



Border Wood

Herefordshire

Secluded and private broadleaf woodland on the slopes above the River Monnow, right on the border of England and Wales, near Monmouth.

Details

Price: £65,000

Location: Osbaston, Monmouth, Herefordshire

Size: Nearly 4 ¼ acres for sale

OS Landranger: OS No 162

Grid ref: SO 491 162

Nearest post code: NP25 5QL

Local manager

Richard Schofield

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Description

Border Wood sits on a quiet country lane, just 50 metres from the border with Wales, across the River Monnow. Magnificent, towering broadleaf trees have grown undisturbed here for many years, resulting in a mature woodland also filled with a healthy understory and forest floor. The lack of public footpaths means the wood has been left undisturbed, a rare thing in this part of the world.

From a newly stoned forestry track, head into the wood and left up to a private parking space with its own ride-stop. Under the soaring ash, maple and silver birch, there's hazel which could be coppiced, and hawthorn, making a busy forest floor, which animal tracks make their way through. The new owners could expand these to create delightful paths into the deeper parts. Beyond the ride-stop there are flat areas which would be ideal for camping and a woodland shelter or tea stop.

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

Ash, silver birch, hazel, maple, hawthorn and blackthorn.

Wildlife

The undisturbed nature of the wood means that Border Wood is rich in wildlife. [Buzzards](#) and [red kites](#) have been seen soaring over the woodland. You may hear an owl if you are lucky enough to be here past sunset.

Badger trails exist through the woodland, and foxes have been spotted nearby. The wood is alive with small birds; great tits, robins and wrens.

Features

Border Wood occupies the northern part of the larger Tump Wood. The woodland floor rises from west to east as it climbs the Monnow River Valley, from the roadside edge (which is close to the river and the border with Wales) to the open farmland beyond in the east.

The slope creates an interesting topography with some flat areas at the top, which would be suitable for creating clearings and rest areas.

Access, tracks and footpaths

Access through a locked main gate from the road leads up a private forestry track to parking and a ride-stop for the owner of Border Wood. There are no public footpaths or public access through the woodland.

A number of animal tracks wind their way through the woods but no footpaths have been created and thus it's a blank canvas for the owner to create their own space.

The buyer will get a key to the gate, and be able to park on their own parking space.

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

This undisturbed woodland provides an ideal place for woodland management, camping, adventure, and being in nature. Activities could include coppicing the hazel and managing older broadleaf trees to create firewood and useful timber, creating woodland clearings and paths, and gentle management to encourage a healthy habitat.

More active activities include walking and hiking, orienteering, bushcraft, and shelter building.

This woodland can provide opportunities for conservation and recreation. Wildlife watching (trail cams are great!), family gatherings and outdoor adventure all beckon.

Local area and history

The woodland is just north of the town of Monmouth, on the Herefordshire-Monmouthshire borders, with nearby villages of Rockfield and Osbaston on the banks of the River Monnow. Rock stars Queen recorded Bohemian Rhapsody at Rockfield Studios less than a mile south, and the studio location was featured in the film 'Bohemian Rhapsody'.

In 2012, archaeological excavations along the nearby Rockfield Road uncovered a massive Bronze Age longhouse and a highly significant "boat-

building" site linked to a large, ancient prehistoric lake. Finds spanning from the Stone Age through to the Roman period (linked to the nearby Roman fort of *Blestium* in Monmouth) prove the area has been settled for millennia.

Perth-hir House situated just northwest of Rockfield, was once a magnificent, moated 16th-century Tudor mansion owned by the prominent Herbert family. Following the English Reformation, it became an active and well-known sanctuary for Catholic recusants. Though mostly demolished in the 1830s, its ruins remain a scheduled historic monument.

Osbaston's history is anchored to the River Monnow's water power. The first records of a water-powered iron forge here date back to the 12th century under Baderon of Monmouth. A major new forge was built by 1628, accompanied by late 18th-century workers' cottages that still stand today. To trap water for the forge, the massive 100-meter-long [Osbaston Weir](#) was engineered. In 1899, the Monmouth Corporation used this site to build one of the first publicly owned hydroelectric generating stations in Britain, which supplied electricity to Monmouth for decades.

Monmouth itself has the only remaining fortified bridge in the UK. It is also the birth place of Henry V, the scene of the Monmouth Revolts and has links with Rolls of Rolls Royce fame and Lord Nelson who often visited the town.

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

[The wood entrance is here](#)

[///convey.chatted.toothpick](#)

The woodland is about 2 miles north of the village of Osbaston.

From the South

From the A40 toward Monmouth at the Monmouth's Dixon roundabout, take the exit for the A466 into town.

Follow the A466/Hereford Road north out of Monmouth, then turn onto Manson Lane toward Welsh Newton.

Turn left at the next T-junction and then left again, following the road round until you see the Woodland For Sale signs on your left.

