



**WOODLAND: Dinedor,
south of Hereford
HR2 6PD**

**Just under 4 acres
freehold £50,000**

Description: Small and manageable broadleaf woodlands like this rarely come to market in Herefordshire, so this is a great opportunity to secure a small woodland. This is a beautiful uneven-aged mixed broadleaf woodland on the side of Dinedor Hill with views right across Hereford, to the hills beyond. The ground slopes gently away from the road, but there are level areas.

Magnificent oak, ash, and beech trees are dotted around the wood, with a good canopy of mature trees, and some young natural regen. The canopy ensures that there is very little bramble, and only the small holly interferes with the ease of walking around the wood. In spring there are daffodils, anemones, and bluebells in patches throughout the wood.

From the lower parts of the wood, and from the road, there are impressive views, looking across the valley towards Hereford. A network of well established paths cross the woodland. These paths appear on the Ordnance Survey map of the wood as far back as 1888.

Access: The woodland is situated near the end of a no through road that serves a few houses further along the road. There is scope for reinstating/improving the vehicular track, which used to run through the upper part of the woodland. A flat area, adjacent to this track, could be used for a caravan, log cabin or any other purpose subject to the relevant planning consents being obtained.

Boundaries: The external boundary of the wood to the north is the fence line, and to the west it is the private road (although it appears the road is included within the wood). The south eastern boundary is a footpath (which is part of the adjacent woodland). The majority of the eastern boundary is the main track into the wood, and is part of the woodland.

Common Land: The woodland is designated as common land, which gives rights of public access on foot, but no other rights. The current owner has never seen, or known of, walkers accessing the woodland itself: Public footpaths bordering the land are well maintained, thereby minimising the desire to roam elsewhere.

Sporting rights: Included in the sale

Mineral rights: Included in the sale

Public footpaths: The path that runs along the southern edge of the wood is a public footpath. A second footpath runs along the main track at the north-eastern edge of the wood, and then along the northern boundary.

Local area: The woodland is only three miles south of Hereford, situated near the end of a no through road. Dinedor Camp, a prehistoric hill fort, lies just a few hundred metres to the south east of the wood.

Please note, while this wood is not suitable for residential development, other uses such as summer camping may well be appropriate.

VIEWING: Please register your interest in this wood with the selling agents by email (sandra@forests.co.uk) before viewing.

DIRECTIONS

From the North: Head south from Hereford town centre on the A49. Turn left at the traffic lights signposted Holme Lacey and at the next roundabout take the third exit onto Hoarwithy Road. Remain on this road for 1.5 miles and then turn left signposted for Dinedor. Head up the hill and then turn left at the cross roads signposted for Dinedor Camp. Follow this road up and the woodland can be seen on your left hand side, identified by our For Sale board.

You should be able to park just past the entrance to the wood and our For Sale board.

From the South: as you come into Hereford on the A49, take the right turn at traffic lights signposted Holme Lacy, then continue as above.

- **Postcode for Satnav:** HR2 6PD
- **Coordinates for Satnav:** 52.024861, -2.700210 (entrance track)

If navigating with a satnav using the postcode, note that the postcode is further along the road past the wood

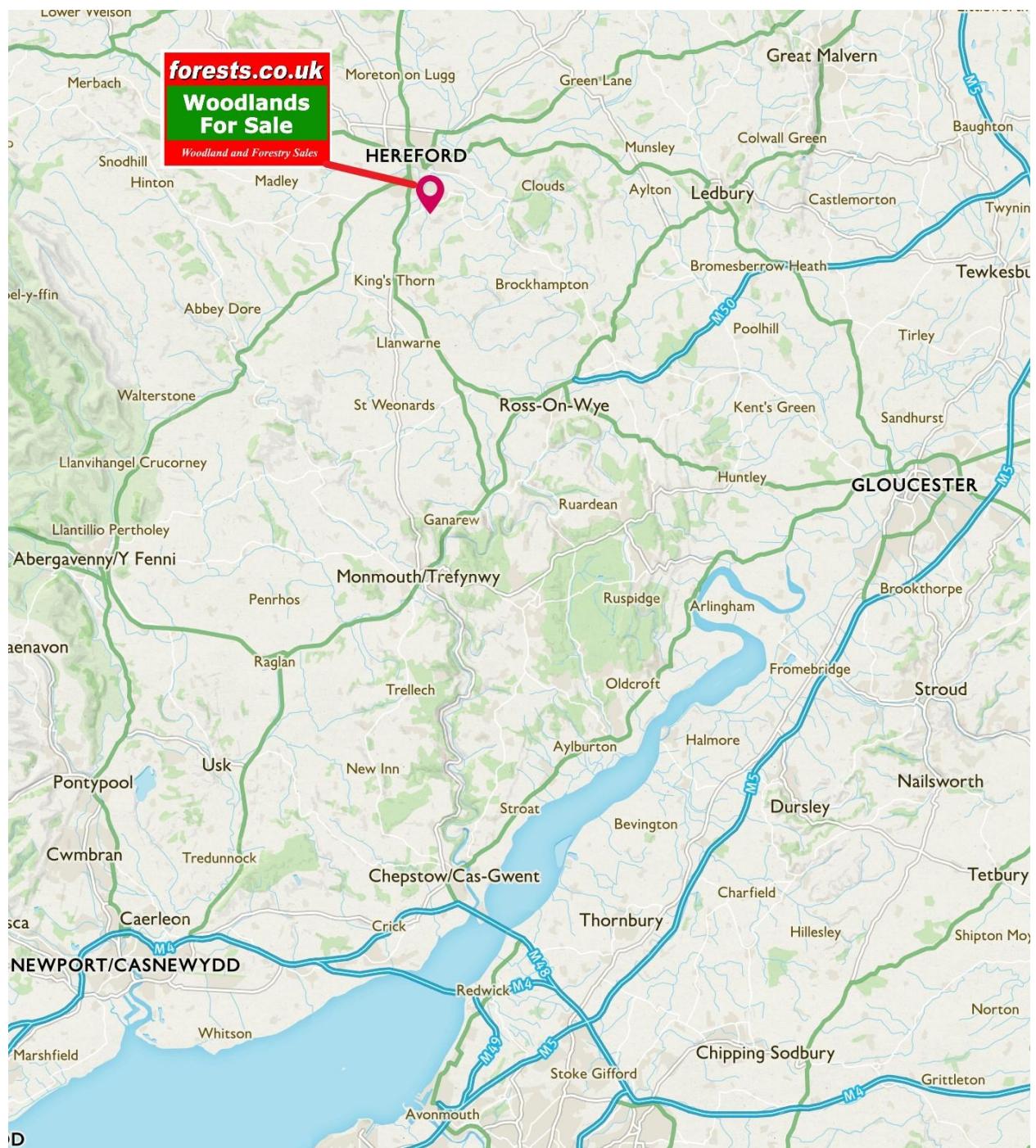
VIEWING: At any time with a copy of these particulars. Please register your interest in this wood with the selling agents by email (sandra@forests.co.uk) before viewing.

