

**A Block of Semi Mature Woodland known as Foel Uchaf, Cyffylliog,
Ruthin, LL15 2DY
Guide Price £270,000**

An attractive plantation of hardwood with natural regeneration of softwood suitable for a range of purposes to include commercial harvesting, environmental/sustainability purposes i.e. carbon fixing or those seeking amenity woodland.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS



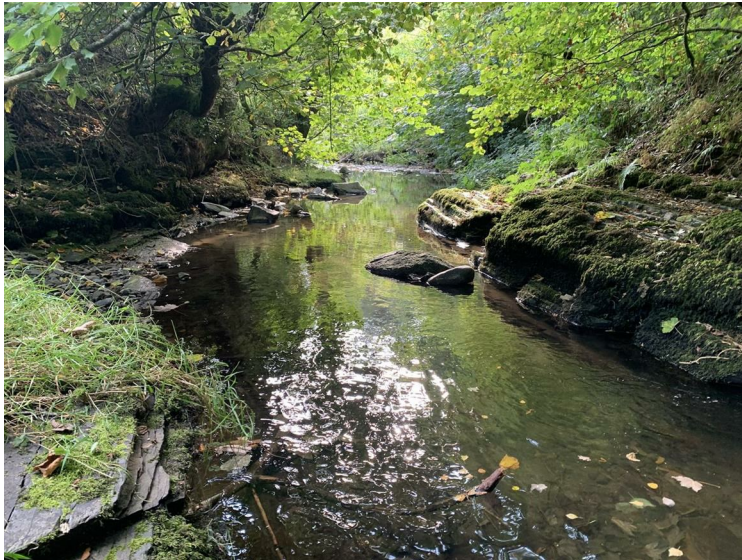
from the known programme "Natural Resources of Wales funding for our Restoring River Habitat". The funding was provided to restore the population of salmon and sea trout in Welsh rivers through removing barriers to fish migration and installing gravel traps. Consequently this part of river benefits a peaceful and tranquil atmosphere which includes shallow pools and impressive cascades and is an idyllic rural environment.

We are led to believe the site has previously been harvested on a commercial basis therefore benefits several hardcore tracks through the woodland which is easily accessed via a 4x4 vehicle. On a commercial basis the woodland benefits a further access via a right of way at the northern side of the woodland. On the westerly boundary includes a BYWAY.

Further attributes include pockets of shale rock, impressive views of open countryside and road frontage access from a believed adopted county highway.

DIRECTIONS

From our Ruthin office take a right hand turn at the roundabout take the first exit onto Denbigh road then take a right onto Mwrog Street. Continue directly across the mini roundabout into Llanfwrog and on passing The Cross Keys Inn take the first right signposted Bontuchel/Cyffylliog. Follow the road up the hill and thereafter proceed along beyond the turning for the Woodlands Hotel and follow the road down the hill towards Bontuchel. Stay on this road until you reach the village of Cyffylliog, upon entering the village drive over the bridge past the primary school on your left hand side and take an immediate right, continue on this road and the woodland will be found on the right denoted by the agents board.



VIEWING ARRANGEMENTS

Viewing arrangements are made at any reasonable time (on foot only) upon production a copy of the brochure details as a permit.

SERVICES

Natural water source.

DESCRIPTION

Interested parties are given the opportunity to forward their best offer to purchase a block of semi-mature woodland extending to approximately 45 acres (18.21 hectares) situated on the outskirts of the Village of Cyffylliog, Ruthin. The woodland includes predominantly hardwood with natural regeneration of softwood in parts. The woodland benefits natural water supply in the form of the River Clywedog which runs along the southern boundary. The river itself has benefited



TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

IMPORTANT

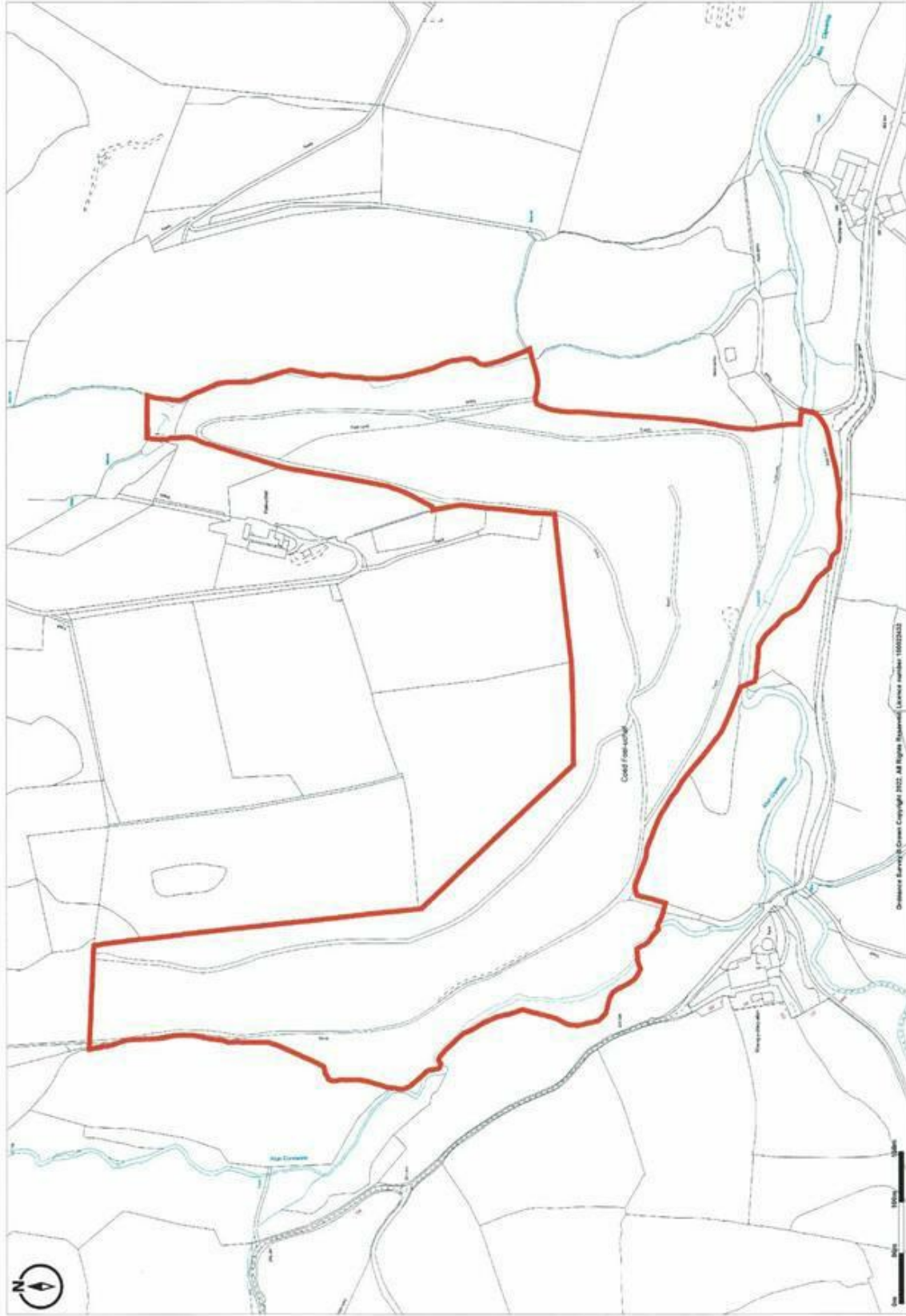
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or

potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

SITE PLAN



FOR IDENTIFICATION
PURPOSES ONLY

Promap
LANDMARK INFORMATION

