

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Brek Wood

Brecon, 1.79 acres of conifer woodland in the Brecon Beacons National Park, Powys, for £23,000 (freehold)

Semi mature Norway spruce woodland with a pond in a fantastic peaceful location, benefiting from a good access track.

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## Brek Wood, Brecon, Powys



### Description

Brek Wood is a conifer woodland located at the foot of the Brecons only a few minutes' drive from the delightful town of the same name. This quiet rural location is accessed by narrow country lanes and set amongst an agricultural landscape. The wood is positioned on flat ground and has wonderful views overlooking the valley leading to Brecon itself.

Access from the council road is through a secure gate and along a hard surfaced track (suitable for a car at all times of the year) which passes through a wider wooded area and on to Brek Wood.

The wood itself is was replanted with Norway spruce about 25 years ago. These trees are dense in number and will one day present an opportunity to harvest and produce some timber. Amongst the spruce and around the fringes are birch and rowan, providing stunning greens in spring and dappled shade in summer. They are of a similar age to the spruce and cutting a few trees throughout will produce some useful firewood and allow those remaining to grow further.

A stream runs through the wood, feeding into a large pond, and with an area to park the car, makes a delightful place from which to enjoy the surroundings.

The forest floor is fairly unencumbered due to the density of the trees but where there is open space there is a profusion of self-seeded trees, ferns and brambles. The wood is alive with the sounds of bird chorus from thrush, blue tits, warbler and nightingale.

Looking out from the wood the view is of pasture fields and with hardly another soul around Brek Wood makes an ideal get away from the hustle and bustle and is perfect for the hobby forester.

### If It Were Mine

Initially I would manage some of the vegetation at the entrance and clear a path into the wood to a nice spot by the stream. I would thin out the trees to bring the crop on to maturity in another 10 years. I would also create a clearing for camping or build a tree house for spending the odd night under the stars.

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.**

### Locators

OS Landranger Series Sheet No: 160

Ordnance Survey Grid References:

- Roadside gate: SO 020 252
  - Centre of wood: SO 022 253
- Nearest postcode: LD3 8LE

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 the centre of Brecon leave Watrgate towards B4601 / Ship Street.
- Turn right on to B4601 / Ship Street.
- After half a mile bear left on to Ffrwdgrech Road.
- After half a mile keep straight on the road by the military sign.
- After a mile turn left on to the road where there is a stump of an old beech tree on the left.
- After a mile turn left at the junction.
- After 150 metres you will arrive at the entrance gate (point **A** on the plan below) where there is a Red Rock Forestry management sign on the gate.
- Park safely without blocking access and continue on foot (I'm sorry, we do not give out keys for viewing).
- After 50 metres from the gate (point **B**) turn left and follow the stone track for a further 140 metres to point **C** on the plan. This is the start of the wood
- Brek Wood continues on the left on the surfaced track to point **D** and on the unsurfaced track to point **E** on the plan.

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### Boundaries

- The northwest boundary is an agricultural fence.
- The east boundary is marked with white paint on boundary trees and wooden posts.
- The south boundary is set back from the edge of the track **CDE**, marked with green paint on wooden posts.
- The west boundary is marked with blue paint on boundary trees and wooden posts.

### Sporting Rights

The woodland comes with full sporting rights.

### Mineral Rights

These are included in the sale, except where reserved by statute.

### Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for all times and purposes over the route **ABC**.
- A right of way is granted over **CDE** for the benefit of the woodland beyond.
- A shared maintenance clause covers this right of way.

### Fencing Liabilities

There are no known fencing liabilities.

### 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.
- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(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.