For more information, Contact Sandra Colley

Phone 07388 057446

Email sandra@forests.co.uk

Maps

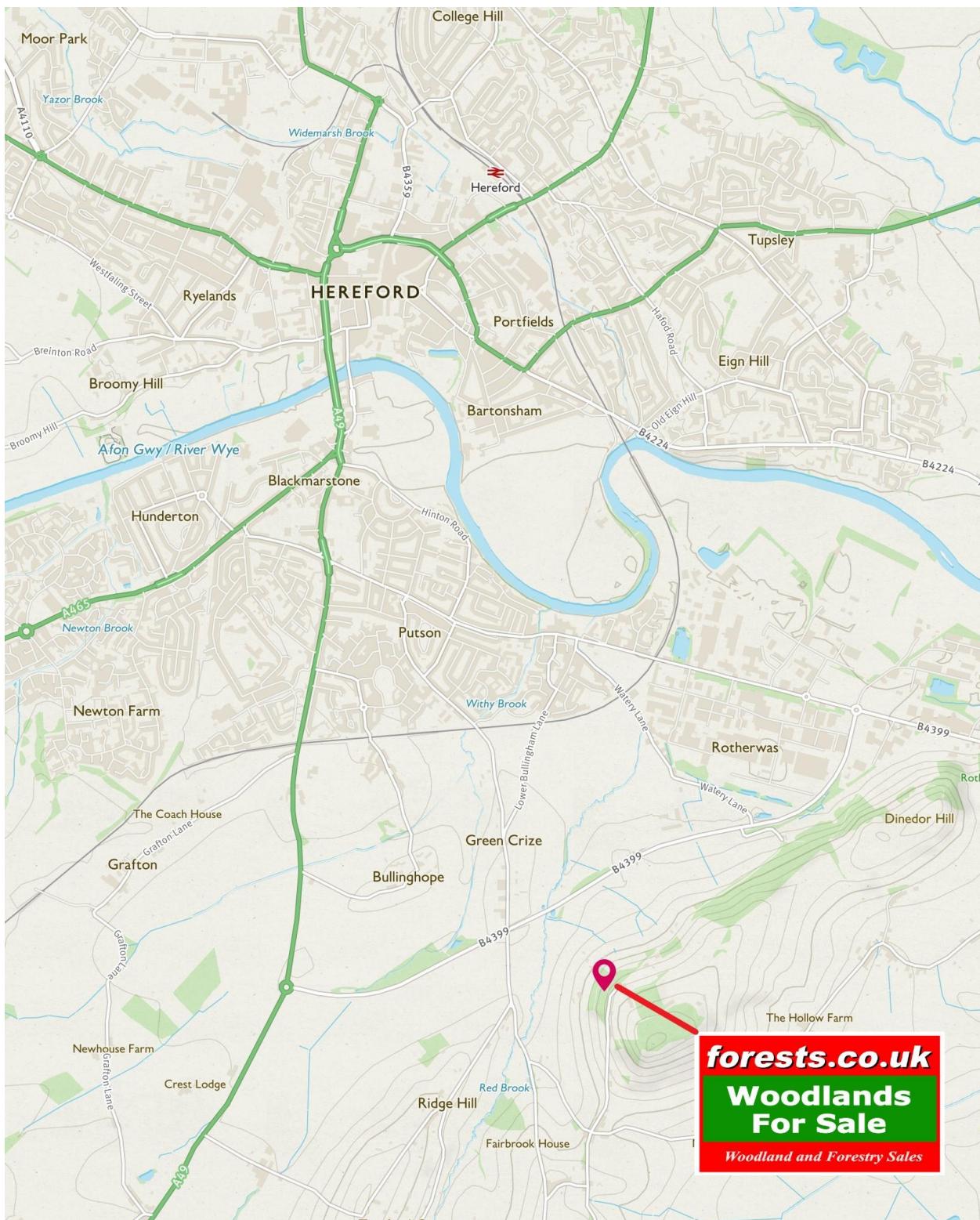


OS Landranger: 149

Grid reference: SO 520 365

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Maps



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