



## Cuckoo Wood Wrexham

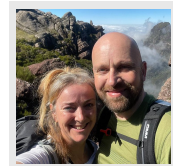
Welcome to **Cuckoo Wood**, a tranquil flat woodland on the Wales-England border. This lovely wood is quiet and offers a secluded retreat.

### Details

**Price:** £25,000 Freehold  
**Location:** Bronington, Wrexham  
**Size:** 1 ½ acres for sale  
**OS Landranger:** OS No 126  
**Grid ref:** SJ 481 379  
**Nearest post code:** SY13 3HT

### Local manager

**Ash Charlwood and Helen Iles**  
07901 718474  
[ashandhelen@woodlands.co.uk](mailto:ashandhelen@woodlands.co.uk)



## Description

In the summer, it's a dense, green sanctuary of Silver Birch, Sitka spruce, and bracken, while autumn brings a bounty of fruit.

The bracken could be managed down and this would open up some great flat spots for a quiet campspot or a perfect little wildlife haven.

The woodland is flat and well drained. There is a small parking area through the wooden gates (key will be given to the purchaser).

As well as the planted Sitka, here are many smaller trees, Rowan, Cherry, Oak that are growing already in the rich soil, they would benefit from some love and care.

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

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Cuckoo Wood is partly replanted and partly naturally regenerated.

To the western tip of the triangle is dense Silver Birch, fast growing Sitka ribbons along the outer edges of the triangle, and then on the northern track there are fruiting trees such as Rowan, Cherry and Alder.

In the centre the of the triangle the bracken is dense and Cuckoo Wood would benefit from gentle woodland management, the trees here are sparse, the area could be cleared to create a quiet broadleaf and more delicate tree haven.

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### Wildlife

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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 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.

Insects and pollinators enjoy the range of habitats, with butterflies being particularly prevalent.

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### Features

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A flat mostly naturally regenerated triangular shaped Woodland.

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### Access, tracks and footpaths

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There is a brush cut public footpath that runs along the eastern boundary. The public bridleway to the south of the woodland (150m away) gets a little use, whilst we have never seen anyone using the footpath on the eastern side of Cuckoo wood.

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### Rights and covenants

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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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### Activities

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Cuckoo Wood 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!

Cuckoo Wood 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 football fame!

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### Local area and history

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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.

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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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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. Cuckoo Wood is between the left hand and right hand track if you park by the gates.

Please keep the gates clear as they are used by other woodland owners.

Cuckoo Wood has a small parking area through the wooden gates and on the left 20 m down the track.

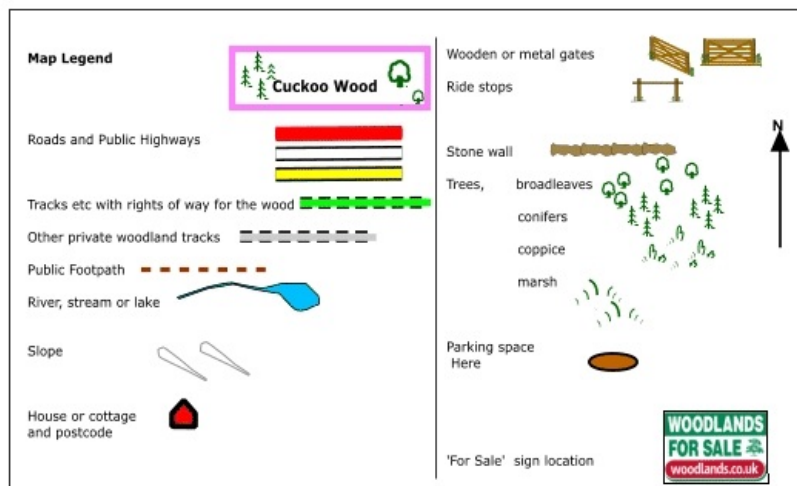
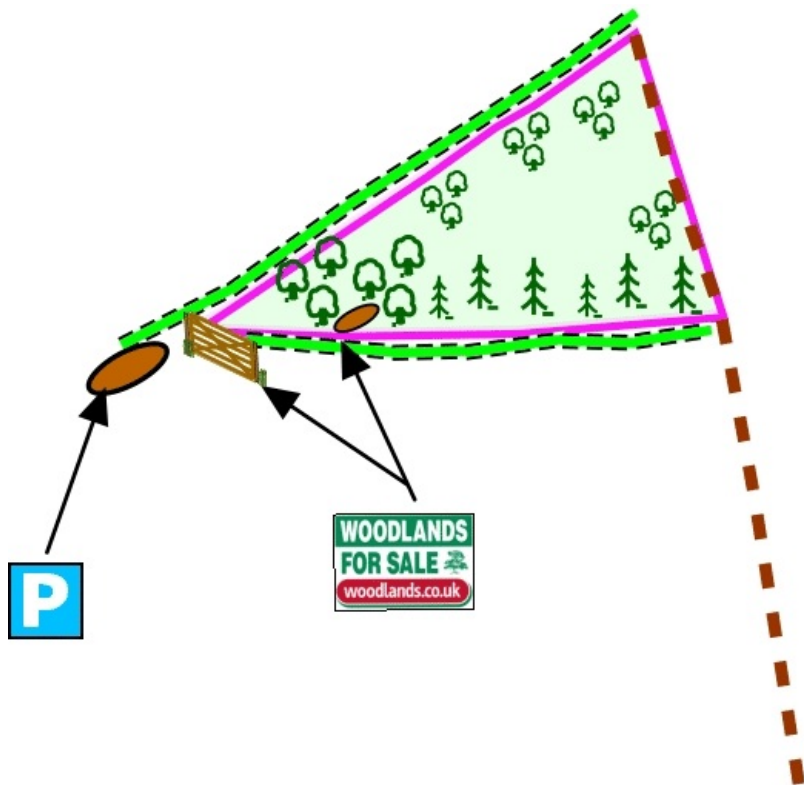


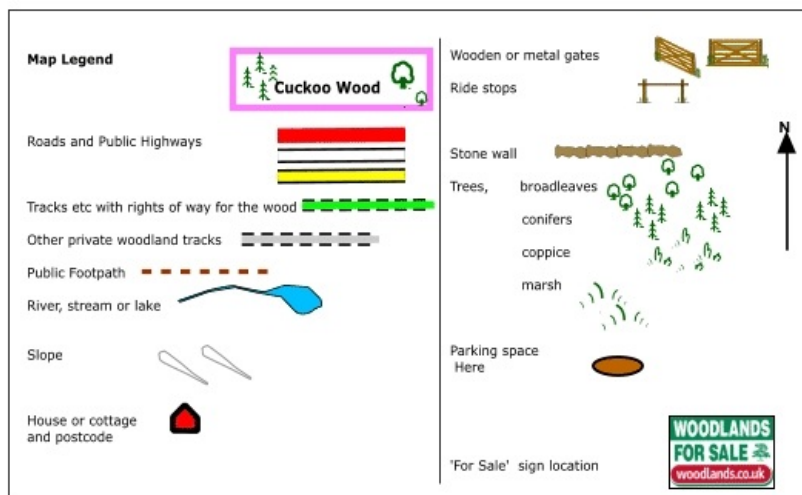
## Boundaries:

All of Cuckoo Woods boundaries are marked in Lilac.

The triangular shaped woodland is well defined, on two sides it's boundaries are the tracks, and the third side is the adjacent to the neighbouring farm land.







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.