

# WOODS 4 SALE

Phone: 01248 364 362  
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Cefn Llech

near Rhayader, Mid Wales. 57.36 acres of maturing conifer, broadleaves, cabin, ponds and streams in a delightful remote setting between Llanidloes and Rhayader, Powys for £169,000 (freehold) [#M874]

A rustic forest playground for the adventurous with a log cabin, streams and fishing potential from 2 ponds set in complete wilderness, with impressive views in every direction.

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## Cefn Llech, Rhayader, Powys, Mid Wales



### Description

Cefn Llech is a second rotation conifer plantation that has been re-established with diversity, ecological services and recreation in mind. Set in a beautiful secluded location, this developing woodland has some fantastic attributes that combine to offer the benefits of a small wooded estate with excellent all weather forest road, temporary accommodation and opportunities for fishing.

The majority of the trees are Sitka spruce at 20 years of age, with planting of mixed broadleaves now reaching 8 feet in height and promoting woodland characteristics. You will find oak, ash, rowan and birch, which are all showing good growth attracting numerous woodland birds and other wildlife. As the wood heads towards production phase of first thinnings, it is likely to produce some excellent timber and useful firewood for the home or campfire.

The wooden cabin is a traditional Swedish style construction, built on a concrete pad foundation. It comes complete with a log burner and is divided into a couple of rooms with a mezzanine for sleeping.

The forest road network has hard surfaced formation that encompasses the majority of the forest. They connect to unsurfaced tracks and together provide superb access to discreet areas of the forest and to the two fresh water ponds at which ducks are often found. The ponds would provide an excellent recreational opportunity if stocked with fish. Within the forest a winter camping site has been created that will enable the new owner to camp and have a fire in the worst of weather.

Cefn Llech is situated in a spectacularly beautiful valley, in complete wilderness, sheltered from prevailing winds and enjoys the sun on a clear day. It has woodland along one side and is open to farmland on the other.

This wood offers an incoming owner outstanding leisure possibilities, and the perfect opportunity to set up a small mill and be creative with the timber to be had.

### If It Were Mine:

This fertile well-stocked wood has great potential and I would undertake some weeding, pruning and thinning to encourage favourable trees. I would also consider creating a path to access farther reaches of the wood. Although, in such a stunning location, it would be enough to just enjoy the surroundings.

You are extremely unlikely to get residential planning permission for this woodland.

### Directions & Access

**From the north, Llanidloes;** in the town take the B4518 signed for Twlch and Pant y Dwr. After 3 miles you will drive through the tiny village of Twlch.

Continue for a further 2 miles until you come to a small turning on your right where Rhayader is signed to the left. Turn right here down past the small Sychnant Presbyterian Chapel.

Continue for 1.3 miles down this road, driving through Cefn Llech Farm, staying on the tarmac road, and shutting any gates if they are closed when you find them.

About 500 metres past the farm you will see a gate on your right hand side with our For Sale sign on it. Drive through this gate (shutting it behind you) and then very shortly bear left on the hard track by some cattle feeders.

Drive straight down this track for about 250 metres until you come to the woodland gate at the end with another of our For Sale signs. This is point **A** on the

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plan below.

Please park here (we do not give out keys for viewing), climb the gate and the wood starts here on the right.

### Locators

OS Landranger Series Sheet No: 136.  
Ordnance Survey Grid References:  
- Roadside gate: SN 950 770.  
- Centre of wood: SN 944 775.  
Nearest postcode: LD6 5LR.

*Please note this postcode does not take you to the roadside gate but half a mile away on a road proceeding the wood entrance.*

### Boundaries

The north west boundary is indicated by the agricultural fence.  
The north boundary is indicated by the agricultural fence.  
The east boundary is indicated by the agricultural fence.  
The south boundary follows the top side of the forest road except where it follows an agricultural fence.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

### Rights of Way

A right of way is granted over points **XAB** and **CD** on the plan.  
A right of way is reserved over **BC** for the benefit of the woodland beyond.  
A shared maintenance clause covers this right of way.  
There are no public rights of way in the woodland.

