



Coed Ywen Wrexham

A flat, well drained, developing woodland with a large hardstanding car parking space. A large variety of wildlife (birds and mammals).

Details

Price: £59,000 Freehold

Location: Bronington, Whitchurch, Wrexham

Size: 4½ acres for sale

OS Landranger: OS No 126

Grid ref: SJ 481 380

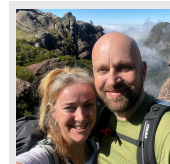
Nearest post code: SY13 3HT

Local manager

Ash Charlwood and Helen Iles

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Description

Surrounded by agricultural land, and near to a National Nature Reserve, Coed Ywen is a haven for lots of different birds and mammals. The woodland was replanted in 2008/9. These young trees are ready to flourish, showing signs of good growth with annual leaders of a very good length. Some gentle management (with hand tools if preferred) would enhance the growth. One area of Birch lends itself to management for a sustainable firewood supply that could be easily harvested without machinery.

A large newly created stone hard standing is easily accessible from a good track, making access to the woodland simple.

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

Following the site being clear felled, a concise re-planting took place. All details can be passed onto purchasers upon request. The majority of replanting was Sitka Spruce, however there was also other trees such as the following.

[Sitka Spruce](#) (picea sitchensis)

[Oak](#) - quercus robur

[Field Maple](#) - acer campestre

[Wild Cherry](#) - prunus avium

[Rowan](#) - sorbus aucuparia

One area of naturally regenerating Birch in the western corner could be managed for a sustainable supply of firewood.

The woodlands now would benefit from some gentle land management to help these new trees flourish.

A few more mature trees edge the property - these are mainly Oak, but with a few other broadleaf species in places.

Wildlife

The area is close to the natural nature reserve, Moss Fern and a neighbouring lake. As a result there is a lot of wildlife in the area.

Signs of deer, badger and rabbit are the obvious mammals, though bats have been seen in the evening.

The birdlife here is really diverse, from all the "little brown jobs" - Sparrows, Siskins and Finches, through to Tawny Owls, Woodcock, Sparrowhawk and Pheasants. Nearby ponds and lakes encourage water fowl with several types of duck visiting and often flying overhead.

Features

The woodlands are very flat and the parking easily accessible with a normal car. Its a quiet area with little noise or light pollution.

Access, tracks and footpaths

From the parking area, a brush cut pathway leads into the woodland, where a bench can be found in a clearing. In summer the bracken is dense, but during the cooler months there is potential to more easily create a network of paths through the woodland.

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

Coed Ywen is located near the famous Fenns. Nearby is [Hamner Mere](#) - a village with 9 water ways The [Mere Cycleway](#) will take you past 9 meres, or if you prefer some nature there is [Moss Fenn](#) park which has been a **National** Natural reserve for 30 years!

Coed Ywen is also close to [LLangollen](#), which boasts a castle, gorgeous river and plenty of quality places to eat.

For an arty day out, try the [sculpture trail](#) in nearby Ellesmere.

Being so close to the border, [Whitchurch](#) is also nearby.

Finally - don't forget about [Wrexham](#) and it's new found fame!

Local area and history

Bronington is ideally located on the border between Wales and England. It is first mentioned in 1284 as Bronynton 'settlement of

[Bron's] people'. In 1777 an enclosure map shows only nine buildings clustered around the edges of what was a long central green or common lying to the south of the present School Lane. More on it's history can be found here - <http://www.bronington-cc.org/history/> .

It has easy links to Whitchurch, Wrexham and Oswestry, but is in a quiet rural location.

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

Directions:

From the North and East, follow signs to Whitchurch.

Take the A525 to Redbrook, then the A495 to Bronington. Pass through the village, after 1.6 km / 1 mile take the gravel road signed as Nook Lane on your left. Follow this gravel lane for 0.7 kms or 0.5 miles and then turn left into Bronington Wood

From the West and South follow directions to Ellesmere,

Then take the A495 towards Welshampton. After 3 ½ miles or 5.6kms take the gravel road signed as Nook Lane on your right. Follow this gravel lane for 0.7 kms or 0.5 miles and then turn left into Bronington Wood.

Parking, for visiting the woodland is in the small layby in front of the double gates.

The woodlands are signposted individually. Coed Ywen is on the left hand side of the track as you reach the central circle.

