

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.



Coed Bryn

a beautiful oak woodland, Llangoedmor, near Cardigan,
South Wales, 9.5 acres for £80,000 (leasehold)

A predominately mature oak reasonably level woodland with mixed species, in a quiet location with good access.

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Coed Bryn, Cardigan, Ceredigion



Description

Coed Bryn is a pleasantly maturing mixed broadleaf woodland with a small conifer element. Mostly made up of mature oak and ash, the understorey is thick with regenerating ash and sycamore. There is also a lot of hazel and silver birch found growing throughout.

Access to the woodland is along a well-established (if a bit rough) stoned track. Internally there are a few old management tracks that have become lost as the trees have reclaimed the open space. It would take a few days of work to clear these tracks and reinstate the access, meaning vehicles could potentially be driven into the middle of the woodland.

Coed Bryn is found mostly on flat ground but there is a slight downward slope in a southerly direction. The woodland mostly comprises deep fertile clay soils and is quite thick with regenerating trees. Clearing a few open spaces would result in an extremely tranquil place for family camping.

Red deer are prevalent in the woodland, as well as muntjac (which were sighted during our visit). The usual mix of grey squirrels, foxes, rabbits, songbirds and the occasional bird of prey are all regular visitors to Coed Bryn.

The location of the woodland could not be better if the Welsh coastline is of interest as it is only a short drive to the attractive coastal/estuary town of Cardigan. Nearby is the beautiful River Teifi, and close by is Cilgerran Castle and Coedmor National Nature Reserve, all wonderful places to visit.

Coed Bryn is covered by a 999 year lease which will expire in 2957, with an annual rent believed to be £1.44.

If It Were Mine

I would begin by reopening the internal access tracks and find a spot in the middle to create an opening (perhaps near one of the mature oak trees). The remaining woodland could do with a light thin as it has become a bit dense over the years. This could produce a reasonable amount of firewood so I would certainly read a book or two for inspiration about the best way to stack it.

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.

Nearest Postcode

SA43 2NZ (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///credible.wobbles.caves](https://www.what3words.com/credible.wobbles.caves)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 145

- Roadside gate: SN 196 436
- Centre of wood: SN 198 435

Directions & Access

- From the roundabout at the Cardigan bypass, take the A484 signposted for Newcastle Emlyn. After

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approximately just over 1 mile, turn right into the hamlet of Croes-y-Llan.

- Continue up this road for $\frac{3}{4}$ of a mile until the road does a very sharp 90 degree left hand turn, at this bend, turn off the main road onto a private stoned road.
- Drive down this road until you pass a farm on the right, shortly past this you will see a stoned track leading off to the left heading into the trees and a metal gate in the distance (point **A**).
- Drive down the stone track and park to the right hand side of the track around 20 metres from the metal gate, ensuring you are not blocking the track (point **X**).
- Walk around the gate and continue walking down the stone track for approximately 100 metres until you see a 'Woodland for Sale' sign on the left high up on the tree.
- This is the start of the woodland to your left (point **B**).

Boundaries

- The southern boundary is the north side of the track.
- The northwest boundary is the edge of the woodland indicated by an earth bank with agricultural fence and field beyond.
- The northeast and east boundary are indicated by blue paint on occasional trees and posts.

Sporting Rights

- The sporting rights are reserved to the freeholder although we believe they are never exercised.
- The owner of Coed Bryn has the right to shoot black game, deer, squirrel and pigeons.

Mineral Rights

The mineral rights are reserved to the freeholder.

Rights Of Way

- There are no public rights of way within the woodland.
- There is a right of way granted at all times and for all purposes over the route **ABC**.
- A shared maintenance clause covers all the rights of way with liability according to use.

