

## Brilley Wood Herefordshire

A special corner of ancient semi-natural broadleaf woodland with a pretty brook running along its northern boundary.

### Details

**Price:** £105,000 Freehold

**Location:** Whitney-on-Wye, Hay-on-Wye,  
Herefordshire

**Size:** About 5 ½ acres for sale

**OS Landranger:** OS No 148

**Grid ref:** SO 271 487

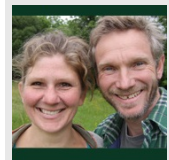
**Nearest post code:** HR3 6JB

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

Delightful broadleaf woodland in very quiet, peaceful surroundings, flanked on one side by the Millhalf Brook and Brilley Green Dingle Nature reserve and by rolling green fields and woodland on the remaining sides. Brilley Wood is looking for someone to continue the careful management which has resulted in its present wonderful biodiverse shape and inhabitants, namely rare creatures like our native Dormouse, newts and crested newts, many species of birds, some quite unusual such as the pied flycatcher, and great variety of ground flora including many ancient woodland indicators such as [oxalis](#) or wood sorrel, [woodland anemones](#), and carpets of native bluebells in the spring.

There is a small area of level ground in the southern sector of the woodland, with a forest path running along ten metres or so inside, roughly parallel with the southern boundary. There is a small glade here providing space for a working area and possibly a shelter for cups of tea and storage for tools. A short distance northward from here, the ground falls away fairly steeply down towards the brook which runs along the bottom of the valley. Mature oak, chestnut and beech populate this area, with shrub sized holly and hazel between, some of which has been coppiced, and an open forest floor with many ferns and various wildflowers throughout the year. A narrow footpath descends diagonally to the bottom of the slope in the north eastern corner of the woodland, bringing you to the southern bank of Millhalf Brook.

The brook which forms the northern boundary of the larger woodland Kiln Ground Wood, drops down several shallow falls on its journey eastwards, banked by big stone slabs in places which create wide, shallow pools where the white clawed crayfish (or [Austropotamobius pallipes](#), to give it its proper name!) have happily found suitable habitat; quite a rarity. There are many wildflowers down here in the spring and it is an idyllic corner of the woodland to sit and enjoy nature in its fine, quiet form.

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.

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## Trees

Lovely mix of native broadleaf here, with majority oak but also some lovely specimens of sweet chestnut, one or two fabulous beech as well as birch, cherry, some alder and quite a quantity of hazel at understory, much of which has been managed over several years as coppice. Also at understory can be found holly and hawthorn, field maple and sycamore, many interwound with copious amount of honeysuckle.

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## Wildlife

The careful management of the larger Kiln Ground Wood over the decades has created the ideal habitat for a great variety of species of woodland creatures which sadly have become much rarer these days, either through lack of woodland management and/or changing farming practices. [Dormice](#) are known to inhabit the woodland which is a rare delight and along with the thrill of knowing you have a protected species within your woodland comes the responsibility of ensuring its preservation. There is a lot of very useful [information](#) provided by Natural England and PETES (People's Trust for Endangered Species) with [guidance](#) for you to follow. There are many sources of help and advice in [formulating a management plan](#) if this is something new to the owner.

Along with dormice, are several species of bat including Brown Long-eared, Common and Soprano Pipistrelles, Natterers, Daubenton and the larger Noctule. Many birds thrive here too including the rarer Pied flycatcher, as well as the Spotted flycatcher, nuthatch, treecreeper, cuckoo and warblers including the gorgeous little chiffchaff with its distinctive call.

Brilley Green Dingle Nature Reserve, managed by Herefordshire Wildlife Trust, is just across the brook providing more cover for wildlife.

Deer are present in the area, which need monitoring; lovely as they are, they can be very damaging to young tree growth.

At the smaller end of the scale, [newts](#) of several varieties, greater crested and palmate, have been spotted in the small ponds in the woods, as have grass snakes and slow worms.

The brook is home to the rare native [white-clawed crayfish](#).

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## Features

Ancient semi natural woodland, varied in age and tree species.

The stream and its environs are very attractive.

Good level working area for forestry activities.

Hazel coppice stools for ongoing management.

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## Access, tracks and footpaths

Access is very good by way of a solid stoned track, directly off a very quiet country road, providing access for two or four wheel drive vehicles.

There are no public footpaths through Brilley Wood.

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### Rights and covenants

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### Activities

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First and foremost, nature conservation. Following the template set by the woodland management undertaken so far in Kiln Ground Wood would ensure a gold standard future for Brilley Wood. It is essential protected species protocols are followed but as is clear from its present condition, good woodland management and respecting protocols put in place to ensure preservation of protected species are in no way mutually exclusive! In many ways, if you are new to woodland ownership, there are very clear guidelines to follow which makes the process and decision making simpler while you are learning the ropes!