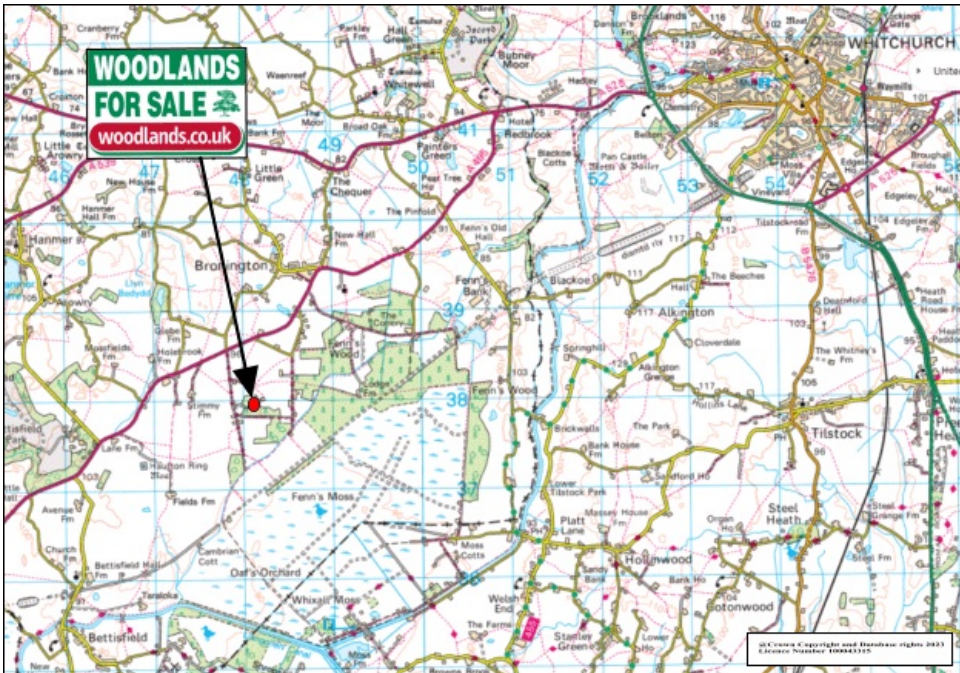
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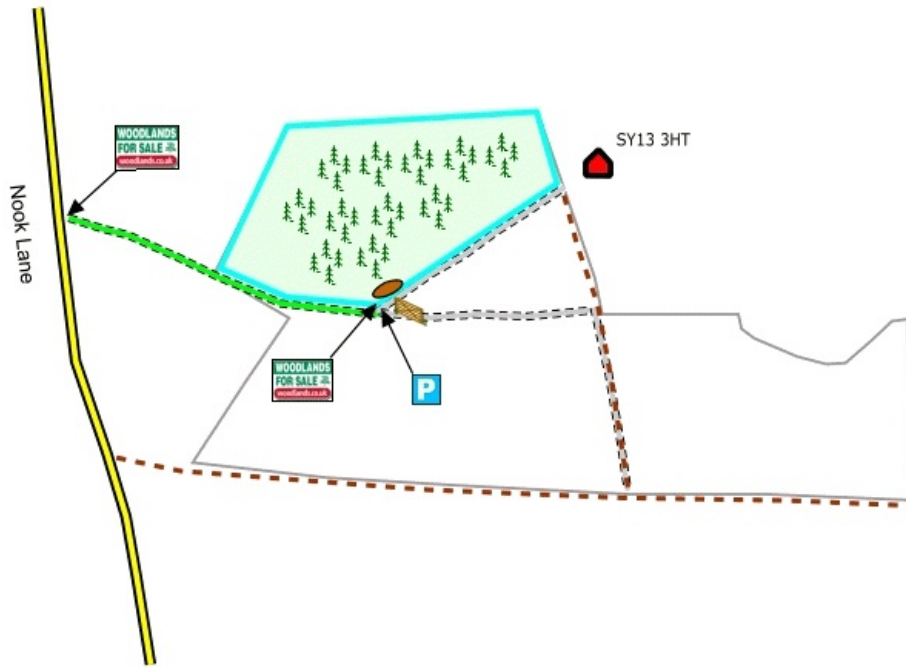
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Boundaries:

The boundaries are clearly defined, they are indicated in blue.

