

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.



**The Glebe,
Llangamarch Wells, Powys, South Wales.
A light over-storey of mixed species above
hazel and birch with hard track access. 2.42
acres for £21,000 (freehold)**

A secluded multi-aged mixed-species woodland on level ground amidst beautiful scenery about 4 miles west of Builth Wells.

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The Glebe, Llangamarch Wells, Powys



Description

The Glebe occupies level ground near the centre of a larger woodland in the pastoral heart of rural Powys. It is surrounded by trees or wood-pasture to all sides. The wider landscape is of rolling grassland punctuated with hedges and woodland, framed by the moors of the Eppynt Hills to the south. The market town of Builth Wells is four miles to the east, and Llandovery is about ½ an hour to the southwest.

The Glebe has a scattered over-storey of full-canopied trees including oak, Douglas fir, Norway spruce and ash. The wide spacing of these trees admits plenty of light to the woodland floor which supports young birch and some vigorous hazel. A belt of pole-stage Douglas fir screens part of the east side of the wood. Occasional willow and rowan complete the woodland mix.

The wood is served by a well-found stoned track which leads from the public road to a private parking area within the wood, enabling year-round car access. Beyond this there is a soft ride which extends into the middle of the property.

The Glebe is a charming property in a charming location. Many years of quiet sylvan enjoyment await!

If It Were Mine

A gentle respacing and brashing of the Douglas fir would improve their form. I might also clear some small areas for patch-planting a wider range of native species.

To View This Woodland

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

Residential Planning Permission

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

Locators

OS Landranger map: Sheet 147.

National Grid Ref:

- Access point **A**: SN 973 503.

- Forest gate **B**: SN 978 498.

- Centre of wood: SN 979 500

Nearest postcode: LD4 4BA.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- Head west from Builth Wells on the A483.
- On leaving the town travel exactly 3.9 miles then turn left onto a private road and immediately over a humped railway bridge (**A** on the plan).
- This turning off the main road is opposite a small chapel next to Llanfechan Farm (and about ½ mile after a bus garage on your right).
- Once over the bridge turn immediately right and follow the stone track for just over 1 km passing through three field gateways in a wide sweep to the woodland gate at **B**.
- Please park just outside this gate keeping all tracks clear.
- Climb the forest gate (**B**) (sorry, we do not give out keys for viewings) and continue up the main access track, then turn first left after about 150 metres (**C**). After 20 metres turn right at the end of the hard track. You are now at point D and The Glebe is straight ahead of you.

PLEASE ENSURE THAT YOU LEAVE ALL FARM GATES ON THE ACCESS ROUTE EXACTLY AS YOU FOUND THEM.

Boundaries

- The southwest boundary (**CDE**) is the northeast side of the track marked by yellow-topped posts.
- The northwest boundary (**EF**) is a stock fence.
- The north boundary (**FG**) is marked by red-topped posts.
- The southeast boundary (**CG**) is the middle of the track-side ditch, indicated by blue-topped posts

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(offset to avoid blocking the flow of the ditch).

Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights are included except as reserved by statute.

Rights of Way

- There is a right of access for all purposes to the property over the track **ABCD**.
- A right of access is reserved to a neighbouring property over **EDCH**. There is no evidence of this having been used in recent times.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

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.