There is great opportunity to carry on the [coppice management](#) of the hazel stools.

Wildlife and bird watching will be very rewarding in this tranquil woodland.

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### Local area and history

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[Whitney Sawmill](#), just minutes away on the A438, is part of a UK charity [Woodland Heritage](#) which is working to promote the use and production of home grown timber, incredibly important in the furthering of sustainable woodland management and timber production. They run [Woodland to Workshop](#) courses.

Hay on Wye is only 5 or so miles away (you could even [canoe](#) there from Whitney on Wye!) and has much to offer with its famous book and antique shops, many good pubs and restaurants. It's Literary Festival and possibly the best [ice cream](#) in the world..as well as all other amenities.

Hay on Wye sits on the north eastern tip of the Bannau Brycheiniog national park so an opportunity for many activities in its stunning landscape. It is possible, via the local public footpath network, to connect to the [Herefordshire Trail](#) and even, a little further, [Offa's Dyke Path](#).

Historically the surrounding area has several Neolithic sites including [Arthur's Stone](#) , and there are castles galore with fine examples of Welsh border castles and medieval fortresses.

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### How to find this woodland

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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.

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### Directions

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[Google pin](#) for main entrance gate - park here.

What3Words: [///glorified.validated.outgoing](#)

Travelling east on the A438, heading towards Whitney on Wye (towards Hereford), look out for the Whitney Sawmill on your right. Once you've passed Whitney Sawmill, take the first left, and drive for approximately 1mile, until you come to the turning for Wood Road on your right. Turn right here and continue for about 1/2 mile until you see Kiln Wood house on the right. The pull in and parking area for Kiln Ground Wood is on your left. Please see photos for visual reference.

Continue on foot , over the stile and follow the main track until you come to the entrance to Brilley Wood on your right, at the end of the track, marked by a ride stop with a wooden name board and a Woodlands for Sale sign.

## Boundaries:

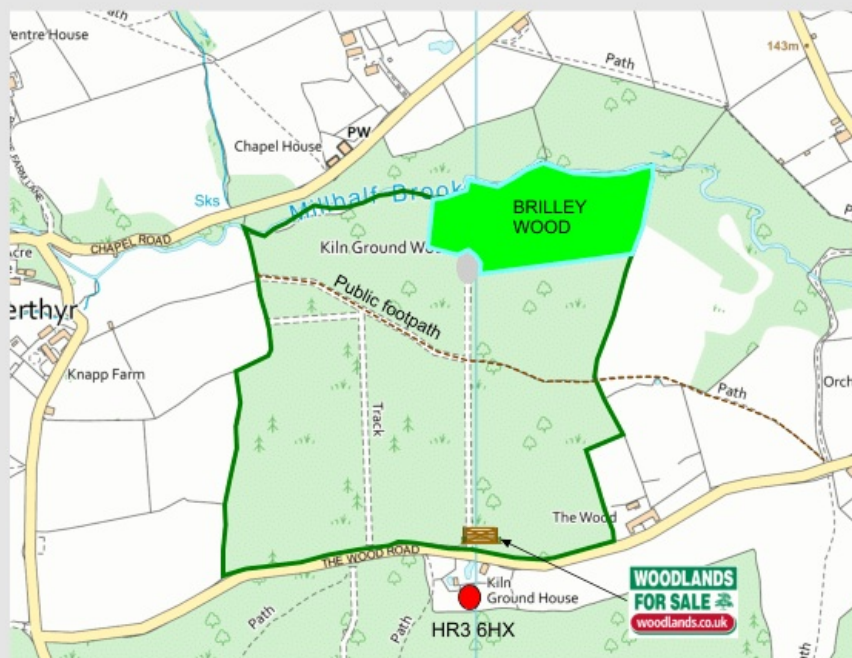
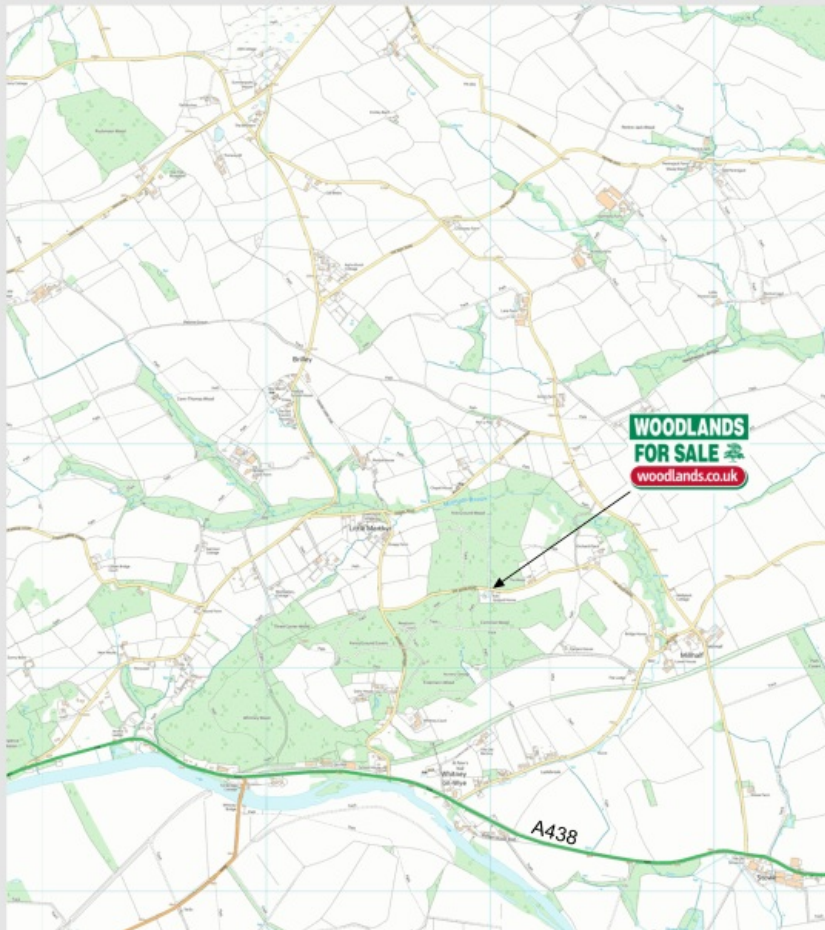
The boundaries are marked with light blue paint on wooden marker stakes and trees.

