

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.



Bridgend Wood **Cwmcych (near Newcastle Emlyn),** **Pembrokeshire. Mature and maturing** **broadleaves in a beautiful South Wales** **valley. 5.15 acres for £28,000 (freehold)**

A variety of hardwoods in a private gated woodland with car access and fishing rights on the Pembrokeshire/
Ceredigion border.

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Bridgend Wood, Newcastle Emlyn, Pembrokeshire



Description

Bridgend Wood lies in a quiet valley overlooking the Afon Cych about 5 miles south of Newcastle Emlyn. Carmarthen and the A48 dual carriageway (which links with the M4) is 17 miles to the southeast, and Cardigan some 12 miles to the northwest.

The wood has an easterly aspect with fields above and below. Slopes vary from quite steep on the lower east half to moderate in the upper west half.

Bridgend supports a range of broadleaf species at a variety of ages. Beech and oak dominate the canopy, punctuated by lesser elements of birch, ash and cherry. Beneath this is a scattering of shrubs including hazel, holly and hawthorn along with regenerating saplings – dense in parts and sparse elsewhere. Some of the trees are mature and ready for harvesting, but thanks to the shelter of the hill to the west, longer-term retention can also be considered.

The woodland floor is largely uncluttered and pedestrian access is possible through much of the stand over a varied ground flora including bluebells, ferns and blueberry. There's plenty of wildlife here too. Otters have been seen in the river below bearing testimony to a quiet and unpolluted location. Foxes and badgers frequent the forest floor and it appears to be good dormouse habitat as well. And of course there's no shortage of birds from ravens and buzzards to the diminutive wren.

The stone tracks into the wood have just been completely upgraded giving easy access to the upper sections of the property. There is a generous private parking and turning area at the end of the track inside the south edge of the wood.

For the active, there's plenty to do in this wood aside from enjoying its obvious charms. There are a fair few stems here and thinnings will produce a generous



supply of logs for several hearths. Chainsaw or a chair with cheese and Chablis? Either will do!

If it were mine:

I'd clear the soft track through the middle of the wood and then instigate a light thinning programme. I would also create a clearing in the bright upper west half of the wood as a locus for recreation, possibly stretching to the construction of a deck.

Directions & Access

From Newcastle Emlyn head west on the A484 for about 3 miles to Cenarth. In Cenarth turn left immediately before crossing the river onto the B4332 signed for Boncath. Continue south for 1¾ miles, then immediately after crossing the Afon Cych, park in the layby on your left.

Walk back across the bridge and climb the locked gate immediately on your left before the cottage (**A** on the plan). After 70 metres fork right at **B** just before the field and continue on the hard track up the hill for a further 170 metres to the junction at **C**. Turn sharp right and follow the hard track a further 200m to its end at **D**. Bridgend Wood is straight ahead of you.

The lower east side of the wood can also be accessed from the public road to the north of Bridgend Cottage (**GH** on the plan).

Locators

OS Landranger Series Sheet No: 145.

Ordnance Survey Grid References:

- Access point: SN 269 376.

- Centre of wood: SN 268 377.

Nearest postcode: SA37 0LL.

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Boundaries

The northwest boundary (**FG**) is an earth bund.
The northeast boundary (**GH**) is the roadside verge.
The east boundary (**HJ**) cuts through the wood above the garden to the rear of Bridgend Cottage.
The south boundary (**EDJ**) is marked by a line of paint-topped posts within the wood.
The west boundary (**EF**) is the field-edge stock fence.

Sporting Rights

The sporting rights are included in the sale. They are not let.
There are fishing rights for two rods on the river between points **B** and **K** on the plan.

Mineral Rights

The mineral rights are included except as reserved by statute.

Rights of Way

There is a right of way for all purposes from the public road to the property over the route **ABCD**.
Maintenance of all shared tracks is according to use.
A public footpath clips the southeast corner of the wood at **J**.

Fencing Liabilities

There are no known fencing obligations.