The northern boundary is a fence line with the neighbouring fields, the eastern is the boundary with the neighbouring house's garden. The southern boundary is marked with posts and runs along side the access track. The west is the boundary with the neighbouring farm fields and barns.





Map Legend

Coed Ywen

Roads and Public Highways

Tracks etc with rights of way for the wood

Other private woodland tracks

Public Footpath

River, stream or lake

Slope

House or cottage and postcode

Wooden or metal gates

Ride stops

Stone wall

Trees, broadleaves

conifers

coppice

marsh

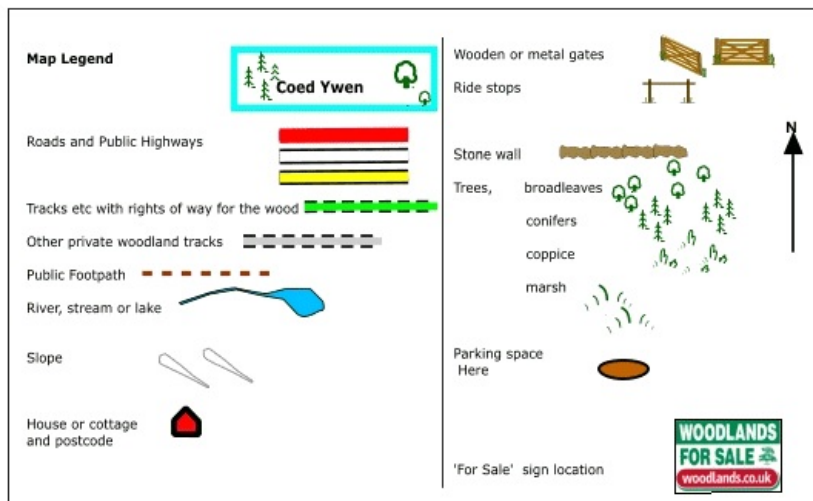
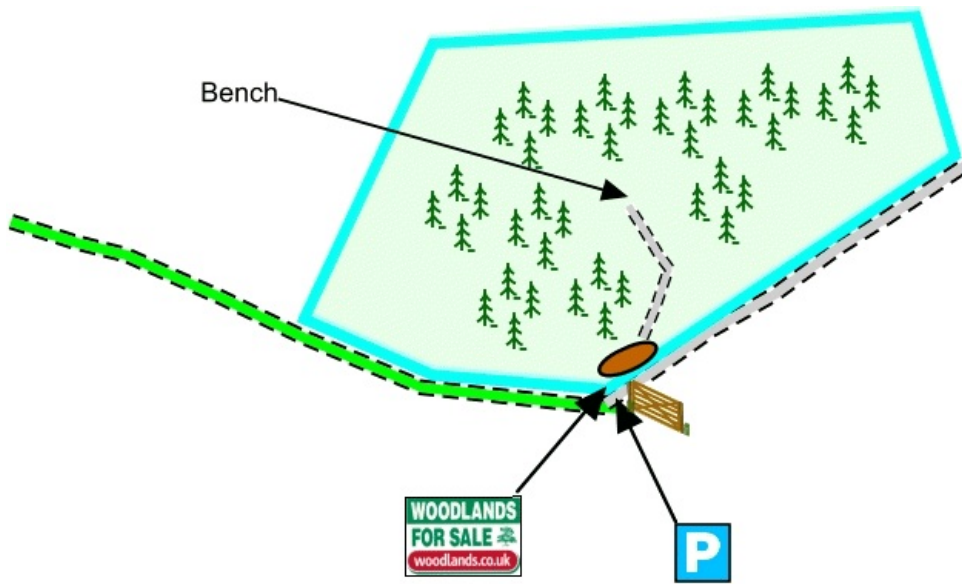
Parking space Here

'For Sale' sign location

WOODLANDS FOR SALE woodlands.co.uk

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The legend provides symbols for various features: roads (red and yellow lines), tracks with rights of way (green dashed line), private woodland tracks (grey dashed line), public footpaths (brown dashed line), rivers/streams/lakes (blue wavy line), slopes (grey triangles), houses/cottages (red house icon), wooden or metal gates (brown gate icons), ride stops (brown post-and-rail icons), stone walls (brown textured line), trees (green icons for broadleaves, conifers, coppice, and marsh), parking spaces (brown oval), and 'For Sale' sign locations (small red house icon). A north arrow is also present.



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.