



FREEHOLD FOR SALE BY PRIVATE TREATY

70.08 Acres (28.36 Hectares)

NURSE FAWR

Llanarmon-yn-Ial, Denbighshire

Offers Around £490,000 are invited for this property

OS Grid Ref: SJ171542 Lat/Long: 53.079196,-3.237607 Nearest Post Code: LL11 3AT
what3words: pavilions.dockers.throw

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg or Mike Tustin

Find more woodland properties for sale on our website

LOCATION

Nurse Fawr is located just outside of the village of Llanarmon-yn-Ial, 5 miles south-east of Ruthin, 10 miles south-west of Mold and 13 miles west of Wrexham. All distances are approximate.

DESCRIPTION

Occupying a fabulous setting within the Clwydian Range & Dee Valley National Landscape in North Wales, Nurse Fawr is a peaceful oasis surrounded by rolling hills and fantastic views.

Sitting between 280m and 350m above sea level on well drained mineral soils, the woodland principally comprises Sitka spruce planted in two tranches, with the older crop lying to the west of the access track. The Sitka is mature with windblow beginning to become a factor. As such a prospective purchaser should look to fell the crop in the coming years which will provide an immediate income.

The woodland benefits from an existing felling licence (FLA198 23-24) expiring 1st March 2026 which includes felling of much of the Sitka crop. A copy of the licence can be provided by the Selling Agents on request of which the necessary permission for felling and restocking will be passed on to a new owner. Restock species include Sitka spruce, Scots pine, oak, silver birch and cherry.

Broadleaves feature at the eastern end and include ash and sycamore whilst bluebells carpet the woodland floor in the Spring. This part of the woodland is currently let to a local airgun club who operate a target course. The rent is £1,500 per annum paid in two installments. The Selling Agents can provide further details on request.



Nurse Fawr is almost entirely classified as a Plantation on Ancient Woodland Site (PAWS). This designation indicates 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.

The wood is covered by a Tree Preservation Order (TPO) although the vendors have been able to obtain a felling licence from Natural Resources Wales (NRW).

Neighbouring fisheries Gweryd Lakes and Pen y Ffrith are an added bonus for those with an angling interest.

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 over the route shown AB on the sale plan.

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown BC on the sale plan.

V.A.T.

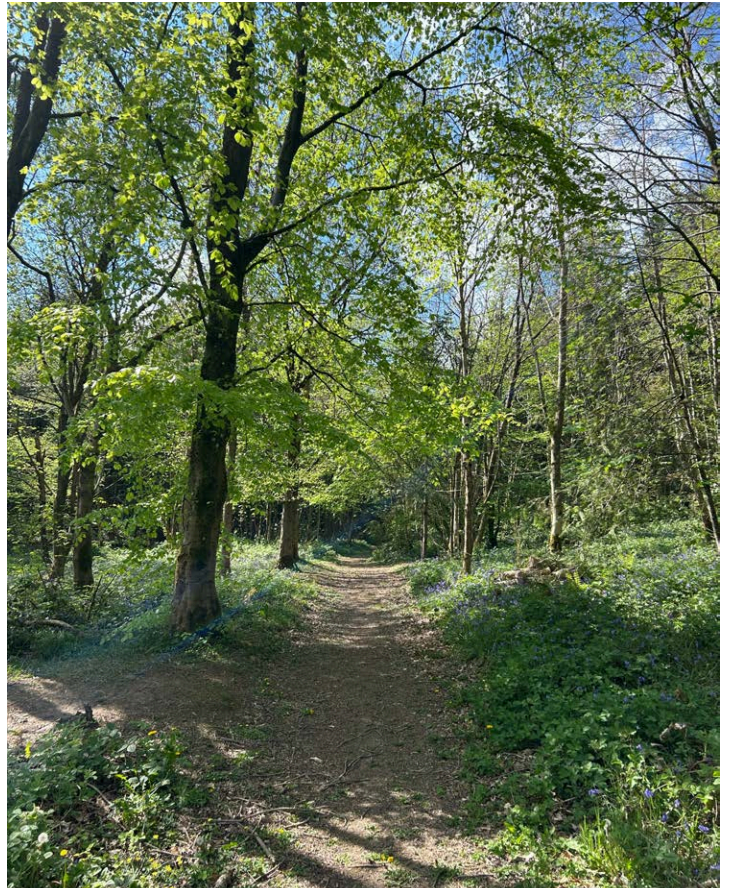
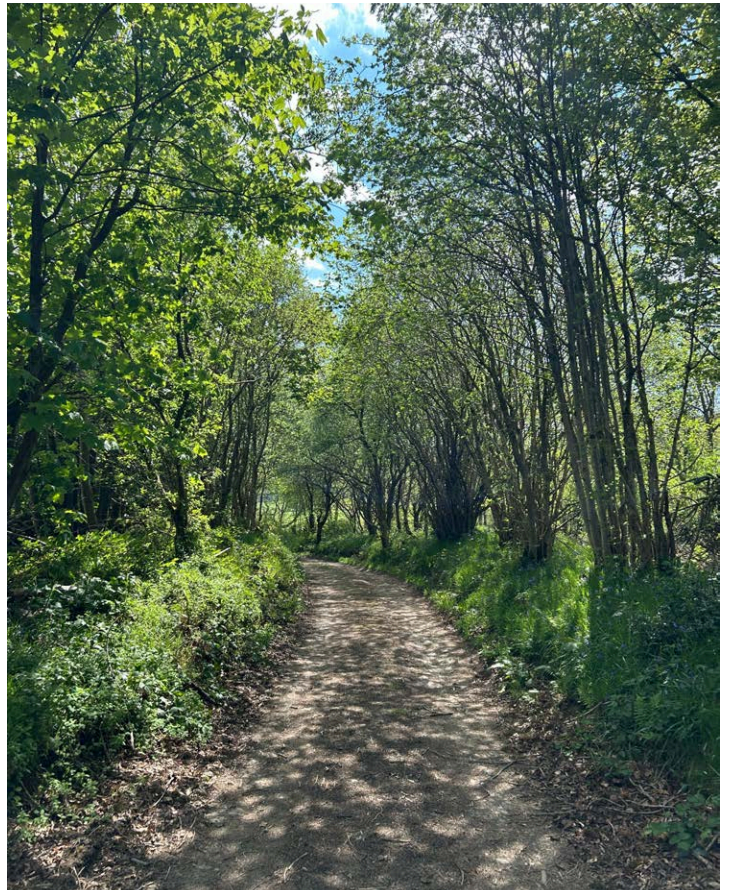
The sale of the woodland is not subject to VAT.

