

MILL LEASOW WOODLAND

BREDWARDINE, HEREFORDSHIRE, HR3 6BS



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**A fantastic opportunity to acquire over 9 acres of Semi-Natural Ancient Woodland
with fantastic frontage onto the River Wye.**

OVER 550 METRES OF SINGLE BANK FISHING RIGHTS

**DIVERSE SEMI-NATURAL ANCIENT WOODLAND RICH IN BIODIVERSITY AND
HABITAT**

**SEASONAL RIVER BEACHES AND OPEN GLADES WITH HUGE RECREATIONAL
POTENTIAL**

GOOD ROADSIDE FRONTAGE

IN ALL ABOUT 9.12 ACRES (3.69 HECTARES)

GUIDE PRICE: £100,000

A fantastic opportunity to acquire over 9 acres of Semi-Natural Ancient Woodland with fantastic frontage onto the River Wye.

Location and Description

Mill Leasow Woodland is designated as an Ancient Semi-Natural Woodland. Mill Leasow Woodland is located near the picturesque village of Bredwardine. The Welsh Border is located approximately 8 miles west of Bredwardine, and the Cathedral City of Hereford is located 12 miles east. The woodland is accessed from Brobury Lane to the east, with the River Wye to the west forming the opposite boundary. The red brick bridge over the river is a landmark of Herefordshire and this charming location is perfect for those wanting their own woodland escape with the benefit of access to the River Wye.

The woodland is rich in biodiversity and nature, and can be separated into two distinct types of woodland. The eastern boundary along Brobury Lane is semi-natural ancient native woodland comprising of species like Hornbeams, Beech, Limes and English Yew. We understand that throughout the 20th century there were a number of broadleaf trees, including oak, beech and wild cherry planted throughout the woodland which are now maturing nicely. Along the western boundary, adjacent to the river bank, there is a large glade area comprising of a poplar plantation. This adds great diversity to the appearance and biodiversity value of the woodland, we understand these poplars have reached maturity and provide a fantastic landscape for possible recreational opportunities.

The current owners have enjoyed wild swimming from the property's private pebble beach along the riverbank, which also provides an ideal launch point for canoes and kayaks. The open glade formed by the Poplar plantation offers a sheltered, picturesque setting for seasonal camping and socialising, all within easy reach of the river for water-based activities.

Although previously managed, the woodland has in recent years been allowed to re-wild, becoming a haven for wildlife and offering opportunities for further biodiversity enhancement or a return to active management.

A further fantastic feature of Mill Leasow Woodland is the proximity to the River Wye, with over 550 metres of fishing rights. The River Wye at Bredwardine is a highly-regarded destination for Salmon, Barbell and Chub fishing as well as coarse fishing, being closely located to the renowned Moccas Fishery. Mill Leasow Woodland is the perfect opportunity for a keen Angler to secure exclusive fishing rights on one of the most picturesque stretches of the River Wye in Herefordshire.



Hay-on-Wye 8 miles | Hereford 12 miles | Leominster 20 miles | Ross-on-Wye 25 miles



Tenure

We understand that the woodland is freehold with the benefit of vacant possession upon completion.

Flood Zone

The woodland is positioned with river frontage onto the River Wye, therefore there the lower proportion of the woodland is a flood plain and located within Flood Zone 3.

Planning

The property is classified as Woodland, and therefore is unsuitable for residential use, however diversification and recreational potential exists, subject to planning consents.

No planning enquiries have been made.

Designations

The riverbank is designated as a Site of Special Scientific Interest, SSSI, due to its proximity to the River Wye. The eastern part of the woodland along Brobury Lane is designated ancient and semi-natural woodland, and the whole site has been identified as part of the priority habitat inventory as deciduous woodland.

Method of Sale

The woodland is for sale by Private Treaty.

Local Authority and Public Utilities

Herefordshire Council, Plough Lane, HR4 0LE

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

National Grid, Ludlow, SY8 1FN

Wayleaves, Easements and Rights of Way

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

We understand that there is a public footpath which enters the woodland on the northern boundary. The footpath ends within the woodland; therefore we understand it is rarely, if ever, used.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Stewardship Schemes

We understand that the land is not currently entered into any environmental schemes.

Sporting, Timber and Mineral Rights

All standing timber and minerals are included within the sale. There will be a restrictive covenant placed on the woodland prohibiting any shooting on the land.

We understand over 550 meters of single bank fishing rights are owned and included within the sale.

Access

The woodland can be accessed on foot from Brobury Lane to the east. The woodland does steeply decline from the eastern boundary along Brobury Lane. The 'For Sale' sign on the roadside marks the safest entrance into the woodland where there is a clear ride down to the riverbank. Please make sure you use this ride to access and leave the woodland as it is the safest route under current conditions (W3W ///chitchat.reported.breathing)



Viewings

Viewings are strictly by appointment only with the selling agent

Kathy Gunter - 01432 356161 (Option 3) / 07765 413694 - k.gunter@sunderlands.co.uk

Viewing Health and Safety Notice

Prospective purchasers are advised to take all necessary care when inspecting the woodland, including wearing suitable outdoor clothing and footwear. The land is extremely steep in places, descending towards a riverbank that is subject to seasonal flooding. Viewers should exercise particular caution and are encouraged to follow the established ride, as indicated by the 'For Sale' board, when accessing the property.

