



FREEHOLD FOR SALE BY PRIVATE TREATY

53.74 Acres (21.75 Hectares)

LIGHTWOOD PLANTATION

Near Overton, Wrexham

Offers Around £250,000 are invited for this property

OS Grid Ref: SJ381406 Lat/Long: 52.958927,-2.920201 Nearest Post Code: LL13 0HT
what3words: spoil.chainsaw.stuff

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Jack 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 March 2025.

LOCATION

Lightwood Plantation is located 1.6 miles to the south-east of the village of Overton, with Wrexham 8 miles to the north-west and Oswestry 12 miles to the south-west. All distances are approximate.

DESCRIPTION

Comprising both commercial and amenity elements, Lightwood Plantation is an attractive proposition with plenty of opportunity for prospective purchasers to make their mark on the wood.

Surrounded by open fields and formed of two 'legs', the wood features a mix of conifers and broadleaves including western hemlock, redwood, beech, cherry, oak, sycamore, ash, silver birch and hazel.

The conifers are mostly within the eastern leg with some particularly impressive redwoods to be found in the southern half whilst the western hemlock is displaying good form and will provide tax-free income in the future.

Vehicular access into the wood can be taken through the farmyard to the north of the wood over the route shown A-B on the sale plan with prior arrangement and agreement from the owners of Lightwood Hall Farm.

Access on foot can also be taken via a footpath to the east of the wood and provides good access into the eastern leg. From there a series of paths take you further into the wood.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are let until Spring 2026.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland has benefitted from the right of way over the route shown A-B on the sale plan for the purposes of woodland activities such as harvesting, re-stocking and woodland care.

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.

