



Upper Din Wood and Wan Wood, Shirenewton, Chepstow, Monmouthshire, NP16 6LS

**A Block of Ancient Woodland considered to offer Amenity, Conservation,
Investment, Leisure, Recreation and Wildlife Opportunities**

About 37 acres (14.97ha) For Sale as a Whole or in Two Lots by Private Treaty

Upper Dinwood and Wan Wood, Shirenewton, Chepstow, Monmouthshire, Nearest postcode NP16 6LS

Shirenewton 1 mile • Caldicot 4 miles • Chepstow 7 miles •
Newport Coldra 15 miles (distances approximate)

Upper Dinwood and Wan Wood are identified within the Ancient Woodland Inventory for Wales as being Ancient, Restored Ancient Woodland and Ancient Semi-Natural woodland comprising mainly broadleaved species of mature Ash, Oak, Beech, Yew, and Hazel tree species with some Spruce. It is considered that the woodland offers opportunities for amenity, conservation, investment, leisure recreation and wildlife being situated in a convenient and accessible location off the Shirenewton to "Crick Road" as identified and outlined in red on the plan

Land Schedule

Lot 1 – Wan Wood (West of Dinham Road)

OS Map Ref	Area	
	Acres	Hectares
ST4892/5125	26.16	10.59
Total	26.16	10.59

Lot 2 – Upper Din Wood (East of Dinham Road)

OS Map Ref	Area	
	Acres	Hectares
ST4892/8100	10.81	4.37
SM4892/Pt. 8537}		
SM4892/Pt. 8918}	0.25 est.	0.10 est.
SM4892/Pt. 9400}		
Total	11.06 est.	4.47

Guide Price

Lot 1 – Wan Wood - offers invited in excess of £100,000

Lot 2 – Upper Din Wood - offers invited in excess of £50,000

Timber

All growing and felled timber on the holding at date of completion is included.

Tenure and Possession

The property is offered with freehold tenure and vacant possession upon completion.

Services

There are no mains services connected to the land.

Management

It is understood that no management or environmental agreements are in place.

Directions

From Chepstow, take the A48 towards Newport, at Parkwall roundabout continue to Crick and then turn right towards Shirenewton on to the Crick to Shirenewton road, proceed for about 2miles, after passing the property known as Coalpits Farm on the left take the next left signed Dinwood Cottage where the woodland can be found along the track (formerly known as Dinham Road).

Local and Statutory Authorities

Monmouthshire County Council

Telephone: 01633 644644

Email: contact@monmouthshire.gov.uk

Natural Resources Wales

Telephone: 0300 065 3000

enquiries@naturalresourceswales.gov.uk

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the vendor.

Sporting Rights

The sporting rights over the property are believed to be in hand and are included in the sale.

Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice, which may or may not come into force and subject to any statutory permission or byelaws without any obligation on the part of the vendor to specify them.

Rights of Way and Easements

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), light, support, drainage, water and electricity supplies; and other rights and obligations, easements, quasi-easements and restrictive covenants; and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or gas or other pipelines whether referred to in these particulars or not.

Boundaries

Prospective purchasers shall be deemed (the property being available for inspection) to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or ownership thereof.

Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The positions of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

Important Notice

Gwilym Richards & Co Ltd and Thomas Price & Partners give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
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8. No liability is accepted for any expenses incurred where the property may have been sold, let or withdrawn.
9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. License No 100003759.
10. Plans are not scale and are for identification purposes only.

Viewing

By prior appointment with the vendor's joint selling agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agents accept liability.

Vendors Solicitors

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Particulars dated August 2020