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Chiffchaff Wood

Herefordshire

Broadleaf woodland, in ancient woodland surroundings, teeming with both common and rare species of wildlife in a very quiet, very beautiful part of the Wye valley. Excellent access and level throughout.

Details

Price: £125,000 Freehold
Location: Whitney-on-Wye, Hay-on-Wye, Herefordshire
Size: About 6 ½ acres for sale
OS Landranger: OS No 148
Grid ref: SO 269 483
Nearest post code: HR3 6HX

Local manager

Richard Schofield
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rich@woodlands.co.uk

Description

Chiffchaff Wood is a plantation style broadleaf woodland of mainly oak, planted approximately 40 years ago, and has been effectively managed, thinned and nurtured to its present excellent condition. A good quantity of cherry and birch are mixed in with the oak providing interest and spring blossom as well as good forage for birdlife. Further variety is present throughout the woodland, areas of holly, hazel and hawthorn make up the understory and a crab apple or two provide more food for pollinators and wildlife.

The woodland was thinned recently allowing space for the remaining oak to grow on and mature, and there will be the option for the oak to be extracted as a valuable timber crop in the future, should the owner wish to do that. The thinning also keeps the canopy in check, allowing light to the forest floor resulting in ferns and grasses, and wildflowers of all variety through spring and summer which are a delight to see; violets, bluebells, primrose, wood anemones and sorrel, and lesser celandine to name a few. Several of these are noted as ancient woodland indicators and Kiln Ground Wood, the larger woodland of which Chiffchaff Wood is a part, is indeed designated ASNW (Ancient and Semi Natural Woodland) which indicates it has been under continuous tree cover since before 1600AD. Old maps going back to the late 1700's and early 1800's show it clearly as woodland.

Chiffchaff Wood's southern boundary is marked by a hedgerow running along the very quiet country lane and a short distance inside the southern boundary a grass path runs east west across the full width of the woodland. Set just off this path at its eastern end is a small seasonal pond or scrape, always an asset to woodland life and biodiversity and palmate and great crested newts have been spotted in here.

Further into the woodland are another two larger rides crossing the woodland on the same axis, all of which contribute to easy access and management. Set within the gorgeous surroundings of the larger Kiln Ground Wood this is a lovely, manageable, broadleaf woodland perfect for the nature and conservation buff who is keen to take on the responsibility of stewarding a protected species.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Chiffchaff Wood mainly consists of oak planted approximately 40 years ago, interspersed with cherry, birch, and a varied understory of holly, hawthorn and hazel from place to place; with areas of bramble and at forest floor a variety of fern and mixed grasses and many native woodland wildflowers. The woodland has been judiciously thinned over time, resulting in well spaced oak and various broadleaf specimens growing on.

Wildlife

The careful management of the larger Kiln Ground Wood over the decades has created the ideal habitat for a great variety of species of woodland creatures which sadly have become much rarer these days, either through lack of woodland management and/or changing farming practices. Dormice are known to inhabit the woodland which is a rare delight and along with the thrill of knowing you have a protected species within your woodland comes the responsibility of ensuring its preservation. There is a lot of very useful information provided by Natural England and PETES (People's Trust for Endangered Species) with guidance for you to follow. There are many sources of help and advice in formulating a management plan if this is something new to the owner.

Along with dormice, are several species of bat including Brown Long-eared, Common and Soprano Pipistrelles, Natterers, Daubenton and the larger Noctule. Many birds thrive here too including the rarer Pied flycatcher, as well as the Spotted flycatcher, nuthatch, treecreeper, cuckoo and warblers including the gorgeous little chiffchaff with its distinctive call for which the wood is named.

Deer are present in the area, which need monitoring; lovely as they are, they can be very damaging to young tree growth.

At the smaller end of the scale, newts of several varieties, greater crested and palmate, have been spotted in the small ponds in the woods, as have grass snakes and slow worms.

Features

Very accessible and manageable woodland.

Excellent pedigree! Awarded the Herefordshire Shield for excellence in forestry in 2014.

Dormice, a protected species to nurture and conserve.

Very quiet and private location.

Access, tracks and footpaths

Access is excellent by way of a solid stoned track, directly off a very quiet country road. The track provides easy access for two

wheel drive vehicles, and there is room to pull in one vehicle at the entrance to the woodland.