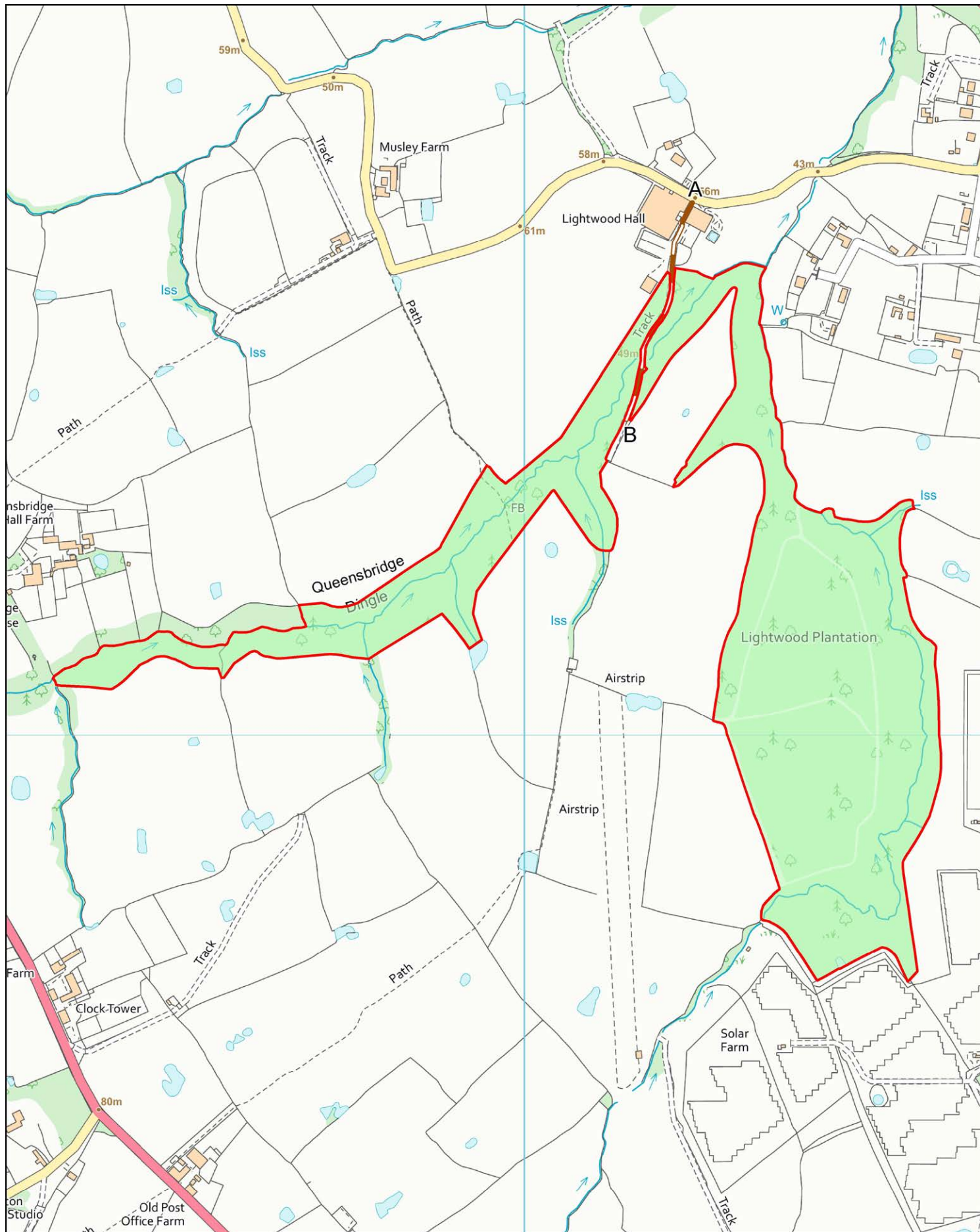
METHOD OF SALE

Lightwood Plantation 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





Lightwood Plantation

Location SJ 373 408

Scale 1:6,500 @ A4

Drawing No. Z24725-01

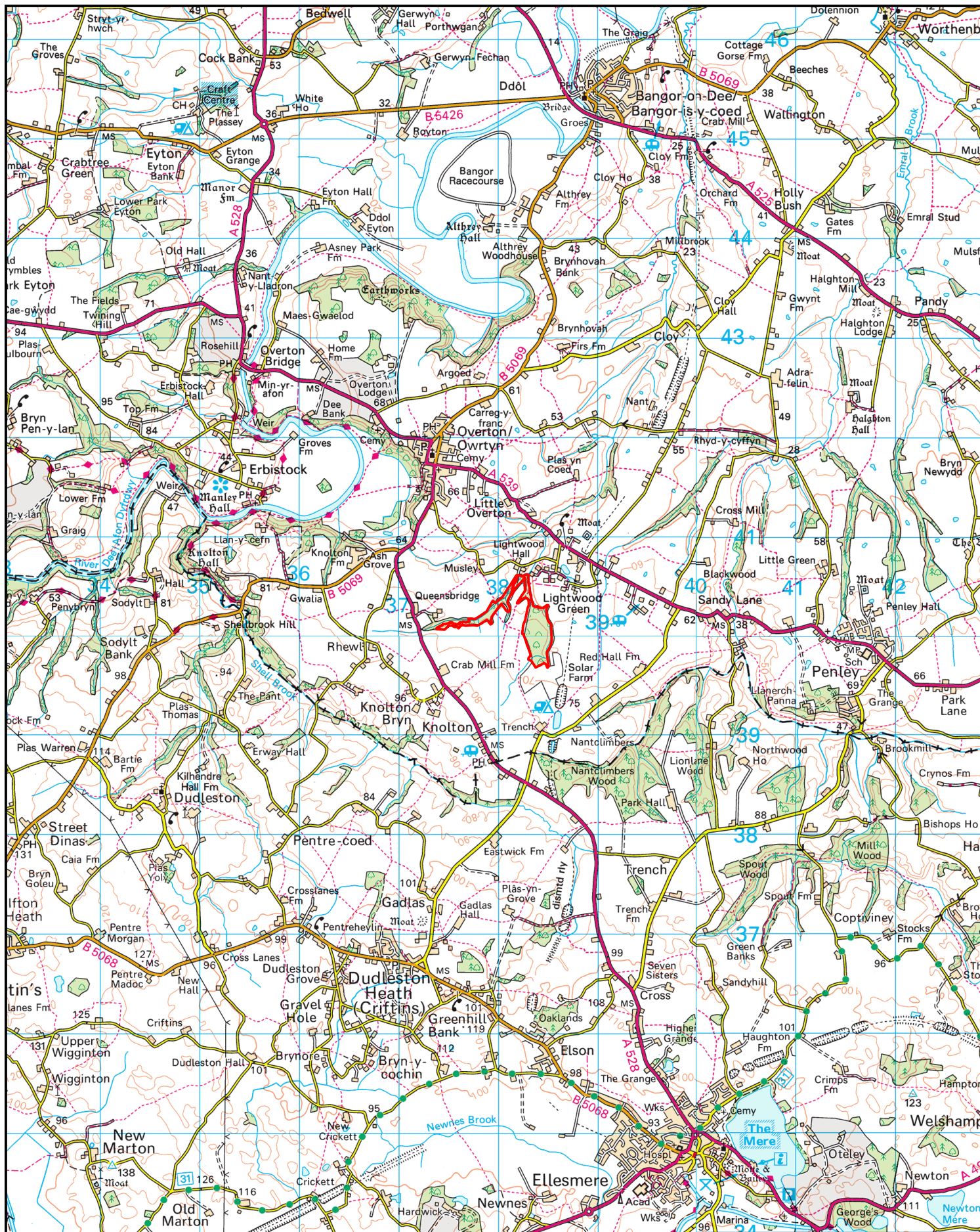
Date 26.03.25



Tustins

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

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Lightwood Plantation

Location SJ 373 408

Scale 1:50,000 @ A4

Drawing No. Z24725-02

Date 26.03.25



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 1AA

www.tustins.co.uk