

WOODS 4 SALE

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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.



Allt Cefn Crug

38.67 acres of mature mixed woodland near Llandovery, East Carmarthenshire, South Wales for £205,000 (freehold)

An attractive and productive wood combining commercial hardwoods and conifers with ancient semi-natural woodland in a beautiful setting just north of the Brecon Beacons National Park.

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Allt Cefn Crug, Llandovery, Carmarthenshire



Description

Allt Cefn Crug lies just to the north of Afon Gwydderig – a clean flowing tributary of the River Towy on the northern fringes of Brecon Beacons National Park. The pretty market town of Llandovery is less than two miles downstream to the west and Brecon is some 20 miles to the east.

This is a substantial 'stand-alone' wood surrounded by grazing land to all compass points. It is south-facing making it both bright and productive. The terrain is variable, with level ground and gentle inclines in the east giving way to steeper slopes further west.

The wood is essentially of three parts. The extensive north and west fringes of oak are designated as Ancient Woodland. This wraps around a central area dominated by maturing conifers. East of this there is a sizeable parcel of mixed hardwoods which intermingles with a Douglas fir component towards the eastern corner.

The Ancient Woodland component is principally oak dating from the middle of the last century. A few other species are lightly dotted throughout including hornbeam, sycamore, ash and rowan. Beneath the oak canopy there is a mix of young regenerating saplings from the parent trees and a scattering of shrubs including holly, hazel and hawthorn.

The central conifer stands of larch and Douglas fir have been actively managed and now hold the promise of significant tax-free timber income over the next 5-10 years. The lower eastern hardwood area has also been actively managed and the result is a fine crop of clean-stemmed oak and southern beech. All crops are growing well in the warm sheltered conditions. The wood has been regularly thinned in the past and there are ongoing thinning opportunities in most areas.

As well as containing good volumes of timber, Allt Cefn Crug is very much an amenity wood. With a sizeable forester's shed and water from a spring, the ingredients are all here for first class woodland recreation in a very private location. The wood offers beautiful outlooks with pastoral views to east and west and more dramatic views south toward the high tops of the Brecons.

Given its secluded location there is very little disturbance here – a fact not overlooked by the local

wildlife. Buzzards and ravens are present and in the evening the wood echoes to the calls of tawny owls and foxes. Badgers root through the undergrowth and in spring the trees are alive with a wide variety of woodland songsters.

Access from the A40 is via a stoned track across farm fields. Midway to the wood this track crosses Afon Gwydderig via a well-built concrete ford. Within the wood there is an extensive network of recently upgraded hard surfaced tracks (suitable for 2WD), which in turn links with a number of unsurfaced tracks and rides, giving good access across the wood.

Except during a heavy spate, the concrete ford is readily crossable by 4WD, and also by cars with reasonable clearance in lower flow periods. During times of high flow, pedestrian access can be taken via the public footpath and bridge about 300 metres upstream.

The scope and diversity of Allt Cefn Crug means almost all woodland activities are possible. Well-developed infrastructure coupled with a beautiful private location offers top-quality amenity, whilst the well-managed timber reserves mean a modest woodland produce business is certainly viable (a previous owner ran a charcoal business with kilns in the wood).

If It Were Mine

The temptation is to spend all of one's time here with a near endless range of exciting woodland projects. In the short-term, ongoing thinning of both conifers and hardwoods is certainly on the cards.

Please remember some management operations require approval and/or a licence.

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.

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Locators

OS Landranger map: Sheet 160

National Grid Ref:

- Entrance off A40 (**A** on plan): SN 792 351

- Centre of wood: SN 790 355

Nearest postcode (entrance): SA20 0RG

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

- From Llandovery head east on the A40.
 - Leaving the Co-op supermarket on your left, continue for 1.4 miles and then turn left into a good-sized hard-standing area (point **A** on plan below) between two fields.
 - Please park by the fence midway between the two gates, ensuring no obstruction into either field.
- PLEASE DO NOT DRIVE INTO THE FIELD.**
- Enter the right hand gate and walk 200 metres down the field track to the ford (**B**) and then a further 270 metres to enter the wood at the gate (**C**).

Alternative access if the river is high:

- Leaving the car at the same place, walk 350 metres east along the A40 and then first left into Dolau Gwynion Farm drive, which is also a public footpath at this point.
- Cross the bridge and then follow the public footpath west along the north bank of the river to connect with the access described as above just north of the ford.