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.

How to Buy this Woodland

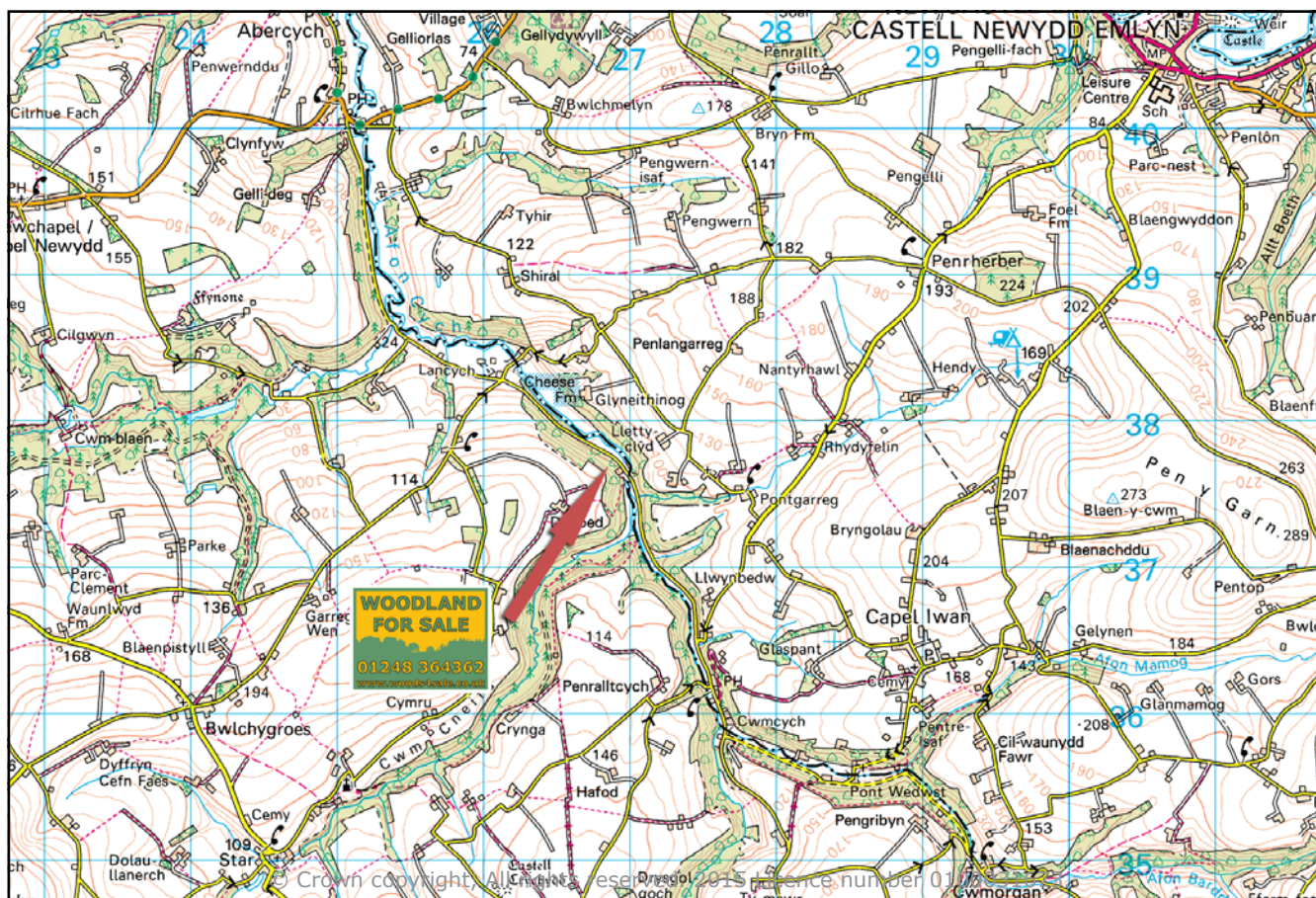