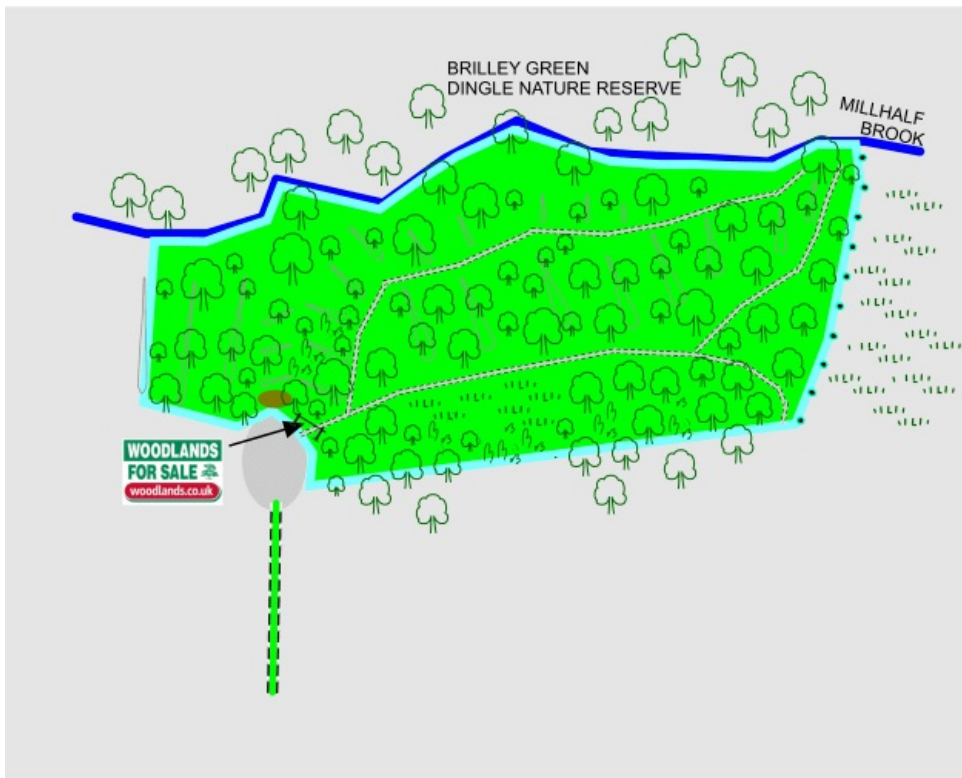
The northern boundary is the Millhalf Brook.

The eastern boundary is for the most part fenced and overlooks a neighbouring field.

The southern and western boundaries are marked with trees and wooden marker stakes.







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.