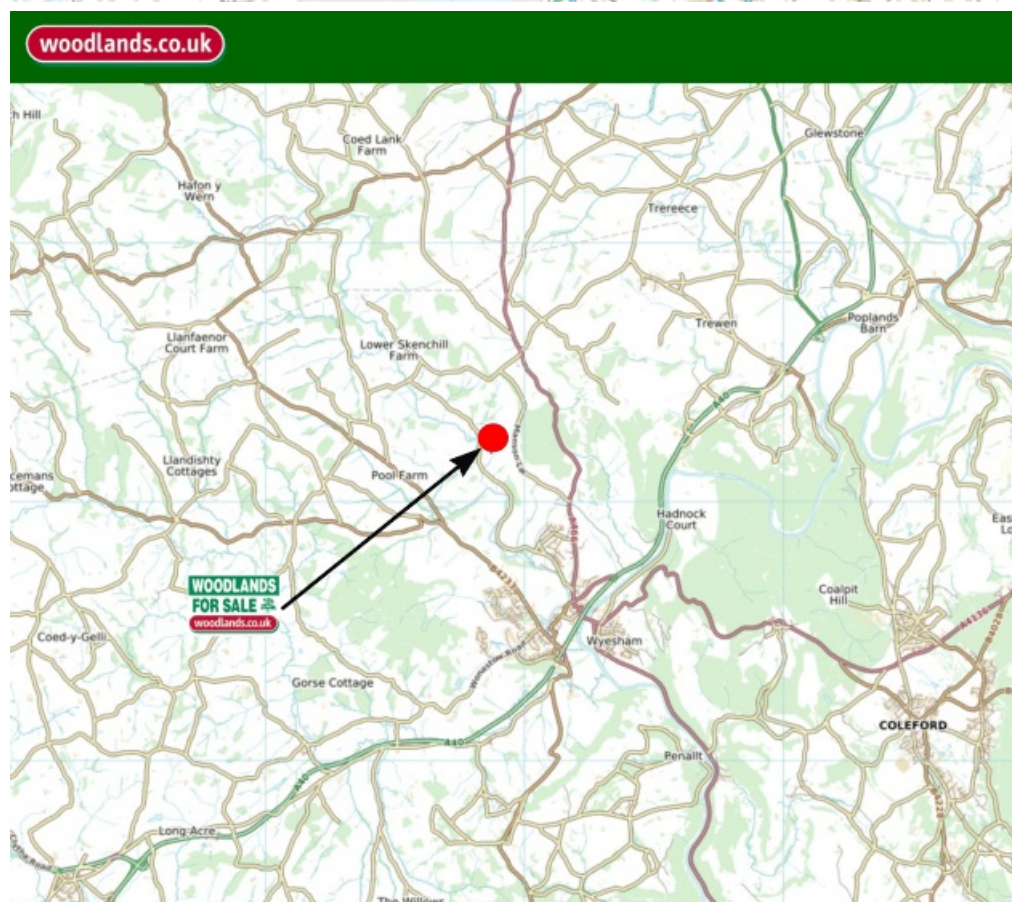
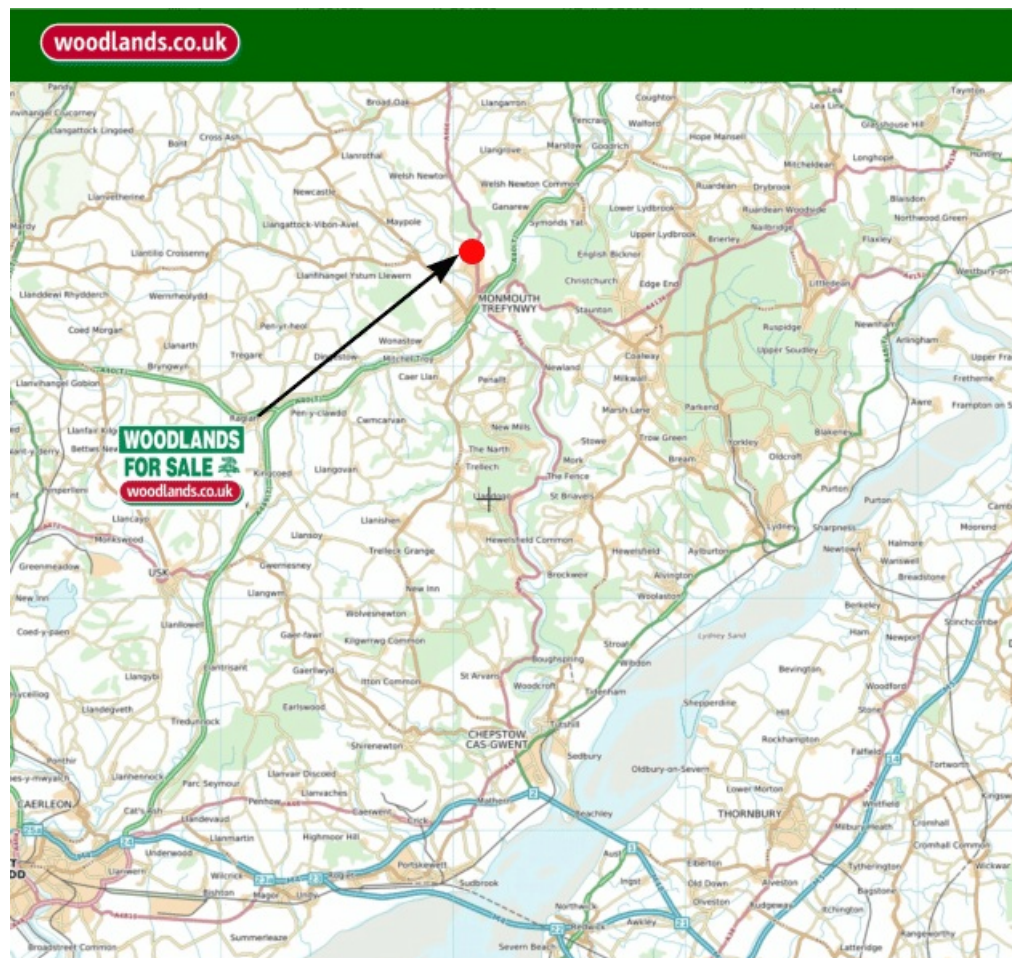
From the North

