



Kymin Wood Monmouthshire

A pocket sized private hideaway of mixed open land and ancient semi natural woodland, tucked high away, with lovely views and with direct access to Offa's Dyke Footpath.

Details

Price: £35,000 Freehold

Location: Kymin, Monmouth, Monmouthshire

Size: Nearly 1 ½ acres for sale

OS Landranger: OS No 162

Grid ref: SO 527 121

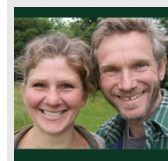
Nearest post code: NP25 3SF

Local manager

Tamsin and Matt Brown

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Description

A rare opportunity to buy an interesting corner of woodland; a mix of ancient semi natural woodland with an open area of about an acre of what used to be grazing land. Much of this has now gone over to bracken and there is also opportunity to increase the wooded area by planting up with more native broadleaf.

There is also the potential to bring it back either to grazing (it used to support a small herd of Herefordshire cattle many moons ago!) or as the land has never been improved it could be converted to meadow grassland.

The woodland is easily accessed on foot directly out of the shared parking area at the gate. A natural opening leads in from the parking area and making your way up a gentle incline bearing left, you come out into the open area which makes up the southwestern sector of Kymin Wood. For the most part the ground is more or less level here although it does slope up gently towards the north and east, becoming more steep towards the eastern boundary. Mostly bracken in the clearing, with young growth of birch, hazel, holly and oak saplings around the fringes, and encircled by mature standards of oak, and some lovely characterful beech at the borders. There are lovely views out through the tree tops westwards and you can catch a great sunset from here.

The bank along the length of the eastern border is dotted with large and small boulders, most covered in moss and growing between with lots of holly, some birch and various conifer. From the boundary, there are gorgeous expansive views out eastwards across rolling fields.

An old, beautifully constructed, mossy stone wall runs along most of the northern boundary. There are some wonderful mature beech and oak standards along here and this area is the most thickly wooded of the land.

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

Various broadleaf species here; Mature oak, beech, birch and quite a variety of young growth; holly, hazel, alder, hawthorn and some blackthorn forming various thickets around the edges.

The eastern boundary has some yew and various conifer growing amongst the boulders, along with holly and other broadleaf.

Wildlife

The neighbouring woodlands Harper's Wood and Hornbeam Wood have a SSSI designation which means they are a Site of Special Scientific Interest. This designation does not extend to Kymin Wood which means that there are no restrictions on activities you may want to carry out in Kymin Wood, but the woodland obviously benefits from the protection of what are either rare, endangered or characteristic species, habitats or natural features in the neighbouring woodlands. There is monitoring of [dormice](#) in the SSSI and the habitat in Kymin Wood is favourable to dormice so there is always the possibility they may have migrated!

The mixed habitats of Kymin Wood are a great magnet for wildlife. The clear area to the south western section, open to sunlight which encourages wildflowers and ground flora attracting insects and butterflies, along with tree cover of mixed ages and species encircling it provide good cover and food opportunities for many species of wildlife, mammal and bird.

Features

Tucked away and private.

Set high on the Kymin hill top with lovely views out north, west and south.

Excellent vehicular access to the woodland.

Direct access to Offa's Dyke Path.

Nice combination of open land surrounded by mature broadleaf standards with scrubby understory, and some very attractive stone formations and an old stone wall.

Access, tracks and footpaths

Direct access from the shared parking area which is located just off the very quiet country road, secured by a locked gate.

A public footpath runs from the gate (via a stile) and continues south along the dividing boundary of the two neighbouring woodlands to the south, but does not pass through Kymin Wood itself.

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

Opportunity to restore the clearing to grass or meadowland or alternatively to increase the wooded areas with more tree planting. Nearby [Pentwyn Farm](#) has some of the best examples of unimproved flower-rich meadow grassland, well worth a visit in spring and summer months.

The close proximity of [Offa's Dyke Path](#) offers 177 miles of fantastic walking along Wales' border with England, through stunning landscape.