Access note:

- The purchaser will have full vehicular rights of access to the wood. Except during floods the ford is readily crossed by 4WD vehicles and we understand that there are relatively few days a year when it is impassable.

Boundaries

- The entire wood is surrounded by perimeter stock fencing except at the extreme west end where a small part is external to the fence (**EF**).
- All external boundaries are fields except for the short woodland boundary near the north corner (**GH**).

Sporting Rights

The sporting rights are included and 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 over the hard track **ABC**.
- Maintenance of shared access tracks is according to use.
- A public footpath runs along part of the south boundary **DE**.

Fencing Liabilities

The owner is obliged to maintain all external fences apart from the northeast boundary (**GHJ**) in stock-proof condition.

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.

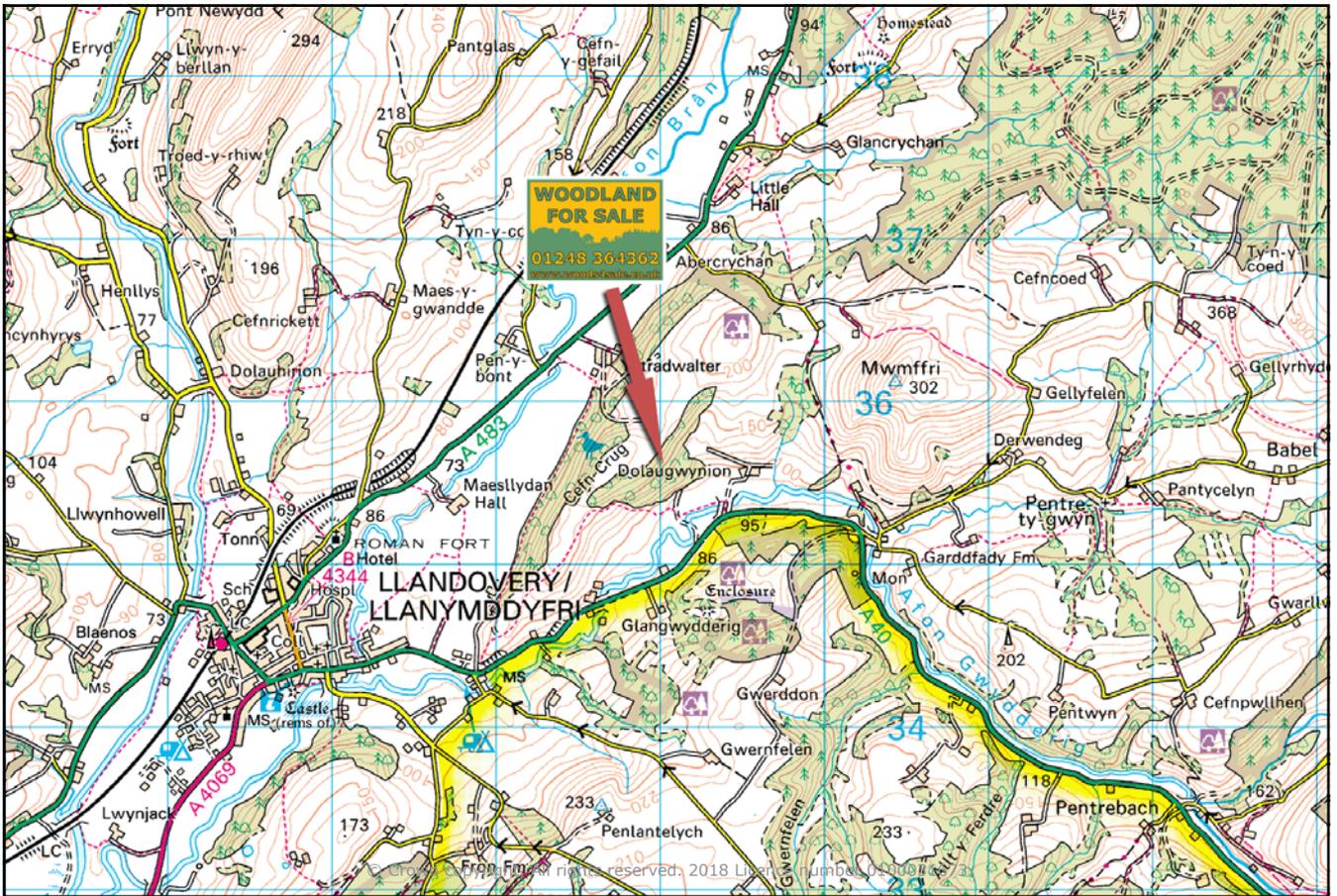
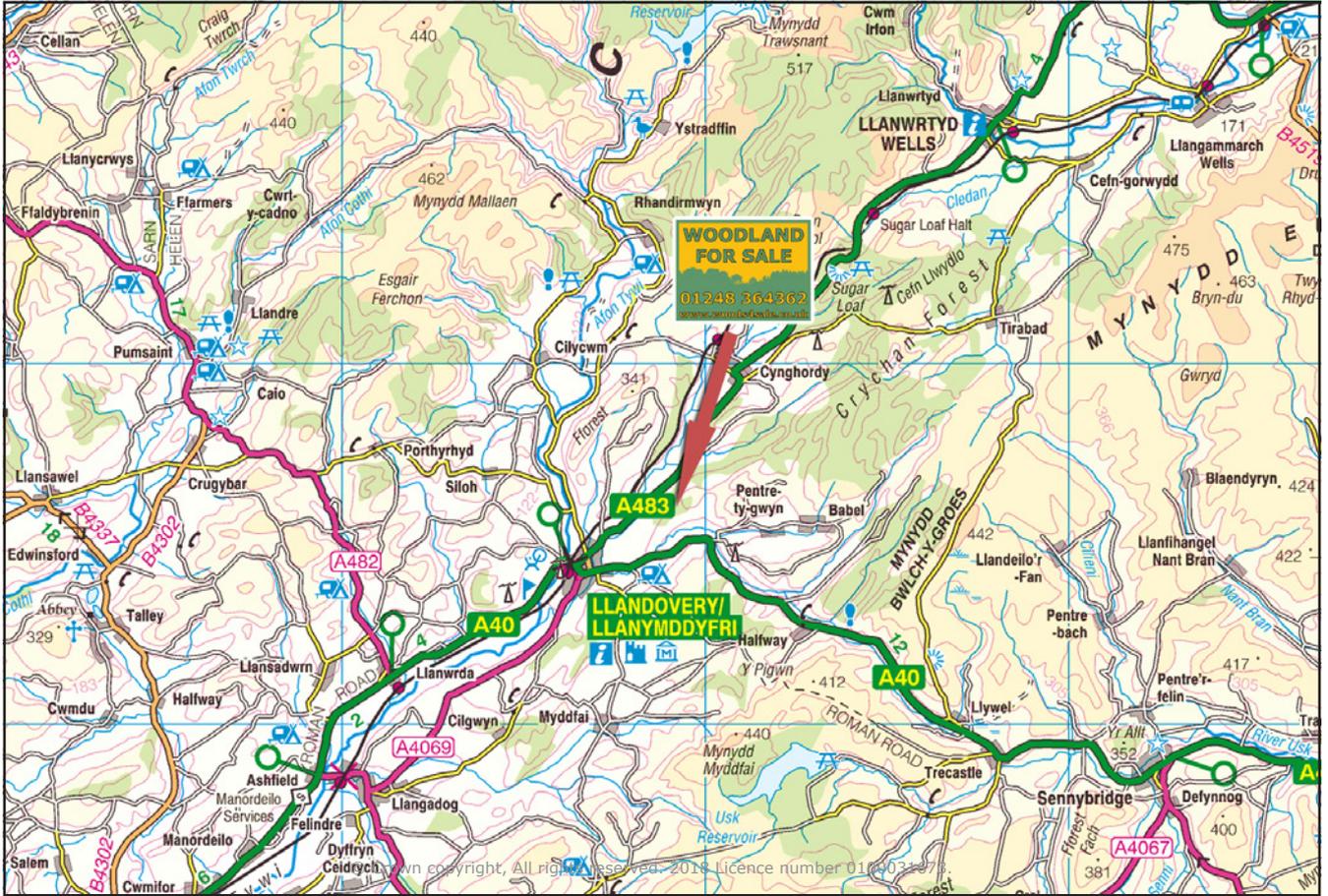
Woods4Sale Interest

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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