



Rockfield Wood

Herefordshire

Tranquil broadleaf wood on the slopes of the Monnow Valley, at the end of a forestry track on private slopes near Monmouth. Part of the larger Tump Wood.

Details

Price: £75,000

Location: Osbaston, Monmouth, Herefordshire

Size: Over 4 ¾ 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

Accessed through a private locked gate and along a recently refurbished forestry track, Rockfield Wood offers a peaceful and secluded woodland retreat. Tucked away within the larger Tump Wood, it is home to an impressive collection of mature broadleaf trees that have grown undisturbed over many years, creating a rich and varied natural habitat. A healthy understory and thriving woodland floor add to its character, while informal trails lead through to level ground towards the rear of the wood.

These quieter spaces offer excellent potential for a secluded camping area, a woodland clearing or simply somewhere to sit back and enjoy the tranquillity of the surroundings. Backing onto farmland, the rear of the wood is a true escape, and the buyers might choose to open up rides and clear paths to the flat areas where the whole family could enjoy outdoor pursuits. No public paths or rights of way exist.

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 Rockfield Wood is rich in wildlife. [Buzzards](#) and [red kites](#) have been seen soaring over the woodland. You may hear a tawny owl in the evening as the sun sets. Woodpeckers can be heard in early spring.

Badger trails exist through the woodland, and foxes have been spotted in a woodland nearby. The wood is full of small brown birds, plus blackbirds and possibly ravens.

Features

Rockfield Wood is in the eastern half of the larger Tump Wood. The wood rises east up the track to a ride stop, affording access to Rockfield Wood. Behind and into the woodland itself, the land rises with stand upon stand of magnificent broadleaf trees. Eventually, flat areas are apparent, which are crossed by badger tracks and ringed by blackberry bushes.

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 Rockfield. There are no public footpaths or public access through the woodland.

A number of animal tracks wind their way through the woods especially along flat areas and into potential clearings.

The buyer will get a key to the gate, and be able to park on their on 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, and foraging in nature. Owners could begin coppicing the hazel and managing older broadleaf trees to create firewood and useful timber, pick blackberries in the autumn and late summer, create woodland clearings and paths, and gentle management to encourage a healthy habitat. Enjoy the bluebells in the spring!

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

This woodland can provide opportunities for conservation and recreation. Wildlife watching, family gatherings and outdoor adventure are all catered for.

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.