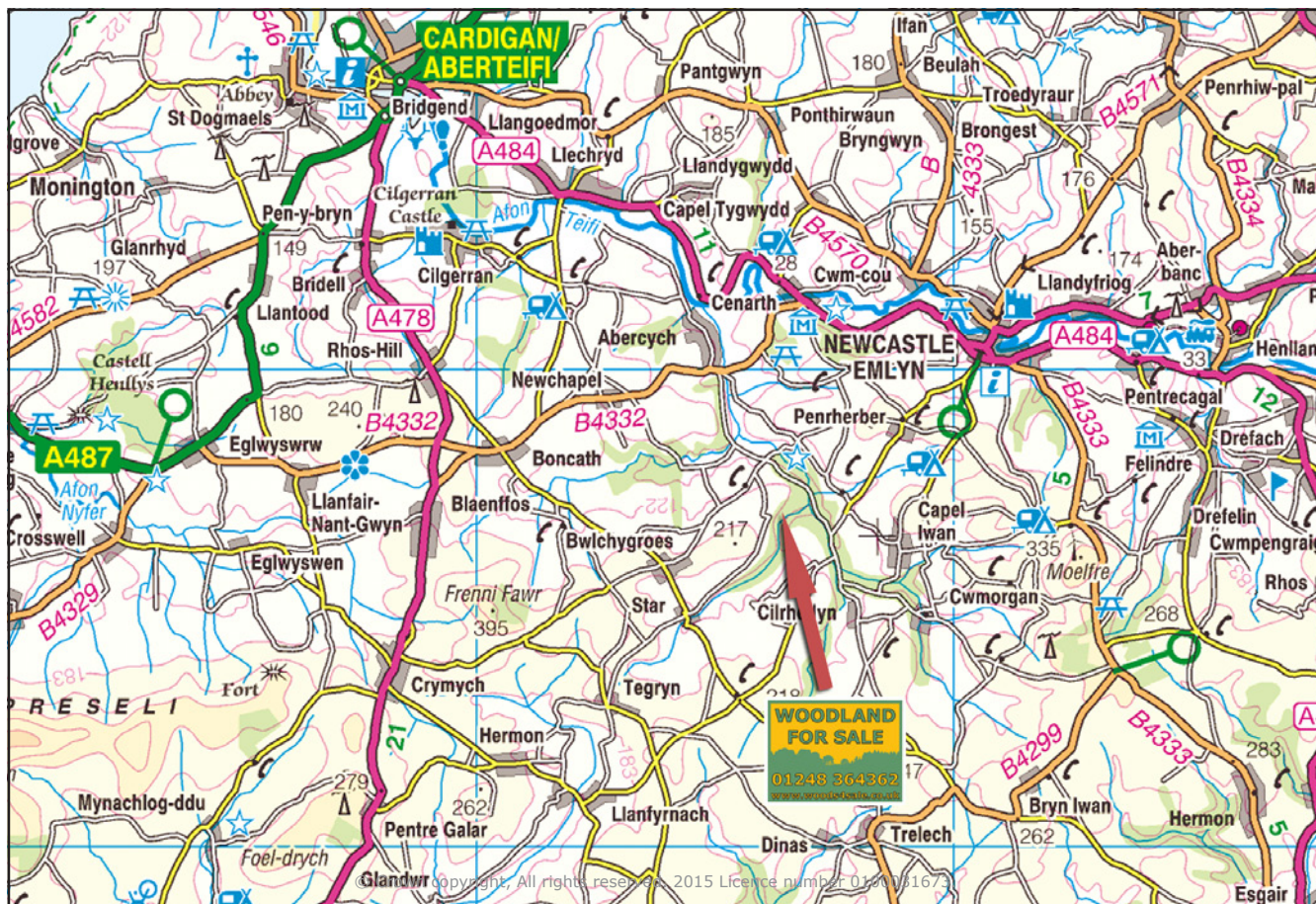
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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