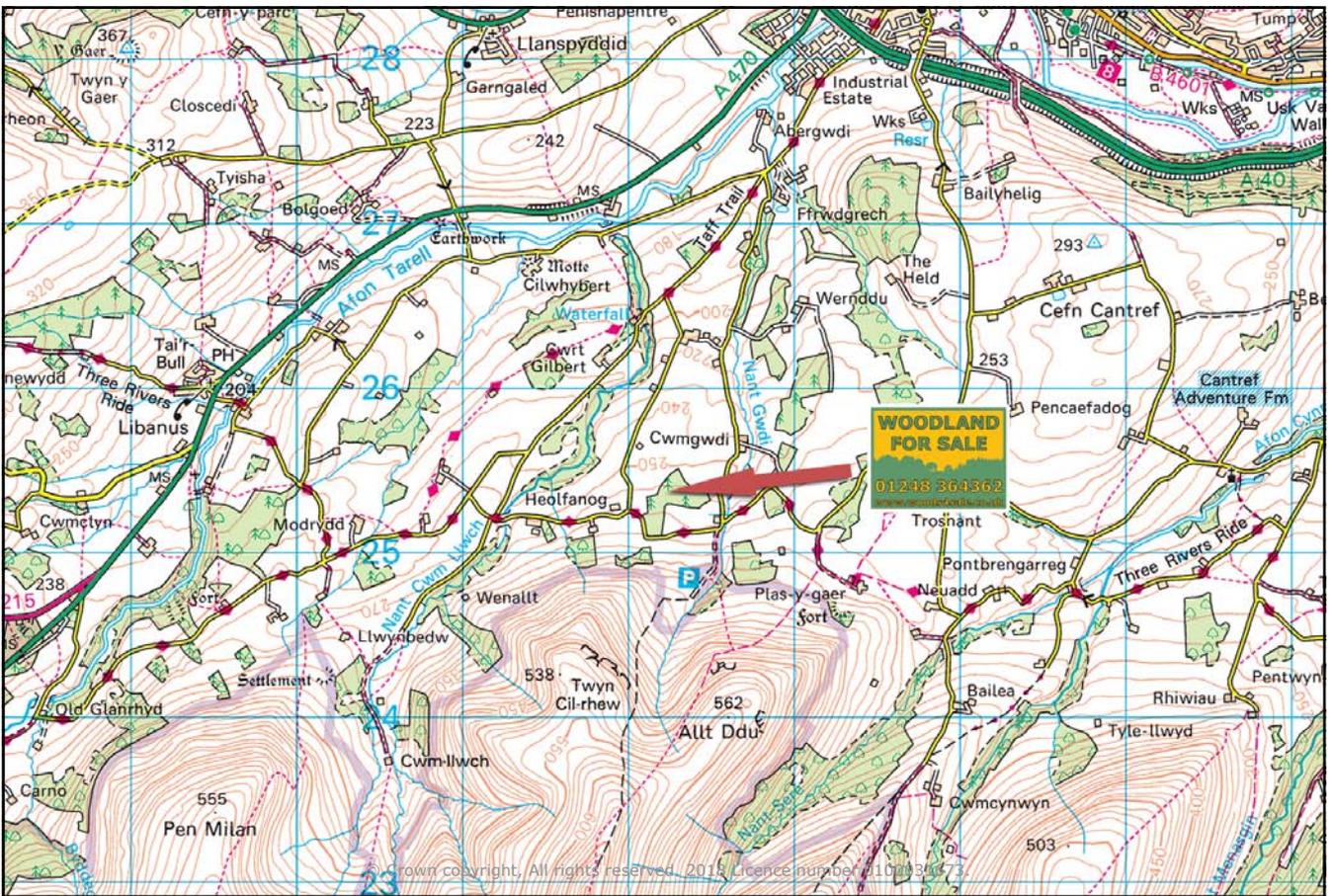
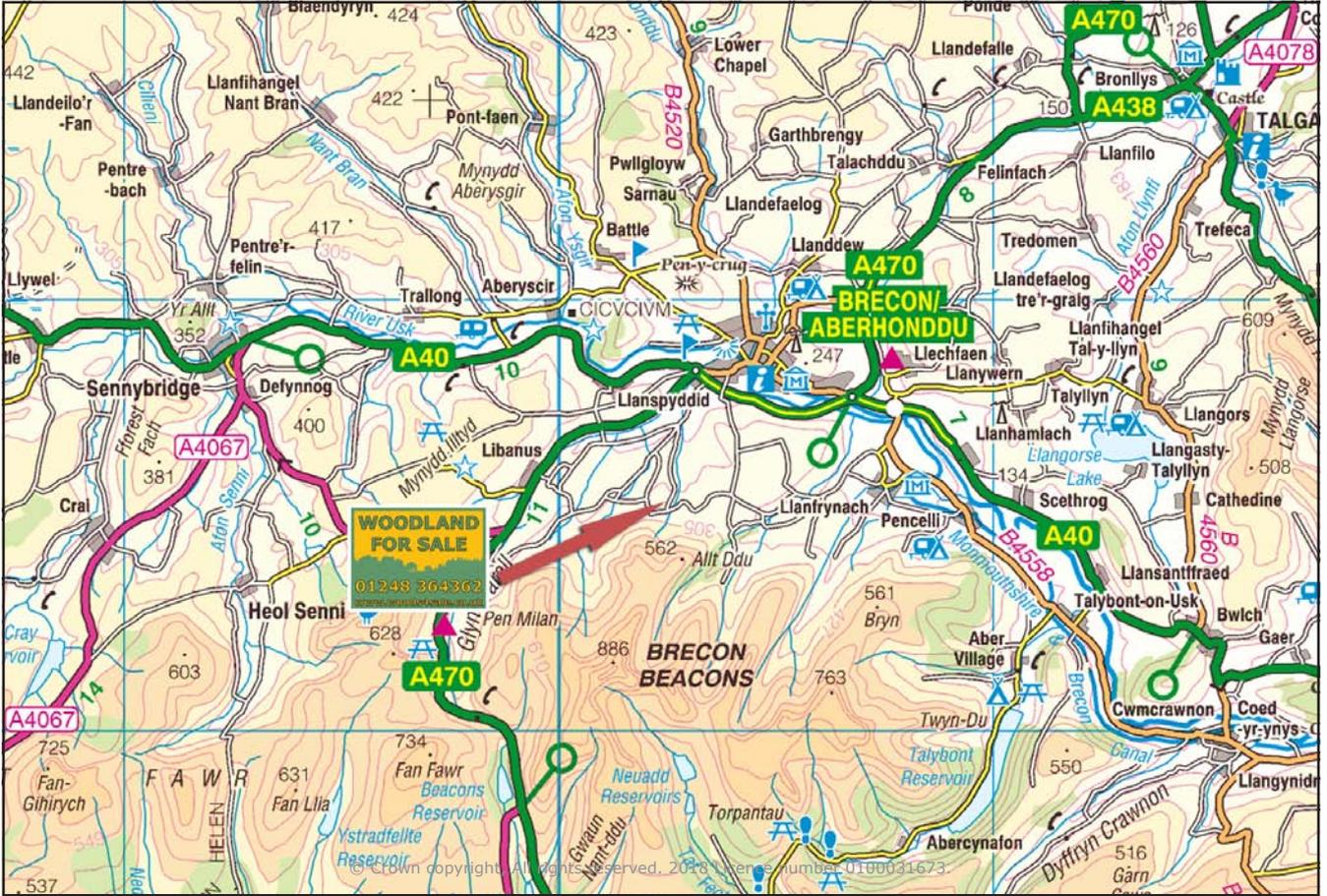
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