A public footpath runs along the northern boundary of Chiffchaff Wood but there is no public access through Chiffchaff Wood itself.

Rights and covenants

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Nature conservation

Following the template set by the woodland management undertaken so far in Kiln Ground Wood would ensure a gold standard future for Chiffchaff Wood. It is essential protected species protocols are followed but as is clear from its present condition, good woodland management and respecting protocols put in place to ensure preservation of protected species are in no way mutually exclusive!

In many ways, if you are new to woodland ownership, there are very clear guidelines to follow which makes the process and decision making simpler while you are learning the ropes!

Wildlife and bird watching will be very rewarding in this tranquil woodland.

Local area and history

Hay on Wye is only 5 or so miles away (you could even canoe there from Whitney on Wye!) and has much to offer with its famous book and antique shops, many good pubs and restaurants. it's Literary Festival and possibly the best ice cream in the world..as well as all other amenities.

Hay on Wye sits on the north eastern tip of the Bannau Brycheiniog national park so an opportunity for many activities in its stunning landscape. It is possible, via the local public footpath network, to connect to the Herefordshire Trail and even, a little further, Offa's Dyke Path.

Historically the surrounding area has several Neolithic sites including Arthur's Stone , and there are castles galore with fine examples of Welsh border castles and medieval fortresses.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Main entrance gate : Google Pin

What3Words: ///glorified.validated.outgoing

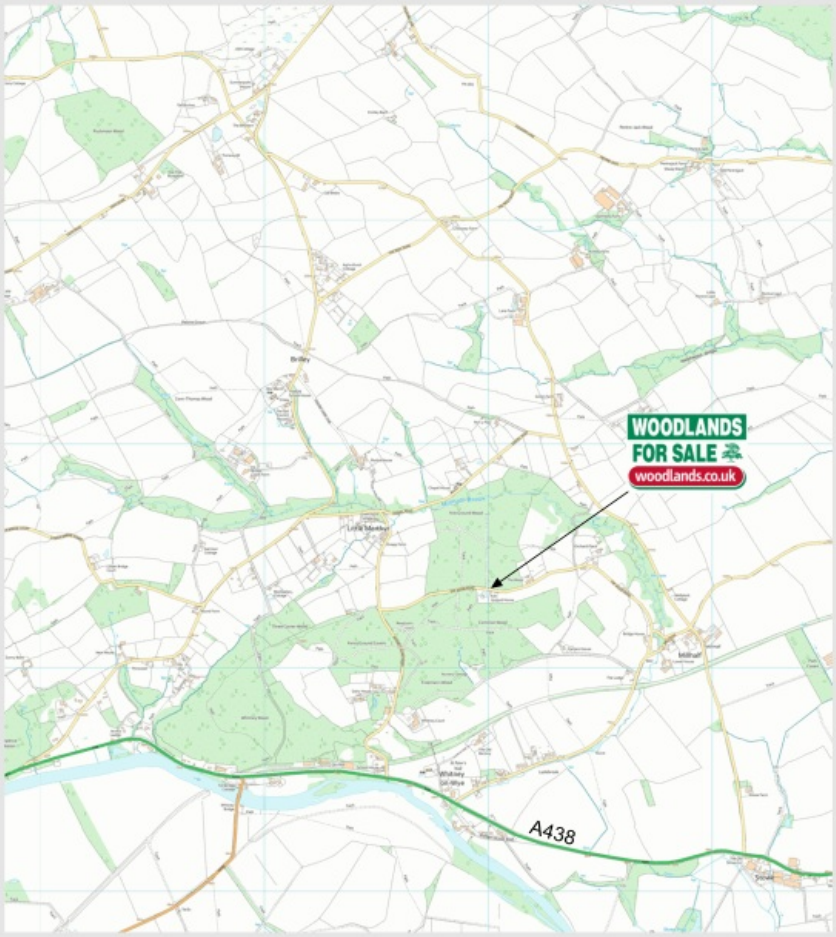
Travelling east on the A438, heading towards Whitney on Wye (towards Hereford), look out for the Whitney Sawmill on your right. Once you've passed Whitney Sawmill, take the first left, and drive for approximately 1mile, until you come to the turning for Wood Road on your right. Turn right here and continue for about 1/2 mile until you see Kiln Wood house on the right. The pull in and parking area for Kiln Ground Wood is on your left. Please see photos for visual reference.