There are several fallen trees and natural obstacles that may present trip hazards, and viewers must remain alert to their surroundings at all times. All inspections are undertaken entirely at the viewer's own risk. Neither the Agents nor the owners of the property accept any responsibility or liability for any accident, loss or injury arising during inspection of the property, however caused. Prospective purchasers must take care when parking and viewing and do so entirely at their own risk.

Money Laundering

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Agents Note

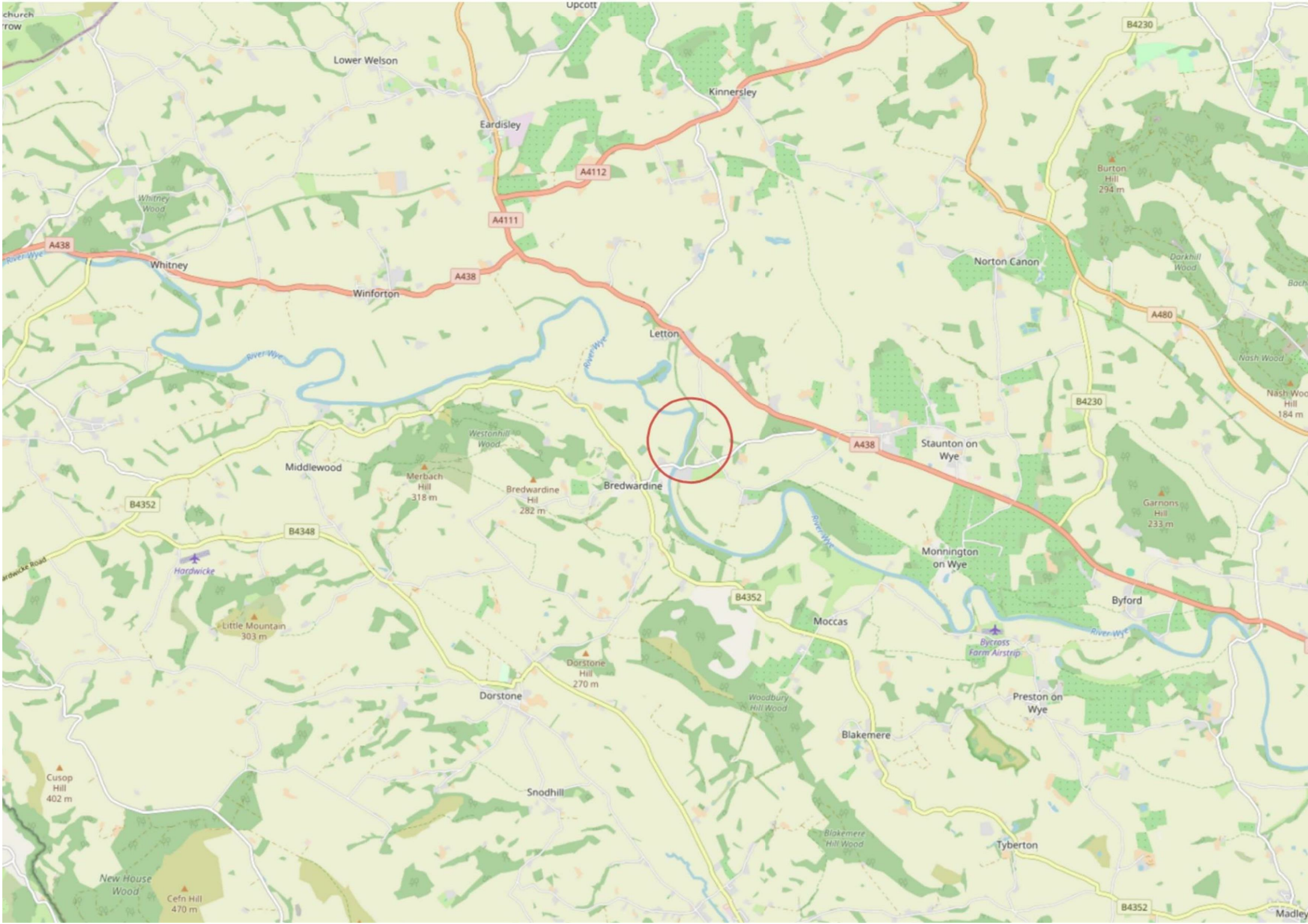
Any plans used in the preparation of these details may have been reduced in scale and interested parties should check the Title Plan before proceeding to purchase.

Important Notice

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

Directions





From the City of Hereford head west on the A438 towards Swainshill. Continue on the A438 for approximately 11 miles before turning left as you approach the village of Letton. Join Brobury Lane and proceed for approximately 0.8 miles before approaching a left-hand bend. After the bend, the woodland will be on your right and will continue until the junction opposite Brobury House.

The most appropriate pedestrian access into the woodland will be marked with the 'For Sale' board. Parking is available at the free car park opposite Brobury House, or within the lay by along Brobury Lane.

What3Words:///chitchat.reported.breathing -Pedestrian Access into the Woodland

What3Words:///empty.reverses.differ - Parking Location



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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.