



For identification purposes only

Hay Wood,
Clifford's Mesne, Gloucestershire

BK | Bruton
Knowles

Hay Wood

Clifford's Mesne, Newent, Gloucestershire, GL18 1JS

An attractive block of established woodland and pasture land commanding an elevated position close to May Hill.

Ancient woodland | Pasture land | Ponds

Newent 3 miles, Ross-on-Wye 8.5 miles,
Gloucester 12 miles, Hereford 20 miles

For sale as a whole (or in lots to suit)

Guide Price for the whole £425,000

Approximately 53 acres (21.44 ha) in total

Situation

Hay Wood is located south of the village of Clifford's Mesne lying close to the well-known Gloucestershire beauty spot of May Hill. The woodland is accessible from both the north and south via minor country roads from Newent and the A40 Ross-on-Wye to Gloucester Trunk road. Access can be gained to the M50 motorway (Junction 3) approximately 3.5 miles north for onward connection to the M5. The regional centres of Newent, Ross-on-Wye, and Gloucester are close by and offer a broad range of retail, commercial and leisure services.

Woodland

Hay Wood is a ring-fenced multi aged mixed broad-leaf woodland together with a good portion of pasture land. Approximately 12.75 acres of designated ancient woodland lies centrally within the block surrounded to the east and south by bands



of more recently established deciduous species.

Both the ancient and more recently established woodland follow the topography of the site and offer some gently sloping banks with several level rides running throughout.

The perimeter is fenced providing some boundary security with several access gates providing access into various parts of the woodland. The main access to the north east of the block is taken via a stone track past the former Yew Tree Inn pub. The residential property known as Hay Farm benefits from a right of way over this track.

Two ponds are nestled centrally and to the north west of the ancient woodland fed naturally by streams that run through the woodland.

The woodland was entered into grant schemes from 2000/01 to 2014/15 with the Rural Payments Agency and the Forestry Commission with minimal management there after.

The woodland now offers an opportunity for the next owner to take advantage of the current timber stock as well as take advantage of any current or emerging grant schemes.

Pasture Land

The pasture land lies to the west of the woodland with direct vehicular access on the southern boundary from the connecting lane between Clifford's Mesne and Luxley.

The land is typical for the area being permanent pasture suitable for grazing. The perimeter is well fenced with natural springs providing a private, natural water source.

The land is sub-divided into three fields, each edged with a mixture of native hedging and the surrounding woodland.

The pasture land presents a tremendous opportunity to continue grazing the land, create further habitat or expand the current woodland.

The entirety of the property is unaffected by public footpaths.



Occupation: Hay Wood is offered for sale freehold with vacant possession upon completion.

Method of Sale: Hay wood is offered for sale as a whole or in lots to suit, by private treaty. A deadline may be set for best and final offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

Sporting, timber and mineral rights:

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Designations: Approximately 12.75 acres of woodland is designated as Ancient Woodland.

Local Authority: Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG.
www.fdean.gov.uk

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

Solicitors: Clarkes LLP Solicitors, Hazeldine House, Telford Centre, Telford, TF3 4JL

Health and safety: We ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

Viewing: All viewings are strictly by confirmed appointment with Bruton Knowles, 01452 880000.

Guide Price: £425,000 (For the whole)



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IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared February 2024. Photos taken February 2024.





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