

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

Not To Scale

**Helenswood, Kingsthorpe, Hereford, HR2 8AL**

**Hereford - Offers in the Region of £45,000**



Tucked away within the rolling Herefordshire countryside, Helenswood presents a rare opportunity to acquire approximately **5.5 acres of ancient semi-natural woodland** in a highly accessible yet wonderfully secluded setting. Rich in natural beauty and steeped in history, this established woodland offers a peaceful retreat from modern life. Mature broadleaf trees, seasonal flora and abundant wildlife create an enchanting environment that changes character throughout the year, from vibrant spring growth to the rich colours of autumn. Ancient woodland is among Britain's most treasured natural habitats, valued not only for its biodiversity but also for its increasing rarity. Helenswood provides a unique opportunity for those seeking a private woodland sanctuary, a conservation project, recreational landholding, or a long-term natural capital investment.

One of the property's most attractive features is its secure gated access directly from the A49, providing convenient year-round access without compromising the sense of privacy and escape that the woodland affords. Opportunities to purchase woodland combining both accessibility and seclusion are increasingly uncommon. The woodland occupies an enviable position near the sought-after village of Kingsthorpe, approximately six miles south of Hereford. The surrounding landscape is characterised by gently rolling farmland, traditional orchards, mature hedgerows and ancient woodland, forming part of the distinctive rural character for which Herefordshire is renowned.

The nearby market city of Hereford offers a comprehensive range of amenities, while the celebrated Wye Valley, Malvern Hills and Black Mountains are all within easy reach. Excellent road connections via the A49 and M50 make Helens Wood readily accessible from Birmingham, Bristol, Cardiff and the wider South West. Whether enjoyed as a private rural retreat, a haven for wildlife, a family amenity woodland or a tangible environmental asset, Helenswood offers a rare chance to secure an exceptional piece of the Herefordshire landscape.

**Services** - We have been advised that no mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

**General** - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Tenure** - We are advised (subject to legal confirmation) that the property is freehold.

**Directions** - What Three Words: flat.agreeable.backfired

**Viewing** -By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768 320





**MISREPRESENTATION ACT, 1967**

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

- 1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
- 2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

**Ross-On-Wye Sales**

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