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.





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 May 2025.



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. Please contact the Selling Agents for the lock code.

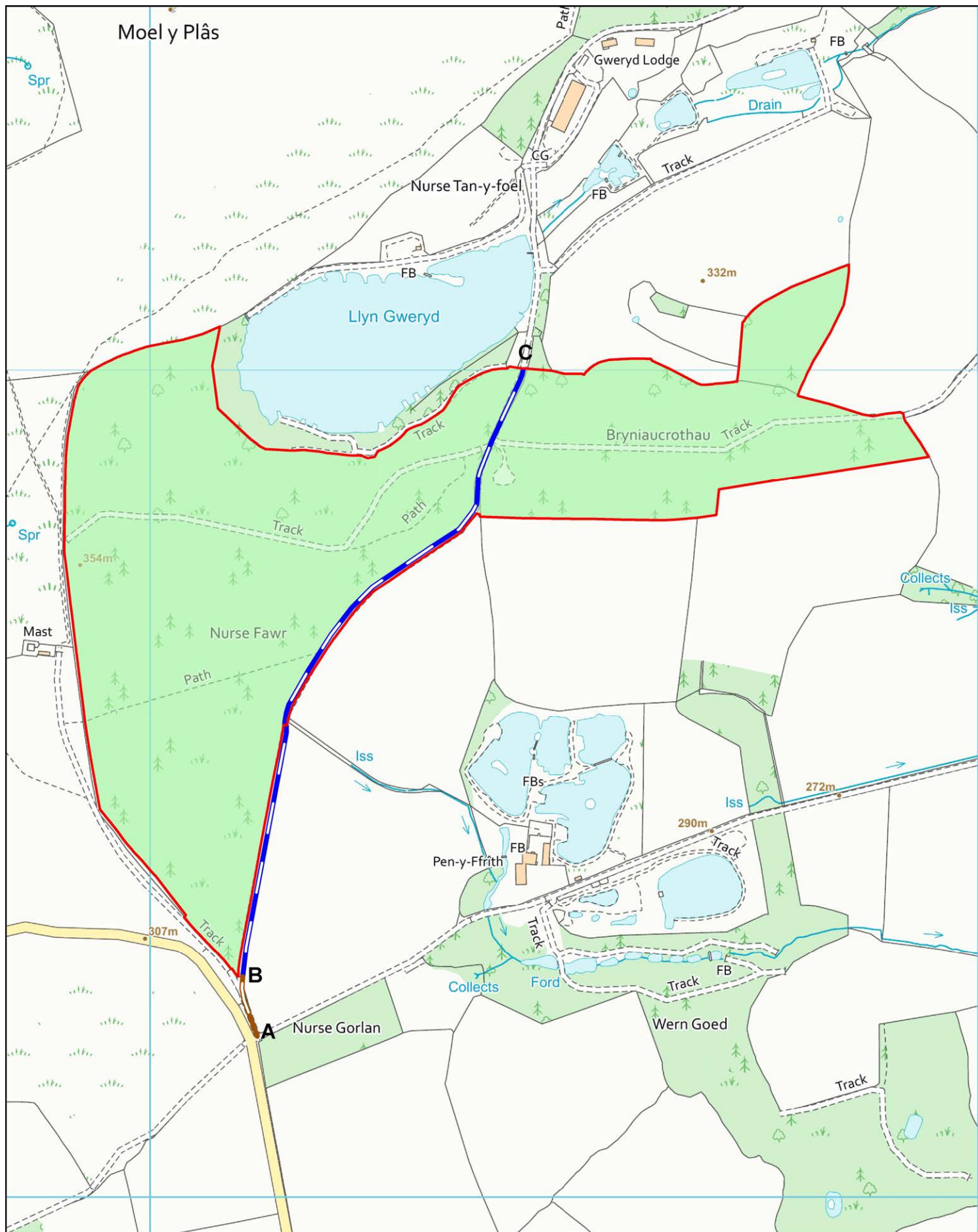
METHOD OF SALE

Nurse Fawr 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





Nurse Fawr

Location SJ 174 547

Scale 1:6,000 @ A4

Drawing No. Z25137-01

Date 02.06.25



Tustins

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Nurse Fawr

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Location SJ 174 547

Scale 1:50,000 @ A4

Drawing No. Z25137-02

Date 09.05.25

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Tustins

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