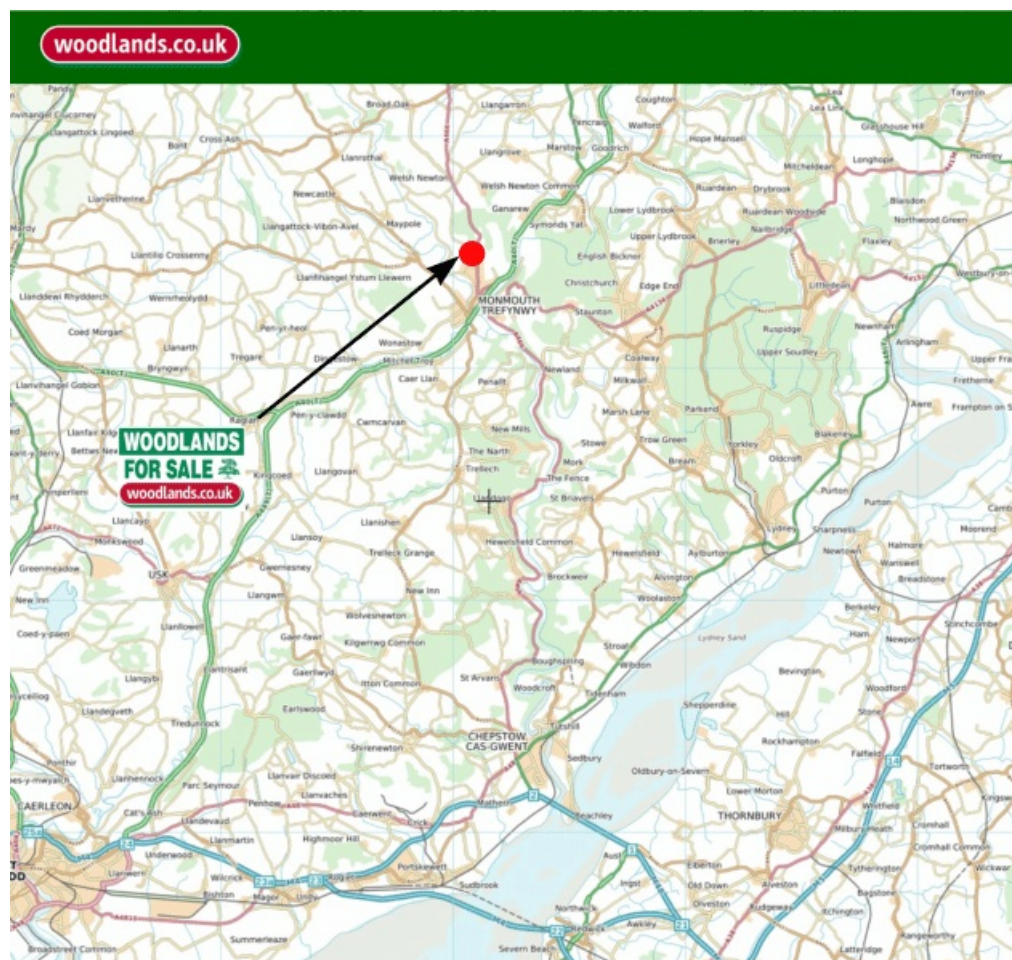
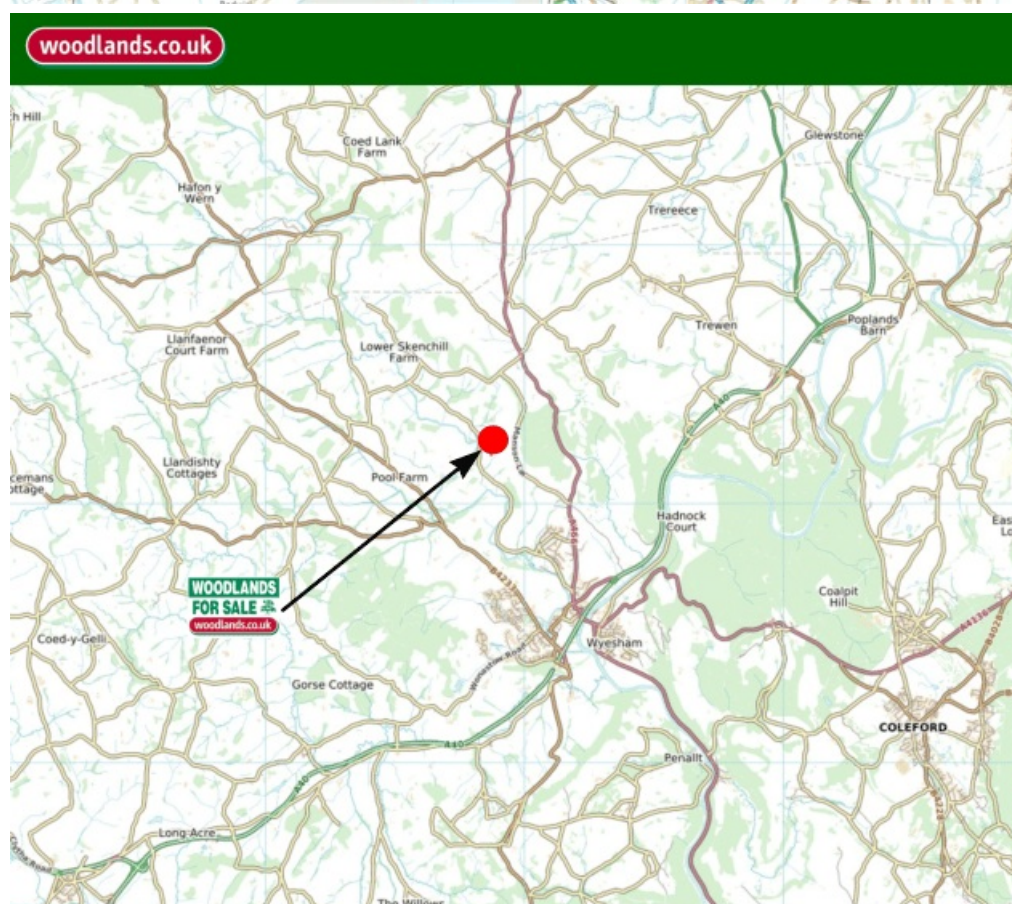
From the North