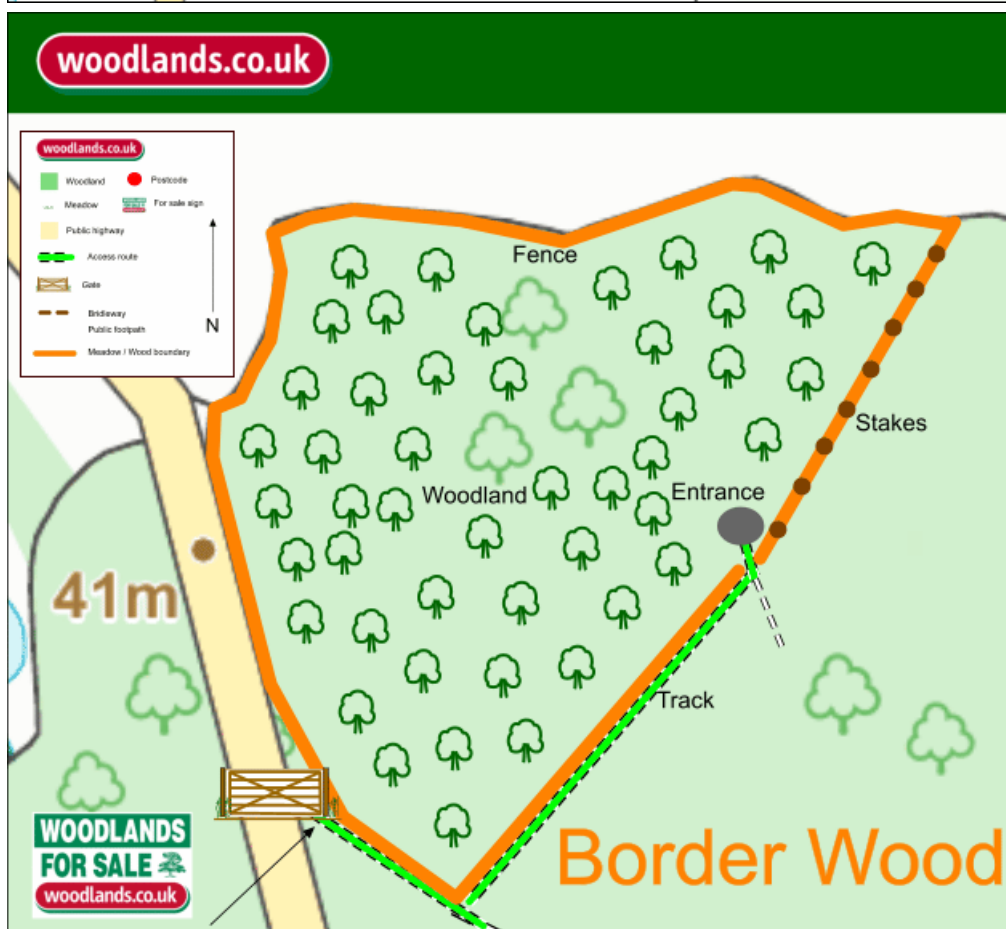
From Hereford follow the A466 south until you reach the right turn for Manson Lane toward Welsh Newton, then follow the same directions above.

Please park at the entrance gate, leaving space for access. Woodland buyers will be given a key for this gate to drive up to their private parking space.

Boundaries:

Border Wood is bounded by the forestry track to the south and by the woodland boundary, which is fenced, to the north. The eastern boundary is a line of stakes through the woodland, topped with orange paint. The western boundary is the public road.





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.