



## Woodland to the South of Walnut Grove Crick, Monmouthshire, NP26 5UX

An excellent parcel of amenity woodland a short distance west of the Crick Road at Walnut Grove in a very accessible location offering a desirable conservation and amenity package.

- Excellent location on the edge of the village of Crick, adjacent to the public highways known as Walnut Grove and Little Ballan Lane •
- A rectangular compartment of level amenity woodland in an accessible location •
- Of interest to conservation, amenity and natural capital purchasers •
- Extending to 3.17 acres (1.28 hectares) •



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# Woodland to the South of Walnut Grove

Crick, Monmouthshire, NP26 5UX

Woodland to the South of Walnut Grove offers an accessible compartment of well managed amenity woodland positioned on the south side of Walnut Grove in a sought-after location on the edge of the village of Crick.

## Location & Situation

The woodland is positioned on the edge of the village of Crick in a level position on the south side of the public highway known as Walnut Grove and close to Crick Road, approximately 0.1 miles south of the A48.

## Description

The woodland comprises a rectangular compartment of well managed amenity mixed native woodland with roadside access. Positioned on the edge of the village, the woodland is predominantly level and extending in total to approximately 3.17 acres offering a mix of native species including oak, cherry, birch and beech, providing a useful compact compartment for anyone with amenity, conservation, biodiversity and natural capital interests.

The woodland can be accessed on foot from Walnut Grove to the north and by vehicle from Little Ballan Lane to the east. In all the woodland extends in total to approximately 3.17 acres (1.28 hectares).



## Wayleaves, Easements & Rights of Way

The woodland will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. A Public Right of Way exists over the woodland from Orchard Close running diagonally from north-east to south-west.

## Services

There are no services directly connected to the woodland.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the woodland by any other alternative sale method to conclude the sale.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the woodland.

## Directions

From the A48 at Crick, turn onto Crick Road heading south for approximately 150 metres. Take the first right turn onto Walnut Grove. The woodland will then be on your left-hand side. The woodland can then be accessed via the pedestrian gate.

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