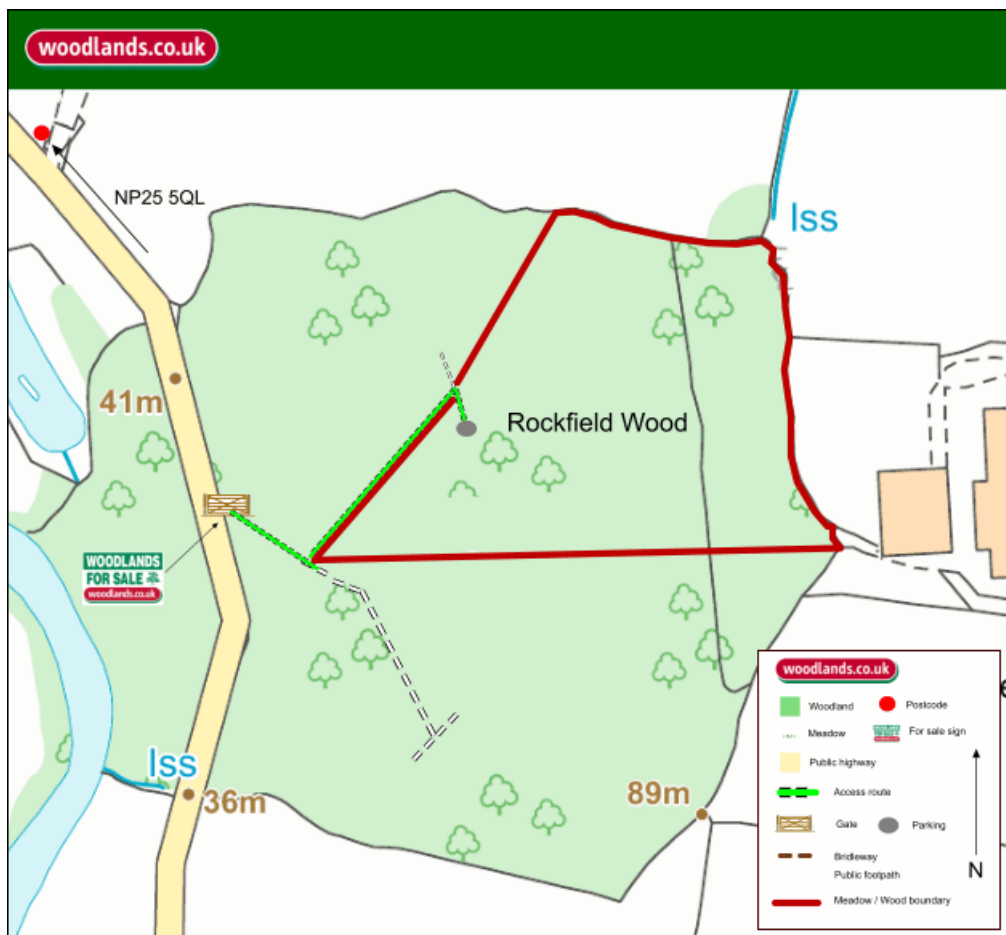
From Hereford follow the A466 south until you reach the right turn for Manson Lane toward Welsh Newton, then follow the same directions above.

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:

Rockfield Wood is bounded by a woodland edge and fenced on the north and east sides. The southern boundary is a line of stakes through the woods, topped with red paint. To the west, the boundary is the forestry track.





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.