



Coed Maelor Wrexham

Set in a quiet rural location 15 minutes from Whitchurch, Coed Maelor is a flat, recently replanted wood that is full of wildlife.

Details

Price: £59,000 Freehold

Location: Bronington, Whitchurch, Wrexham

Size: Over 4½ acres for sale

OS Landranger: OS No 126

Grid ref: SJ 483 378

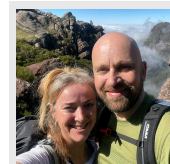
Nearest post code: SY13 3HT

Local manager

Ash Charlwood and Helen Iles

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Description

Coed Maelor is a flat replanted woodland. From the recently made parking bay, a pathway leads through some mature holly, [oak](#) and birch into the replanted woodland. A newly created habitat pond brings a focal point for wildlife. The woodland was replanted with oak, rowan, sweet cherry and maple but in the centre it is predominantly a [sitka spruce](#) Christmas tree wonderland.

With some gentle woodland management this woodland could be cultivated into many things, from a quiet nature filled space or to a more forestry based commercial venture.

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, comprehensive re-planting took place in 2008/9. All details can be passed onto purchasers upon request. The majority of replanting was Sitka Spruce, which is showing strong growth with long leaders, 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

There is quite a lot of naturally regenerated Silver Birch.

The woodlands now would benefit from some gentle land management to help these new trees flourish. At this early stage, work could easily be carried out with hand tools if preferred.

All boundaries, except the western boundary have a variety of very mature trees. Some beautiful old oak, beech and holly are interspersed with younger hazel and hornbeam.

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.

Signs of deer and rabbit are the obvious mammals, though bats have been seen in the evening.

The birdlife here is really diverse, from all the "little brown jobs" - sparrows, siskins and finches, through to Tawny Owls, Woodcock, Sparrowhawk and of course water fowl with several types of duck visiting.

A newly created habitat pond will fill and empty during the changing seasons, but will also encourage invertebrates and amphibians.

Features

The woodland is very flat and the parking is easily accessible with a normal car.

The nearby lake, and newly dug habitat pond provides for some more aquatic wildlife.

The lack of nearby lighting means that the night sky is very visible.

Access, tracks and footpaths

From the double gates, a track mainly of stone, leads down to the car parking space for Coed Maelor. (Key will be given to the owner of Coed Maelor for vehicle access). The western boundary is a footpath that sees so little use that the line through bracken isn't at all trodden. The southern boundary is a public bridleway, this sees a little more use as the nearby area is very popular with horseriders.

Within the the wood, foot access is best. A small track leads down to a bench and habitat pond.

From here, some brash matting provides access over some of the furrows within the wood that fill with water. This would be easy to improve. Once back on dry land a path through the woodland leads towards the centre of the wood.

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

Coed Maelor 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!

Coed Maelor 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

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.

Entrance is at

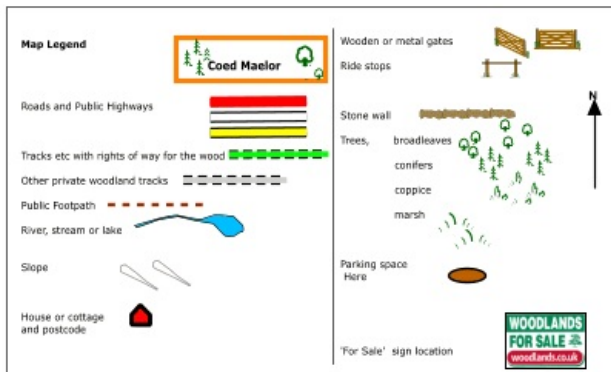
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Boundaries:

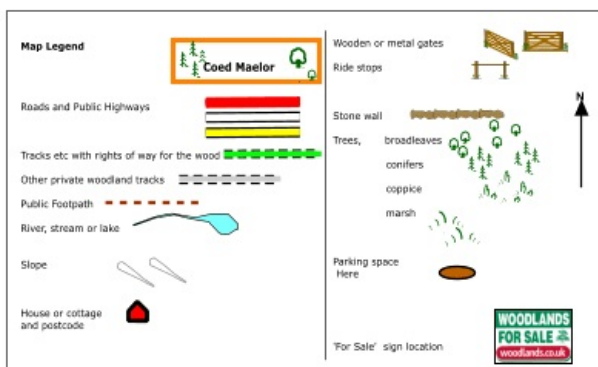
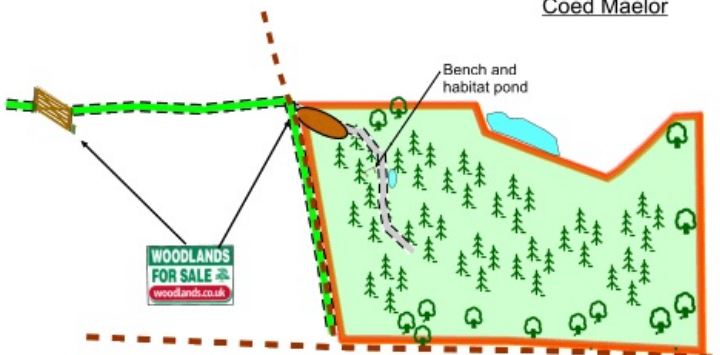
The boundaries for Coed Maelor are marked in orange.



Coed Maelor



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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.