With the River Wye so close, there are many water based [activities](#) on offer from canoeing to gorge scrambling if the peace of Kymin Wood becomes too much.

Local area and history

Approximately a quarter of a mile from the woodland, as the crow flies, is [The Kymin National Trust](#), a Georgian roundhouse and Naval Temple in honour of Nelson and the British Navy's battles of the late 18thC, reachable via [Offa's Dyke Footpath](#) which runs along the outside of the eastern boundary of the woodland. Built by a group of bon viveurs in the late 18th C as a picnic spot, it still delivers for beauty, views and atmosphere!

Monmouth, sited at the meeting of the Wye and the Monnow (hence Mon...mouth) is a pretty market town with the ruins of its [castle](#), birth place of Henry V, tucked away in a now quiet corner of the town, and many great independent shops, good restaurants and cafes.

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

What3words: [///salsa.pencil.helpfully](#)

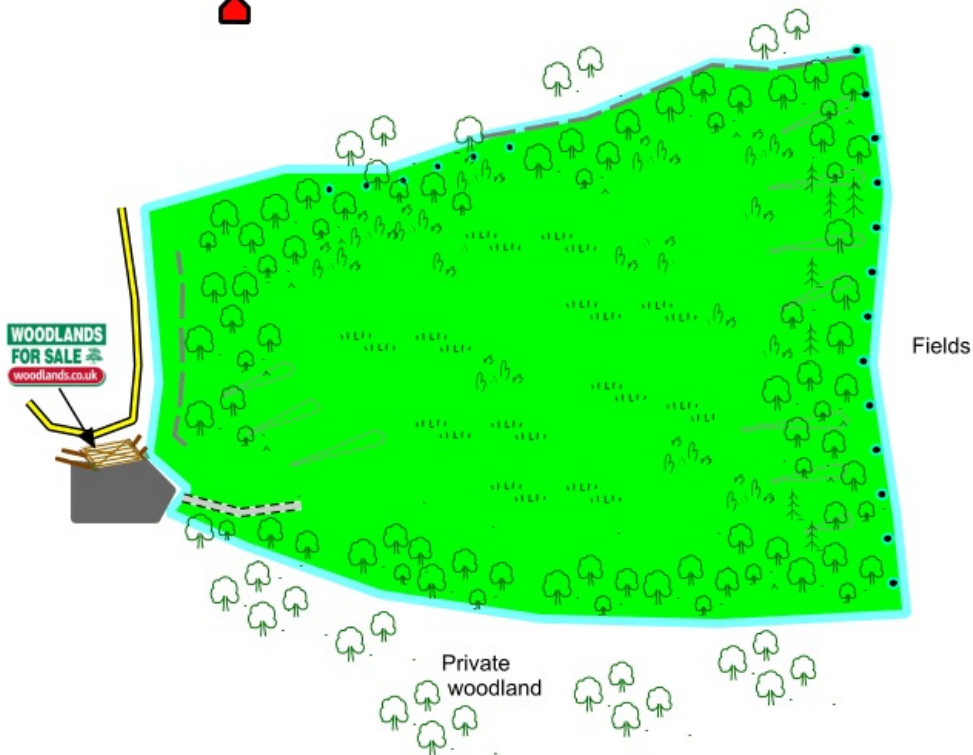
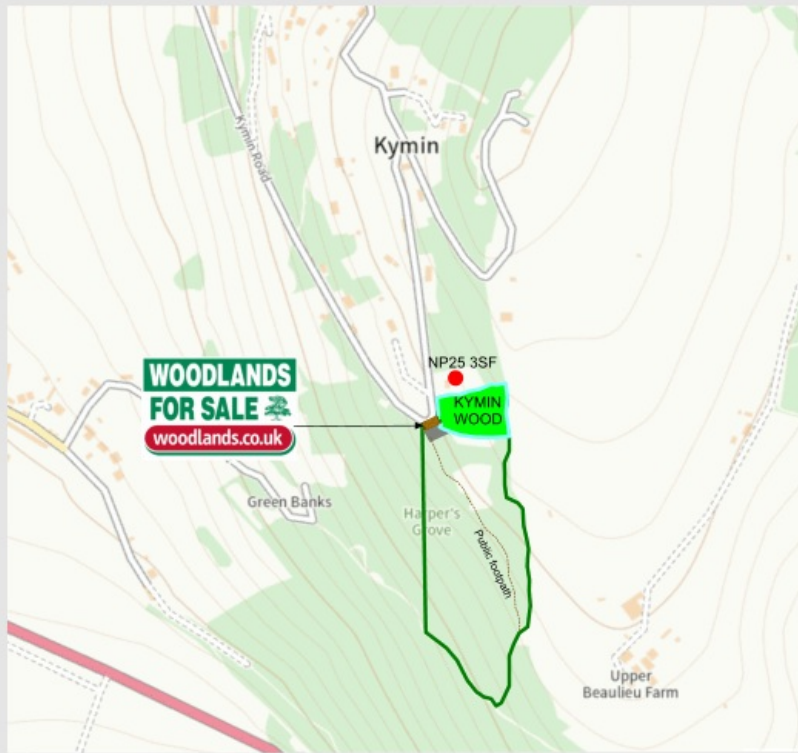
From Monmouth:

