



Haulton Wood Wrexham

Haulton Wood is a flat well drained woodland full of wildlife, in a quiet location 15 minutes from Whitchurch. The woodland is in it's infancy and can be gently shaped to be whatever a new owner choses

Details

Price: £45,000 Freehold

Location: Bronington, Wrexham

Size: About 2 ¾ acres for sale

OS Landranger: OS No 126

Grid ref: SJ 480 378

Nearest post code: SY13 3HT

Local manager

Richard Schofield

This agent has no phone number!

rich@woodlands.co.uk



Description

Haulton Wood is a beautiful small woodland, full of potential. It is flat, well drained and full of birdlife and wildlife being next to the nature reserve.

Having being clear felled in 2009/2010, the woodland was restocked with mostly Sitka Spruce, but there is also a mix of planting and more mature trees around the edges. The young trees are flourishing, in the few years we have been working there they have doubled in size.

Haulton Wood has a hard standing area through a locked wooden gate, from the woodland can be entered.

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

Following the site being clear felled, a concise re-planting took place. All details can be passed onto purchasers upon request. The majority of replanting was Sitka Spruce, however there was also other trees such as the following.

[Sitka Spruce](#) (picea sitchensis)

[Oak](#) - quercus robur

[Field Maple](#) - acer campestre

[Wild Cherry](#) - prunus avium

[Rowan](#) - sorbus aucuparia

The woodlands would benefit from some gentle land management to allow these new trees to develop. Due to the current age of the woodland this work could easily be achieved with hand tools.

Wildlife

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. During the autumn when the growth isn't quite as vigorous, tracks and trails are clearly visible.

Signs of deer and rabbit are the obvious mammals, and 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 of course water fowl with several types of duck visiting.

Features

The woodlands are very flat and the parking easily accessible with a normal car. Its a quiet area with little noise or light pollution.

Access, tracks and footpaths

From the parking area, a cut pathway leads into the woodland, where a small clearing gives the idea of how the spacing in the woodland can be changed. It would be simple to create more paths enabling enjoyment and management of the woodland.

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

Haulton Wood is located near the famous Fenns. Nearby is [Hamner Mere](#) - a village with 9 water ways The [Mere Cycle](#) way 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!

Haulton 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 fame!

Local area and history

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.

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

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. Haulton Wood is on the right hand side of the track as you reach the fork in the track.

Boundaries:

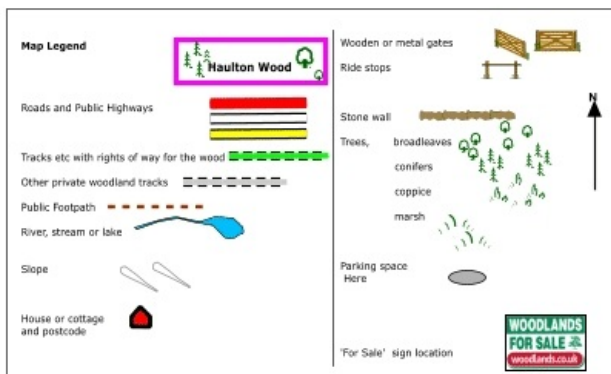
Haulton Wood boundaries are marked in pink.

North is along side the entrance track.

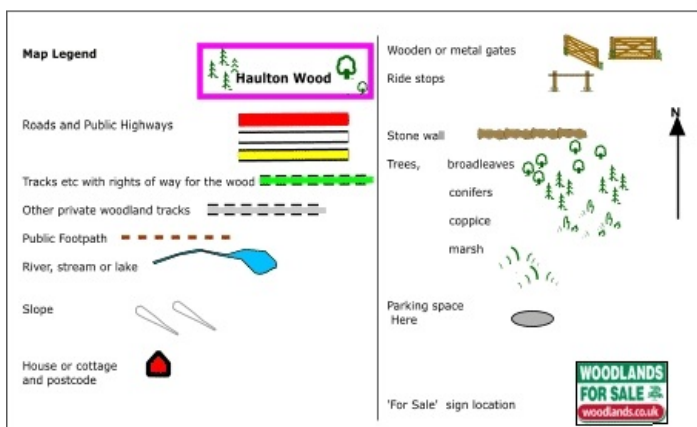
East and West are a set of coloured stakes running on a straight line through the woods.

South is alongside the public footpath.





Haulton Wood



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.