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 transferee has parted with all interest in the property covenants with the transferors for the benefit of the transferors' retained land and each and every part of it in terms hereafter set out:-
 - (a) that the land shall not be used in such a way as to create a nuisance to the neighbouring owners including the transferors and specifically the transferee shall not:-
 - (i) use the land for any sort of racing whether with motor bikes cars or other vehicles
 - (ii) use the land for a commercial camp site
 - (iii) unreasonably damage the said tracks
 - (iv) use the land in any way that will damage the access tracks

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 woodland is being sold on a fixed price basis. We require the following information in writing before we

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mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

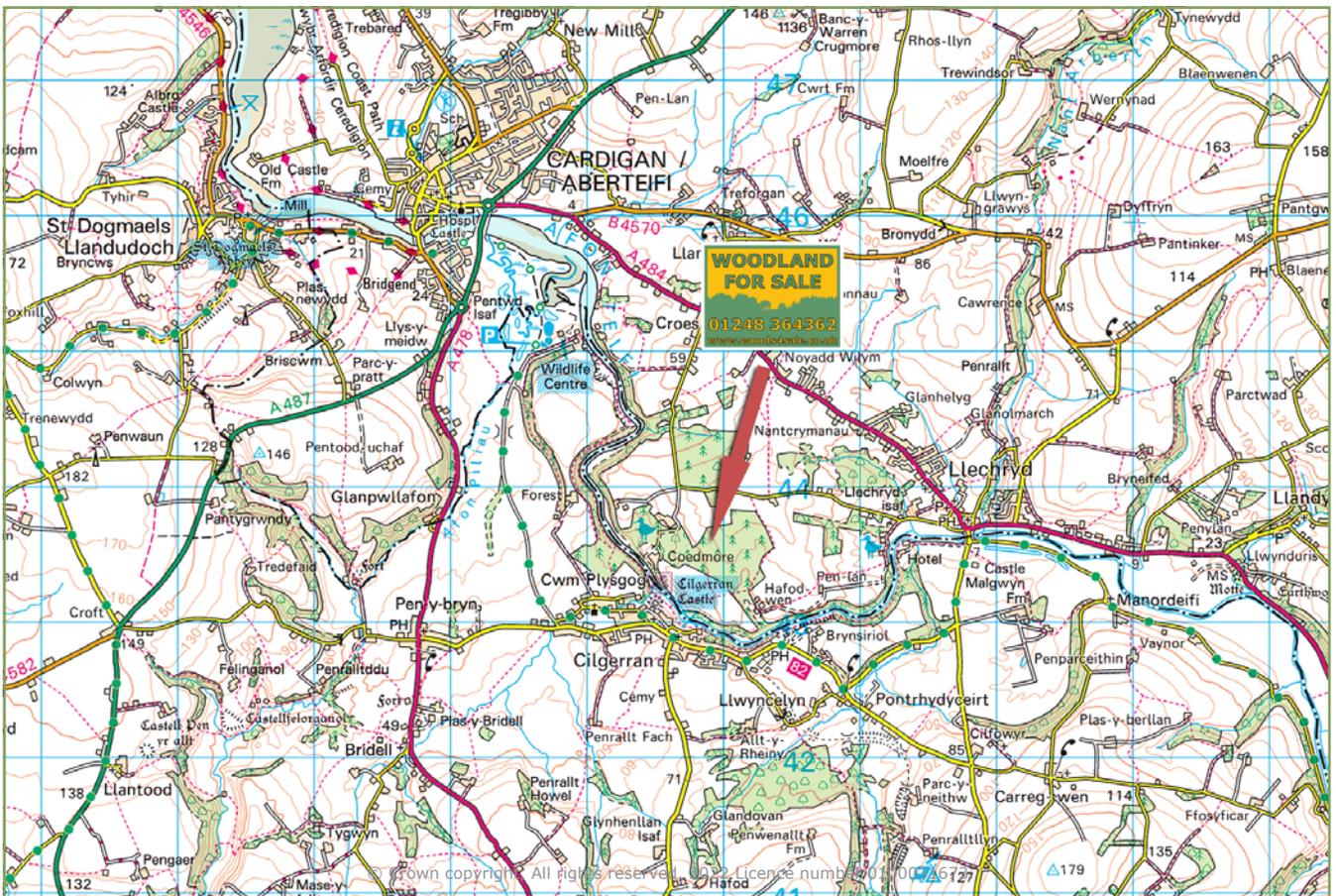
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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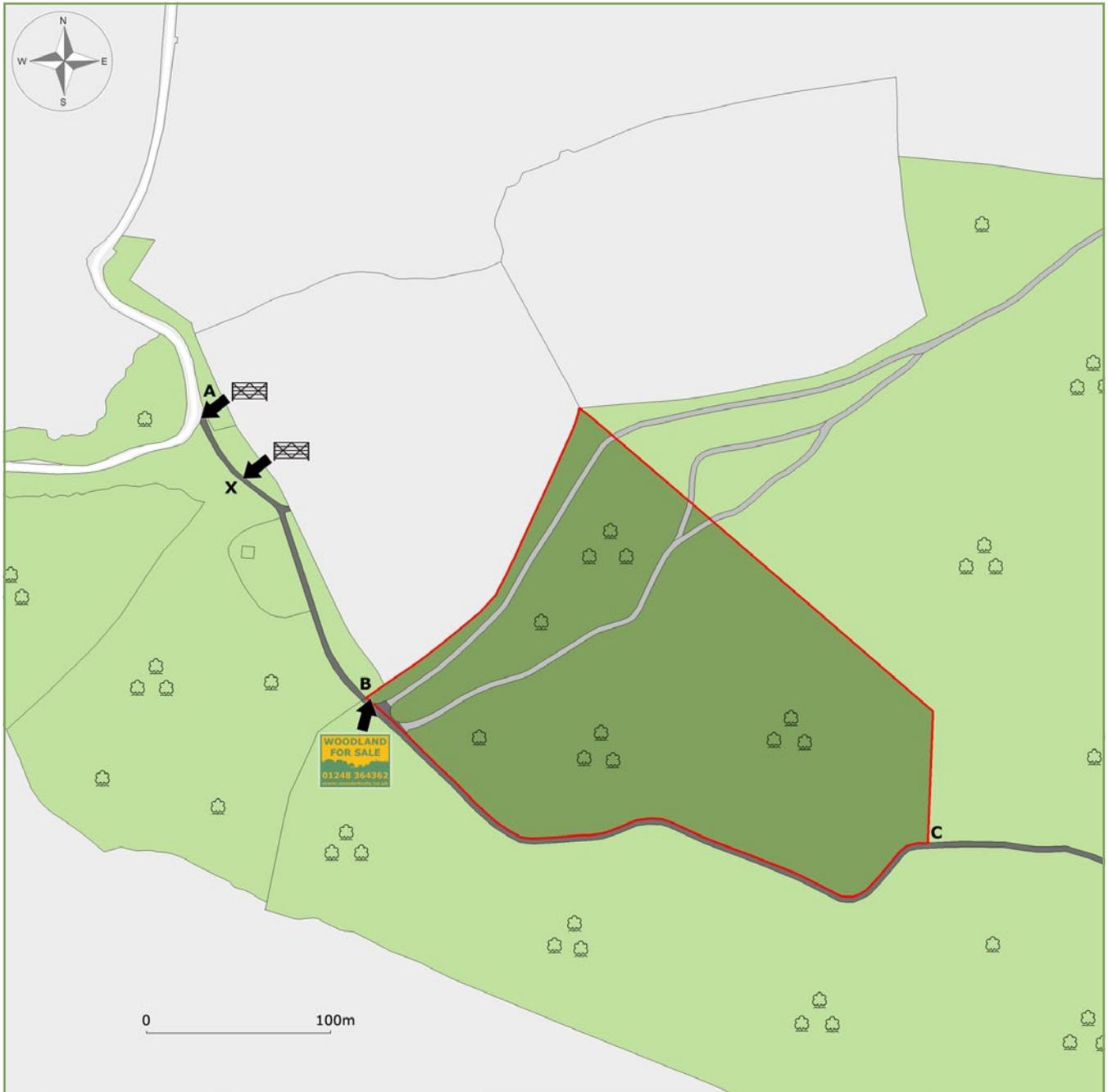
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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		