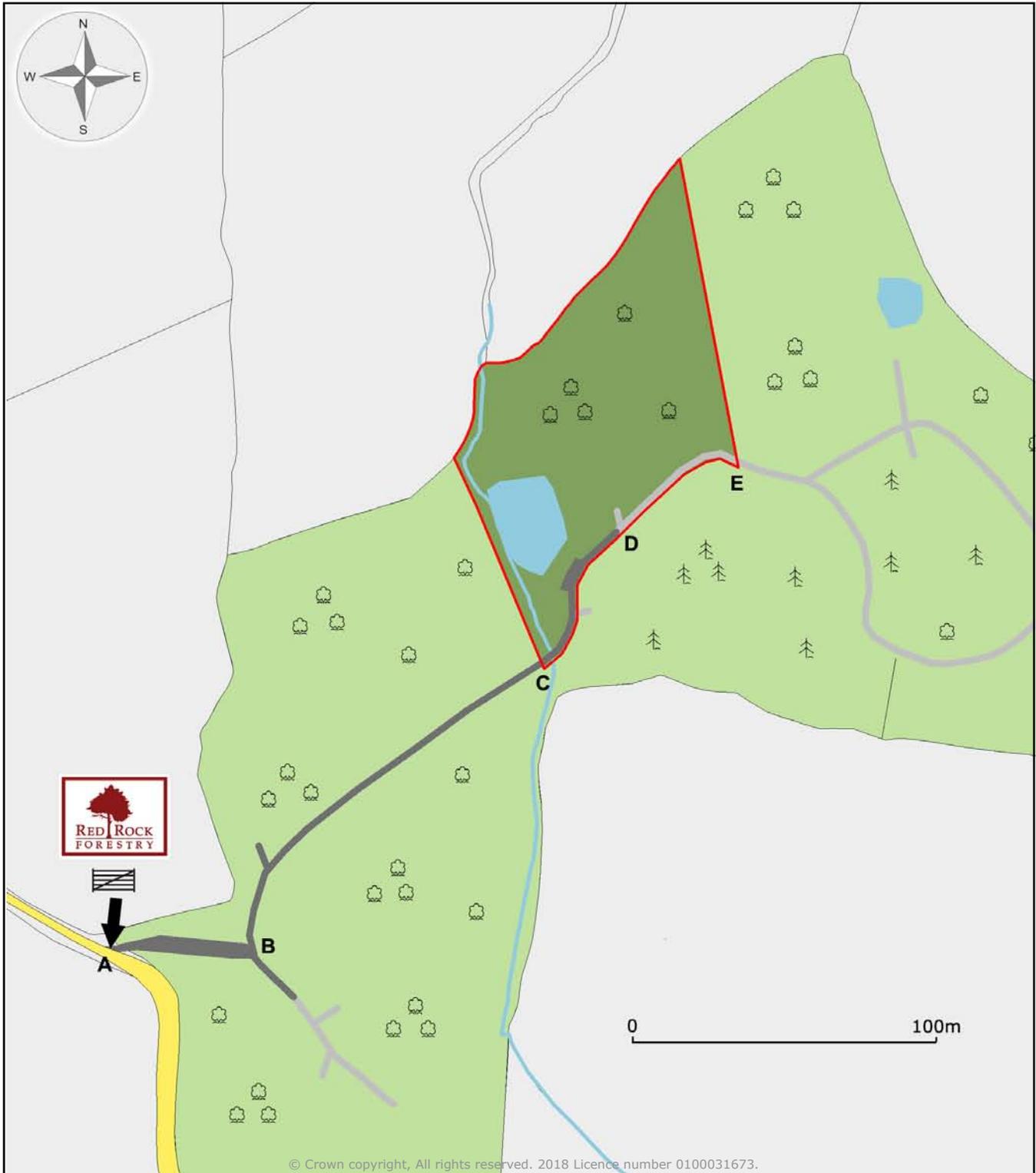
### Contact

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

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Legend							
	Motorway		Hard Track		Woodland For Sale		Woods4Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Manager's Sign
	B Road		Bridleway		Paddock/Meadow		Gate
	Minor Road		Public Foot Path		Broadleaf		
	Unclassified Road		Public Byway		Conifer		
	Railway		Path				
	Water Course		Wall				