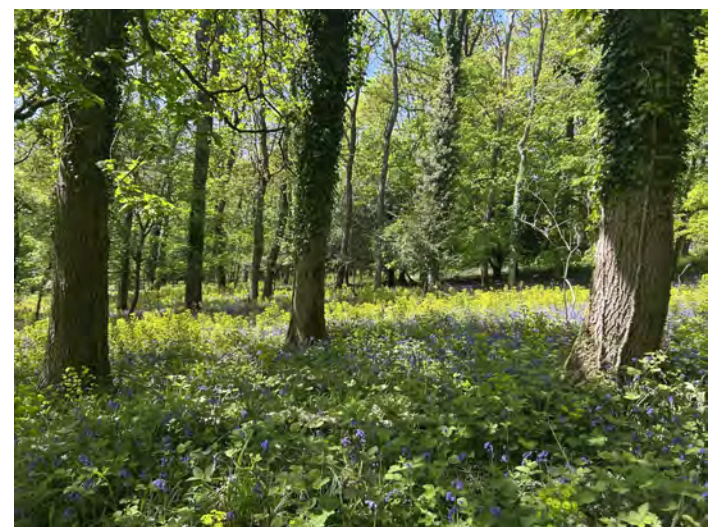
Occupying an imposing setting to the east of the River Wye, Fownhope Park Woodland is a well-managed woodland featuring a diverse mix of species.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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LOCATION

Fownhope Park Woodland is located on the outer edge of the village of Fownhope in Herefordshire, 6 miles south-east of Hereford and 23 miles north-west of Gloucester. All distances are approximate.

DESCRIPTION

Situated within the Wye Valley National Landscape in the heart of Herefordshire, a county known for the quality of its woods, Fownhope Park Woodland is a well-managed property featuring a rich and diverse mix of species, both conifer and broadleaved. The combination of wide plateaux and slopes help in defining the many different parts to the wood.

The conifers are primarily confined to the northern third of the wood and include Douglas fir, Norway spruce, Corsican pine, Scots pine and Japanese larch with planting years ranging from 1964 to more recent restocking in 2022. Douglas fir seems to grow particularly well in the wood.

The broadleaves comprise oak and ash in the majority alongside sycamore, birch and lime. There are several areas at the centre of the wood which have recently been restocked.

The currently felling licence (015/1943/2019) expires in 2029. A copy of the licence can be provided by the Selling Agents on request.

Ground vegetation is also diverse and includes Iris, Hellebore, common twayblade and Bee orchid.

Further interest for a prospective purchaser can be found in the Earthwork remains of an Iron Age hill fort known as Cherry Hill Camp, located close to the southern tip of the wood. This is designated as a Scheduled Ancient Monument.

Soils within the wood are described as slightly acid loamy and clayey soils.

The entirety of Fownhope Park Woodland is designated as Ancient woodland with the southern half classified as Ancient and Semi Natural Woodland (ASNW) and the remainder classified as Plantation on Ancient Woodland Site (PAWS). These designations indicate the land has had trees growing continuously since before 1600 AD. Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

Much of the southern half of the wood is also designated as a Site of Special Scientific Interest (SSSI).

The woodland benefits from multiple access points as shown on the sale plan, principally over routes AB and XY both of which are proven for timber extraction.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are currently let to a local deer management syndicate on an annual basis. The current agreement expires on 20th June 2025.

Mineral rights are owned and included in the sale.

FENCING

The adjoining landowner is responsible for the fencing on part of the boundary as shown with an outward facing T-mark on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of rights of way at all times and for all purposes over the routes shown AB and XY on the sale plan. The woodland also benefits from rights of way for all purposes over routes CD and EF to a maximum width of 15 ft. subject to making good any damage caused, and over route GH to a maximum width of 12 ft. with maintenance according to user.

COVENANT

There is a covenant on the title restricting the use to forestry purposes only.

MANAGEMENT

Fownhope Park Woodland is managed by Tilhill Forestry, Rural Enterprise Centre, Vincent Carey Road, Hereford, HR2 6FE. Their Mr Ed Clark will be pleased to discuss future management with prospective purchasers. He can be contacted on 01550 721442.