### Fencing Liabilities

There are no known fencing liabilities.

### Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

### Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

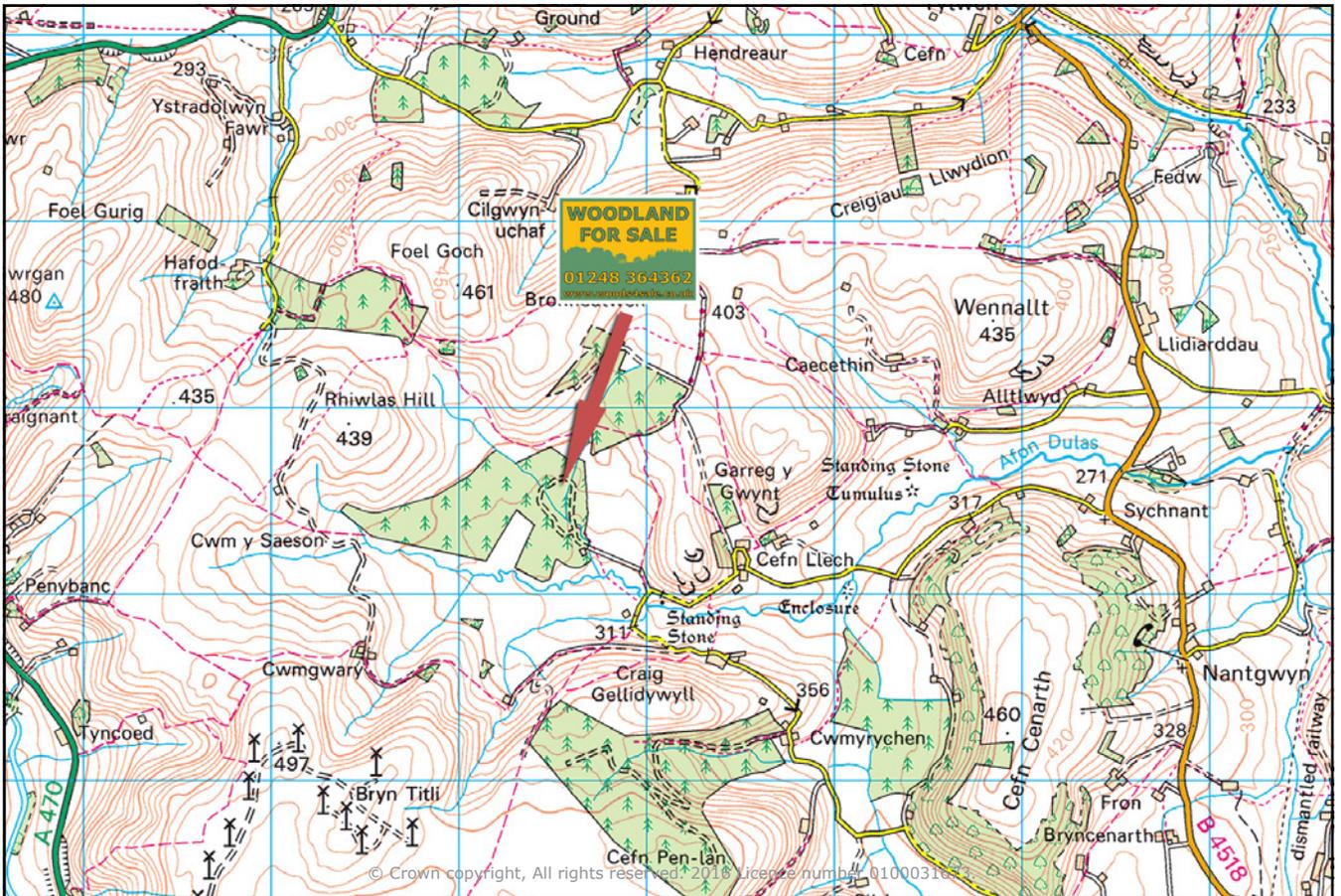
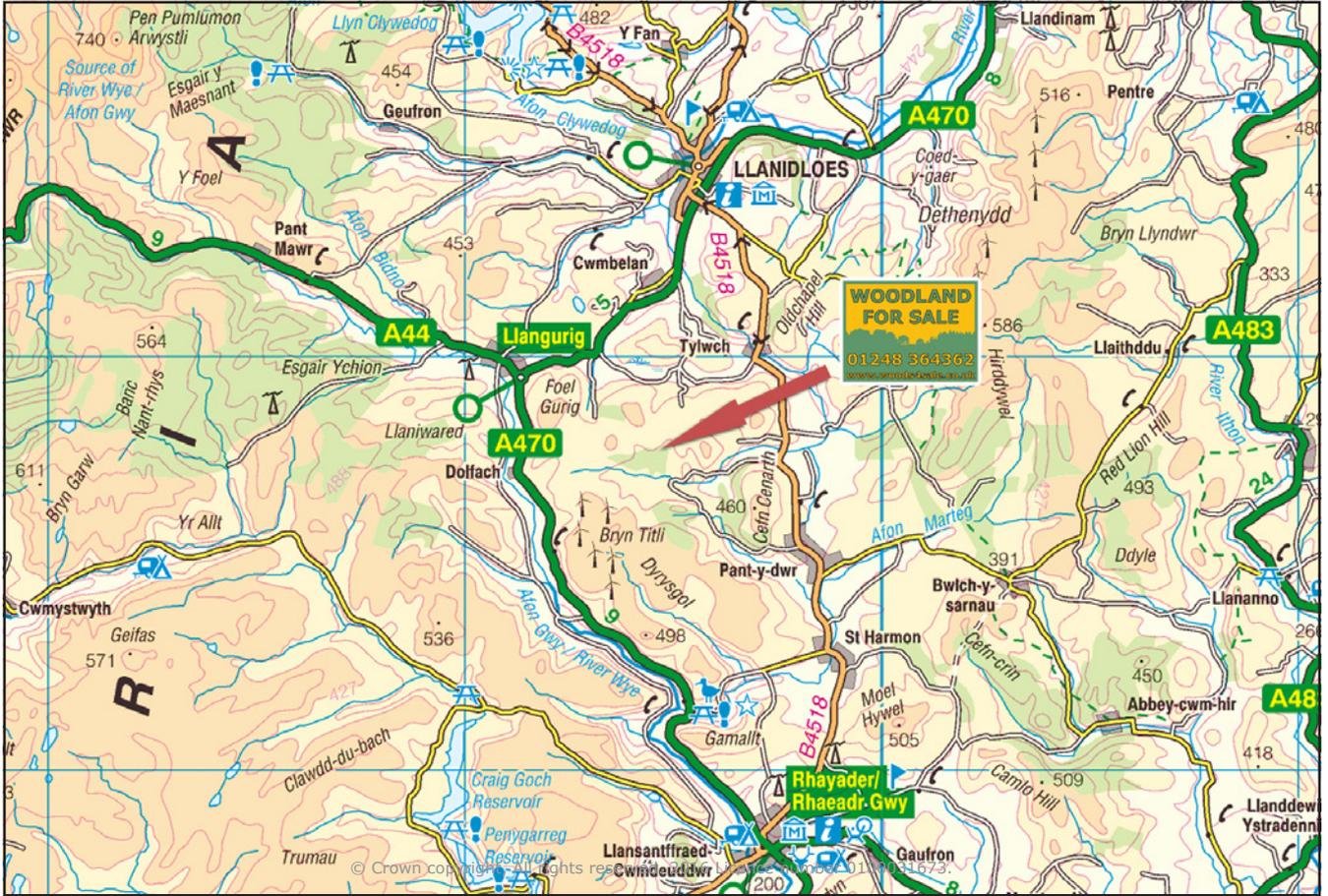
### How to Buy this Woodland

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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