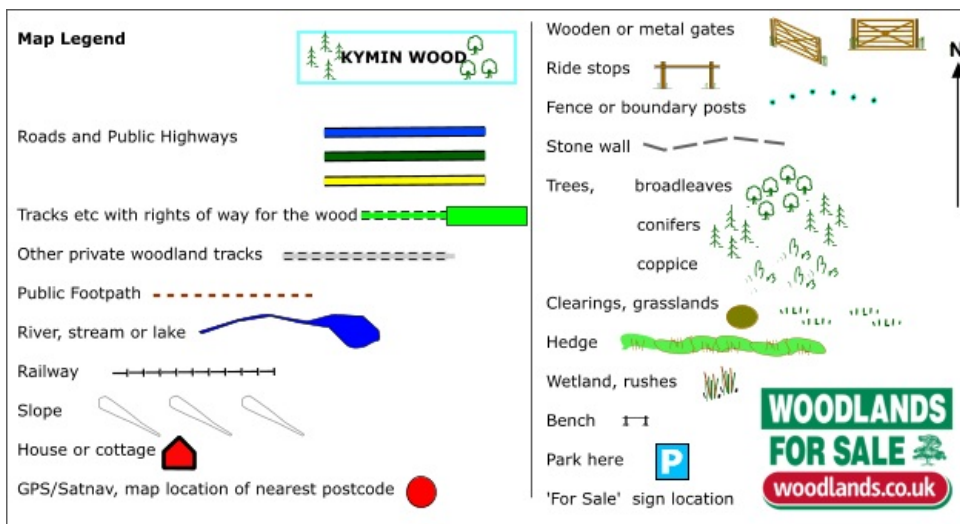
Cross the Wye Bridge in an easterly direction, away from Monmouth (at Haberdasher's School) onto the A466, and continue straight ahead onto Staunton Road (A4136) which then bends to the left. Continue up Staunton Road until it bends round to the right and then immediately take the very sharp hairpin turning on the right, which makes you turn almost back on yourself. Continue along here and follow this road, The Kymin, as it then hairpins left and then takes a 90' bend to the right. After a fairly long straight, travelling uphill, the road takes a sharp hairpin bend to the left. Pull off the road to the right here, on the bend, and park up here. The main entrance gate to the larger woodland Harper's Grove is here, marked by a Woodlands for Sale sign. There is a locked wooden gate and a stile.

Boundaries:

The boundaries are marked with pale blue paint on wooden marker stakes, trees and fenceposts.







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.