Boundaries:

The boundaries of Chiffchaff Wood are marked with pink paint on trees and wooden marker stakes.

The southern boundary runs along the road and there is a hedgerow and it is fenced.

The western, northern and eastern boundaries are all defined by tracks.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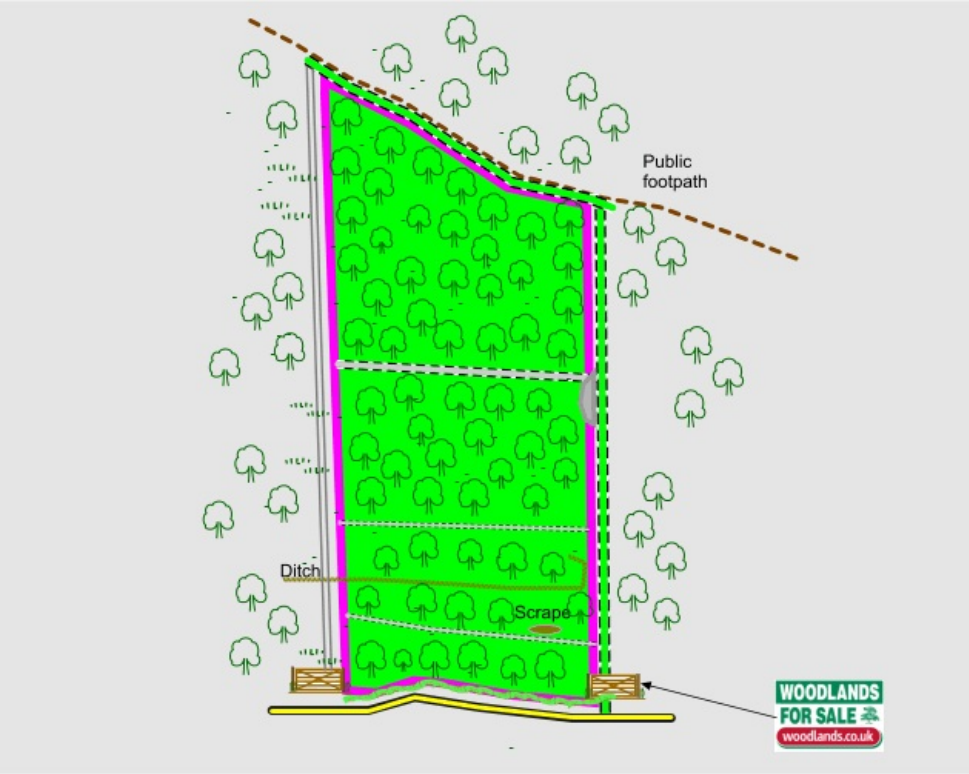

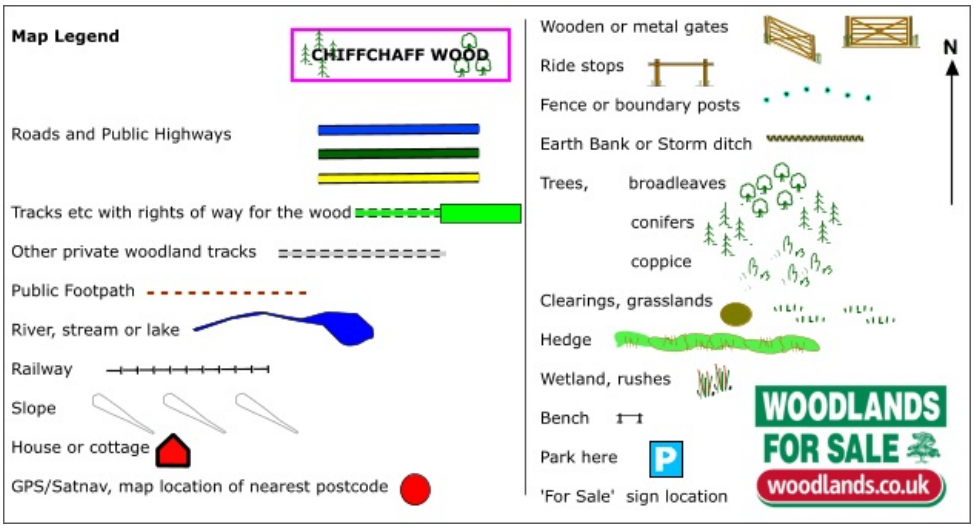

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.