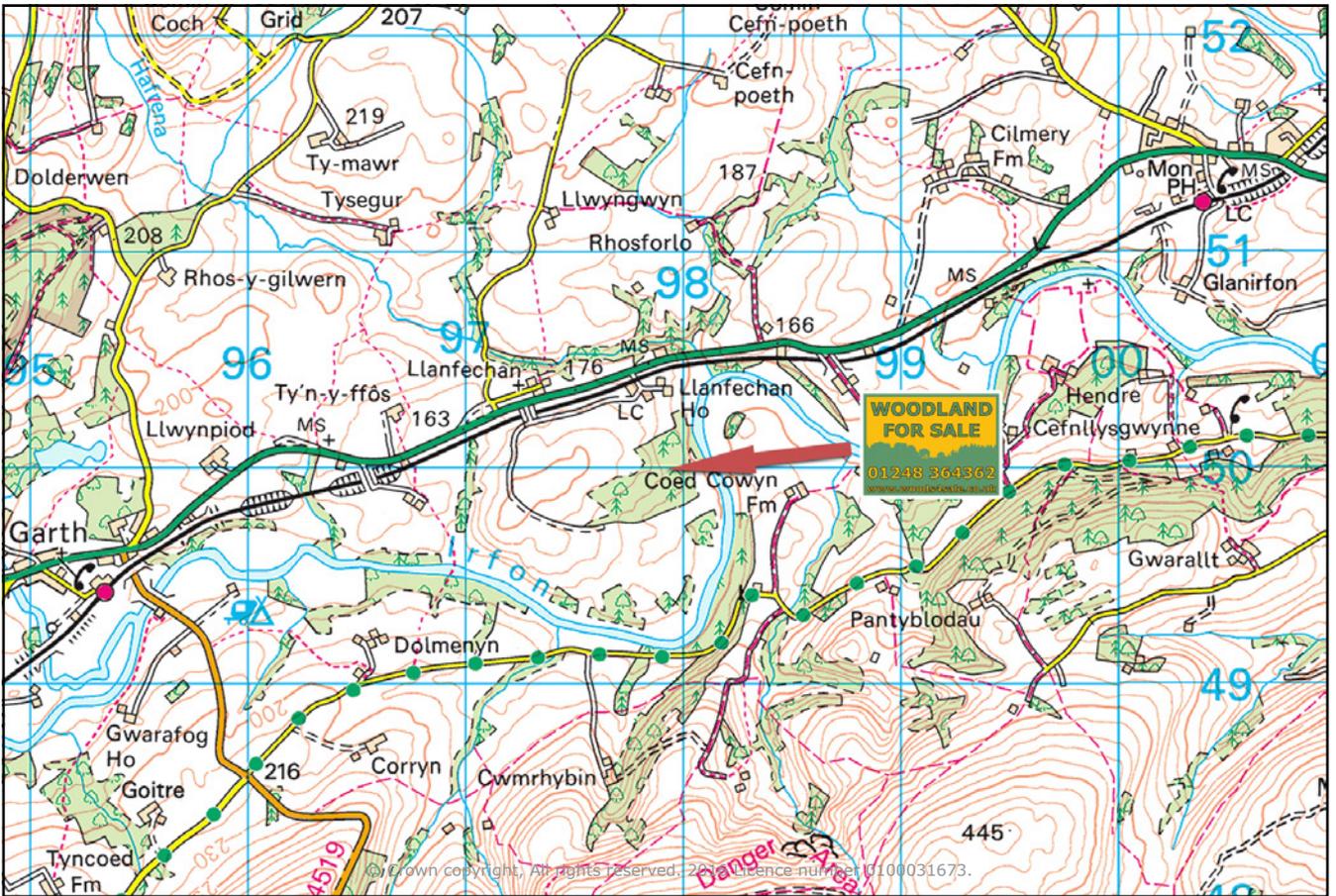
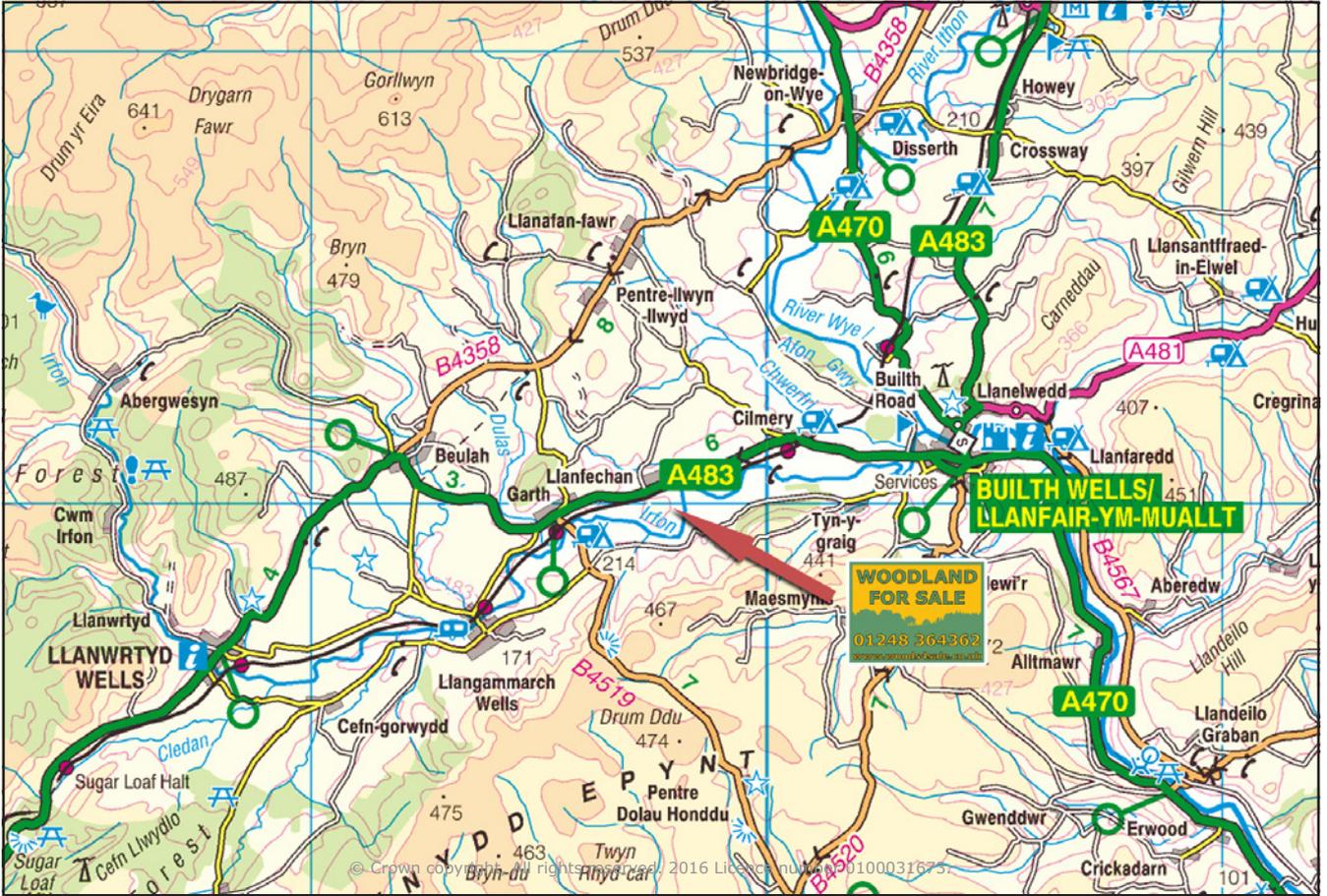
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

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

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Legend

	Motorway		Hard Track		Woodland For Sale		Manager's Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broad Leaf
	Minor Road		Public Foot Path		Public Byway		Conifer
	Unclassified Road		Path		Wall		
	Railway						
	Water Course						

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