



72.28 Acres known as Wern Iago Woodlands,
Glasbury-on-Wye, Herefordshire - For Sale by Private Treaty



Sunderlands
Residential Rural Commercial



**72.28 Acres Known as
Wern Iago Woodlands
Glasbury-on-Wye
Hereford
Herefordshire**

Summary of features

- For Sale by Private Treaty – Offers Invited.
- 72.28 acres of beautiful woodland comprising a mix of mature deciduous and coniferous species and new plantations.
- Natural water supply and wetland area.
- Excellent privately owned access.
- Terrific and panoramic views over the Wye Valley and towards The Black Mountains
- Guide Price £450,000

**Glasbury on Wye 1.0 miles
Hay-on-Wye 4.0 miles
Brecon 12.0 miles
Hereford 24 miles**

Description

Wern Iago Woodlands represents a terrific and increasingly rare opportunity to acquire an excellent parcel of extraordinary woodland. This must be one of the most picturesque areas of woodland ever to appear on the open market. The land extends to a significant 72.28 acres and comprises the most beautiful mixture of mature deciduous and coniferous species, along with several younger and well established plantations.

Typical native species include, Oak, Silver Birch, Maple and coniferous species to include Douglas Fir and Sitka Spruce. In recent years the woodland has been well managed with well-maintained rides and pretty open Bluebell covered glades. The woodland is located within one ring fence and offers some of the most fantastic views over the Wye valley and also towards the Black Mountains. The majority of the land has a gentle topography with some steeper areas. There is very good roadside access on three sides making any clearing operation very straight forward.

Whilst there is a substantial commercial value of the timber in Wern Iago, the value of the environment and ecosystem that the woodland itself creates is also significant especially with strong emphasis on carbon footprints. This is a very versatile block of land that lends itself to a range for uses, not only commercially but also for recreational and amenity purposes.

Location & Access

Wern Iago Woodlands is situated only a short distance from the popular village of Glasbury-on-Wye, only a 5 minute drive or 15 minute walk. The land has roadside access on three aspects, one of which is provided by a stoned driveway.

Water

The property has the benefit of a natural water supply but purchasers must satisfy themselves as to its reliability. There is a wetland pond that provides an excellent habitat and conservation area.

Buildings

The property has no buildings upon it.

Tenure

Freehold with vacant possession.

Timber, Mineral, Sporting Rights & Basic Payments

We are informed that the timber, mineral and sporting rights are in hand and therefore included in the sale. The land will be eligible for the new purchaser to claim any woodland grants that may be available from 2020 onwards.



Viewing

Viewing may be up to any reasonable time after first contacting the agents. Viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land. All viewers inspect the land at their own risk neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact: Matthew Nicholls: 07811 521267

Location and Directions

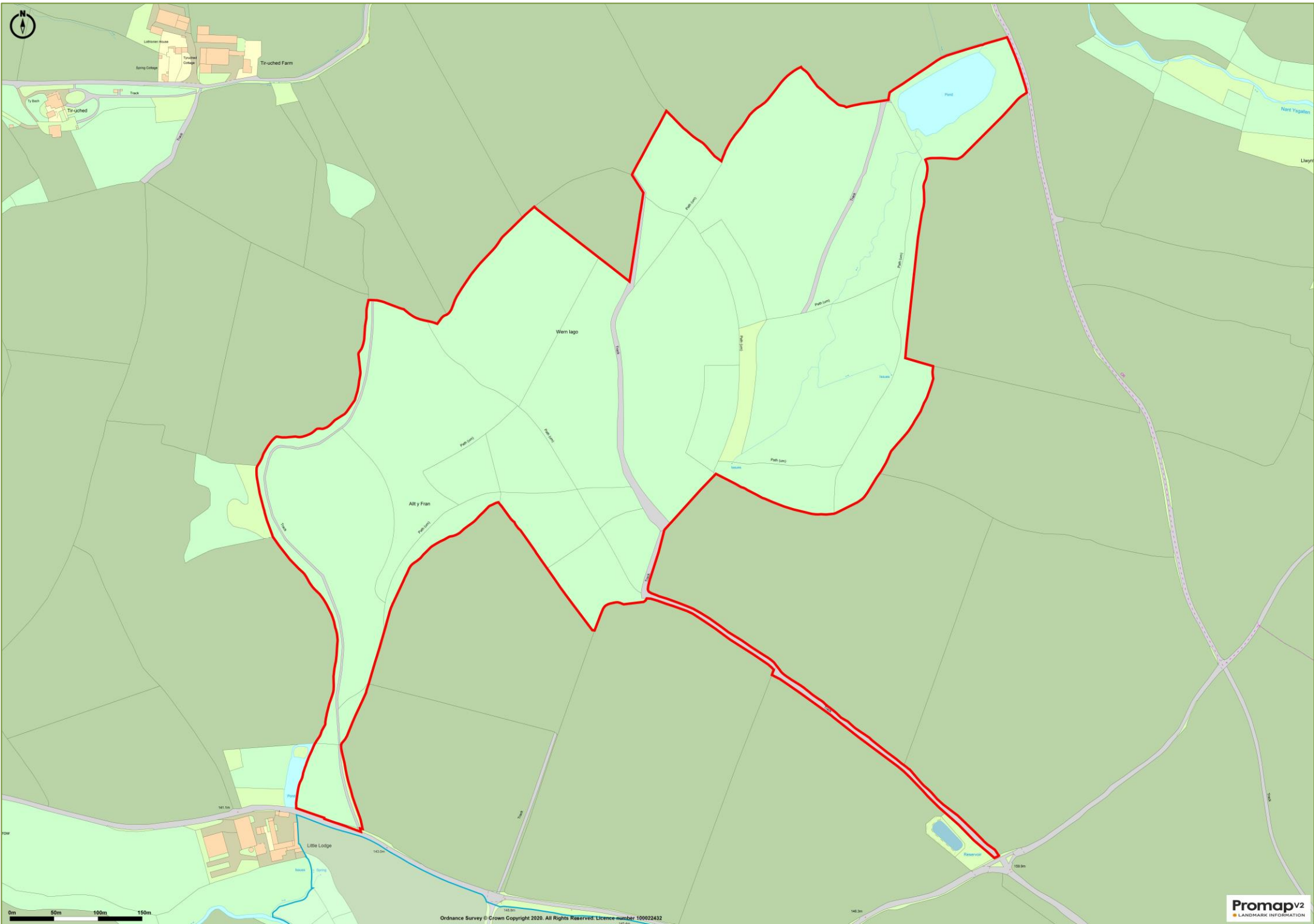
The land is situated only a short distance from the village of Glasbury-on-Wye and can be approached from several directions.

From Hay-on-Wye: Proceed out of Hay-on-Wye on the B4350 towards Glasbury-on-Wye. Proceed into the village of Glasbury and take the first left hand turn after the filling station. Proceed up the pitch and under the old railway bridge. Continue along this road for approximately $\frac{3}{4}$ of a mile until you approach a cross roads. At the cross roads turn left and continue past "The Lodge" Farm and follow the road round until you come to a green triangle area. The entrance to the woodland can be found on the left by proceeding down the stone driveway. The woodland is immediately in front of you.









Method of Sale

The property is to be offered For Sale by Private Treaty and offers are invited.

Vendors Solicitors

Mr Mike Harris, Williams Beales Solicitors, Hay-on-Wye. Tel: 01497 820302

Money Laundering

As a result of anti-money laundering legislation all persons intending to bid for the property should provide the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

Wayleaves Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.



Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

Important Notice

These particulars are set out as a guide only. These are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

Viewing by appointment through Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