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 sporting lease.

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

Fownhope Park Woodland 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

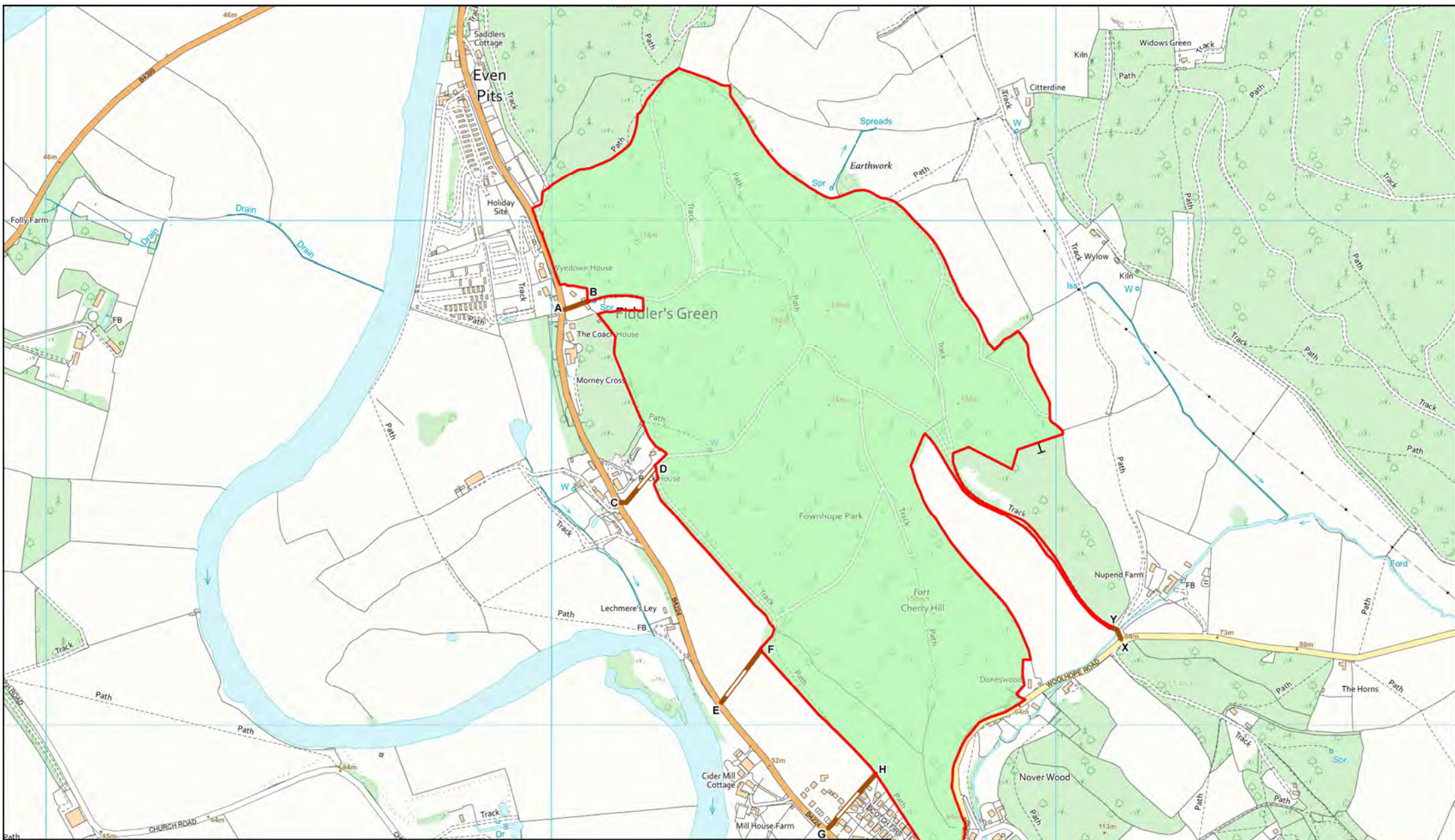
Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the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











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Fownhope



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Fownhope, Herefordshire



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk