

# 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 Cneifa

**8.07 acres of ancient semi-natural  
streamside woodland with fishing rights  
in the Afon Cych, on the Pembrokeshire /  
Ceredigion border in Southwest Wales for  
£39,000 freehold**

A broad bank of oak and mature mixed hardwoods above a stream-side terrace of riparian species at the end of a recently upgraded track 5 miles from Newcastle Emlyn.

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# Coed Cneifa, Newcastle Emlyn, Pembrokeshire



## Description

Lying in a quiet side valley, Coed Cneifa nestles in glorious seclusion in rural North Pembrokeshire 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.

If you wish to wind the clock back and lose yourself in an ancient wooded landscape then look no further! The wood has two distinct elements. Below the main track the ground is level with over 250 metres of stream frontage. This area is populated by native riparian species such as ash, willow and alder plus the occasional sycamore. The sub-canopy here is dominated by willow-scrub, some regenerating hardwoods, hazel and hawthorn. The ground is wet in parts but there are plenty of drier areas – good candidates for clearing small water-side glades for quiet enjoyment and creating dapple shade for the benefit of stream ecology.

The bisecting track itself is lined by a number of substantial full canopy oak. These mature stems with nooks in their trunks and tree-ferns on their branches, are host to a myriad species from insects and songbirds to bats and woodpeckers.

Above the track is a warm south-facing bank of hardwoods – maturing oak for the most part with smatterings of ash, beech, birch and holly above a carpet of blueberry and patches of heather. The oak are growing well and would benefit from a light thin. There are also a few isolated conifers in the wood with some larch and more conspicuously a few very tall Norway spruce puncturing the sky.

The tracks into the wood have just been completely renovated and this remote spot is now accessible by car. There is a small turning area at the end of the hard track within the wood. Beyond this there is an

overgrown soft track which continues on the contour almost to the west boundary. The opportunity for quiet recreation is further enhanced by 250 metres of single bank fishing for two rods on Afon Cych (**HJ** on the plan).

As you might imagine the fauna is abundant given the architecture of mature hardwoods, clean-flowing water and rich ground flora. Badgers are in the wood, buzzards and ravens circle overhead and the clean-flowing stream appears as good habitat for dippers and kingfishers.

Undisturbed and secluded ancient woods with this level of access are rare and we recommend viewing.

## If this were mine...

Above all I'd strive to maintain the special character of the wood. There is the prospect of thinning the oaks (a thinning licence is in place) and also perhaps creating a small streamside clearing for recreation. I would also clear the soft track beyond the end of the hard track to enable better access.

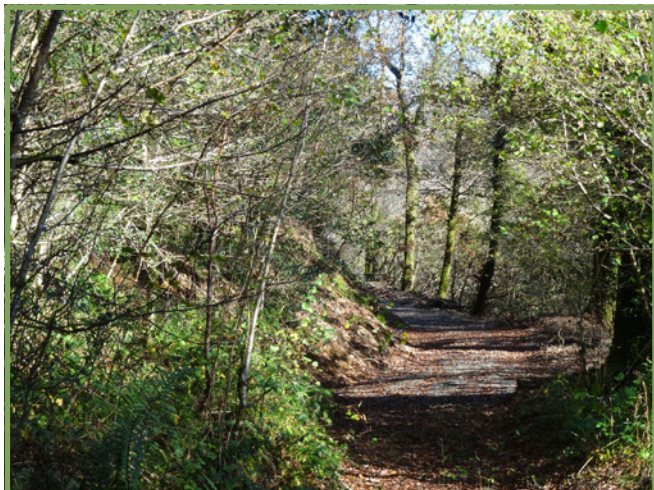
Please note that some forest operations require consent.

## 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 for 1¾ miles, then immediately after crossing the Afon Cych turn left onto the minor country road signed for Cwmcych and Clydau (passing the Nags Head Inn on your right).

Follow this valley road in a south-easterly direction for 2.1 miles at which point the road crosses back to the east bank of the river (just after a white cottage on your right). Park in the layby on your left immediately after crossing this bridge.

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Walk back across the bridge and climb the locked gate immediately on your left before the cottage (**A** on the plan). Continue on the hard track up the hill for 240 m to the junction at **B** and then on and down to the left for a further 300m until you see blue-topped posts to left and right of the track (**C** on the plan). Coed Cneifa is straight ahead of you after this point.

## Locators

OS Landranger map: Sheet 145.  
National Grid Ref:  
- Entrance to Wood: SN 269 376.  
- Centre of wood: SN 267 371.  
Nearest postcode: SA37 0LL.

## Boundaries

The north boundary (**FG**) is the field-edge fence.  
The east boundary (**GCD**) is marked by a line of blue-topped posts.  
The south boundary (**DE**) is the north bank of the stream.  
The west boundary (**EF**) is an ancient banded hedge now supporting large trees.

## Sporting Rights

The sporting rights are included and are not let.

A right is granted to the owners of Coed Cneifa for two rods to fish in the section of the river indicated on the plan below **HJ**.

## 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 tracks is according to use.

## 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](mailto:info@woods4sale.co.uk).

## How to Buy this Woodland

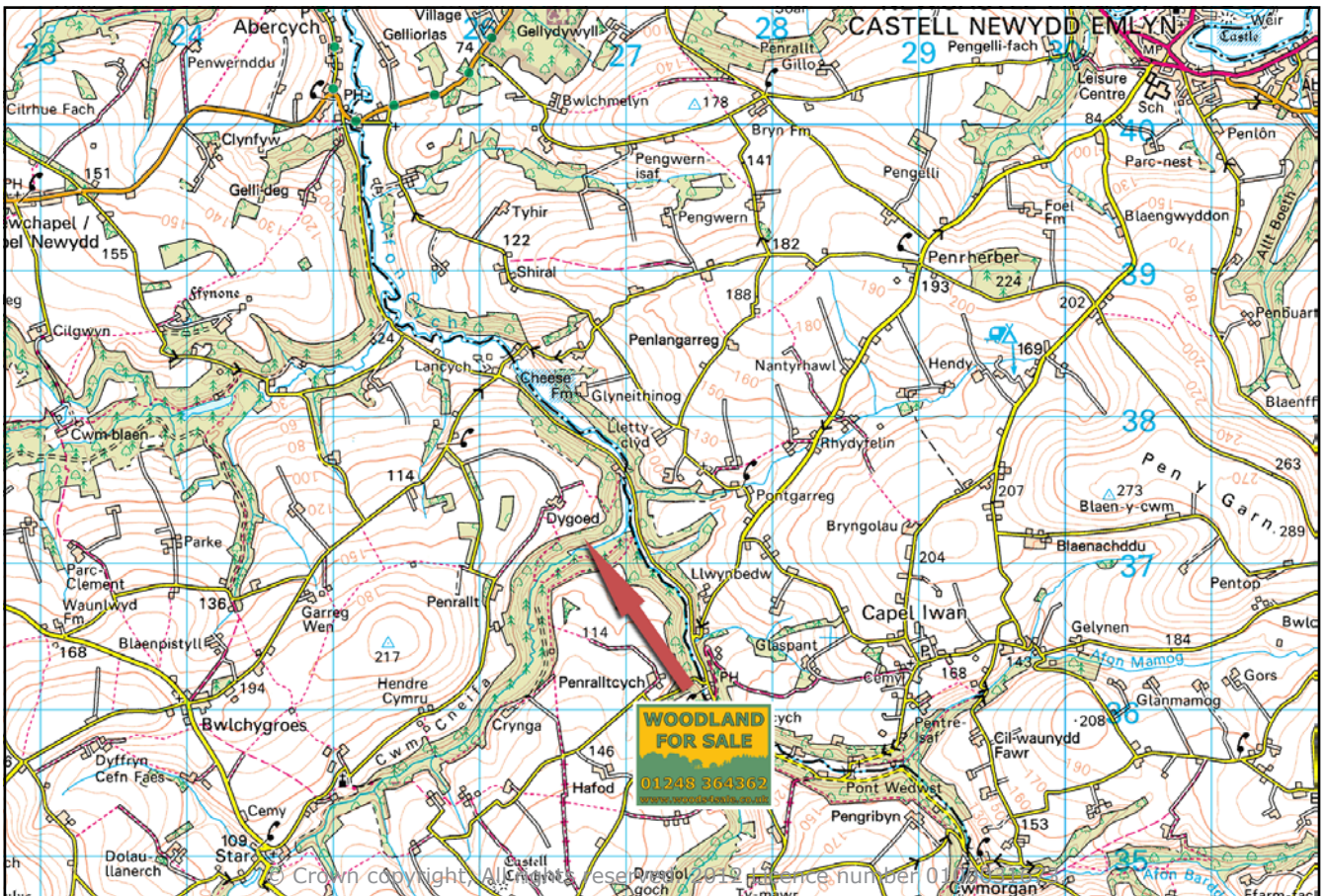
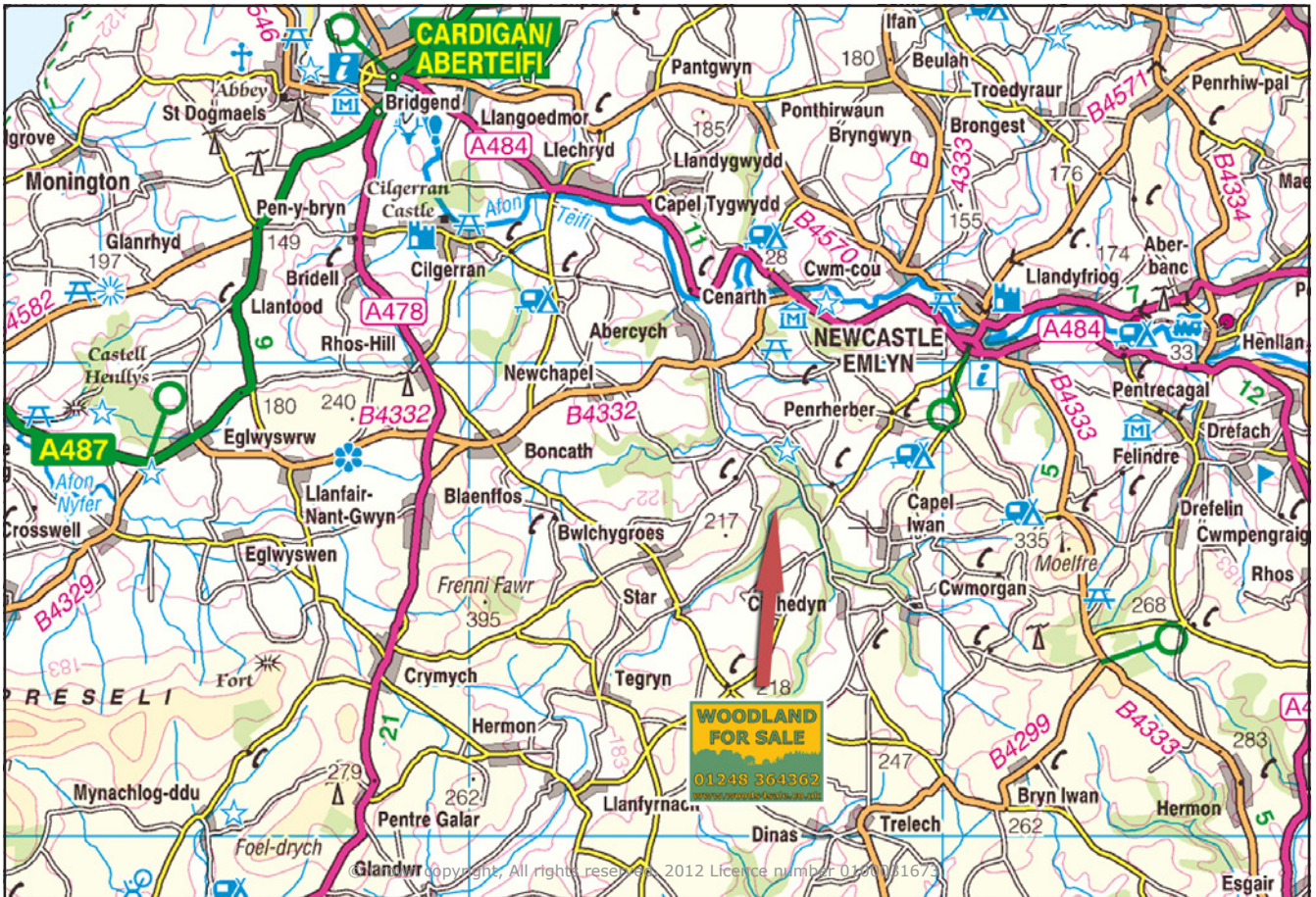
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

## Note

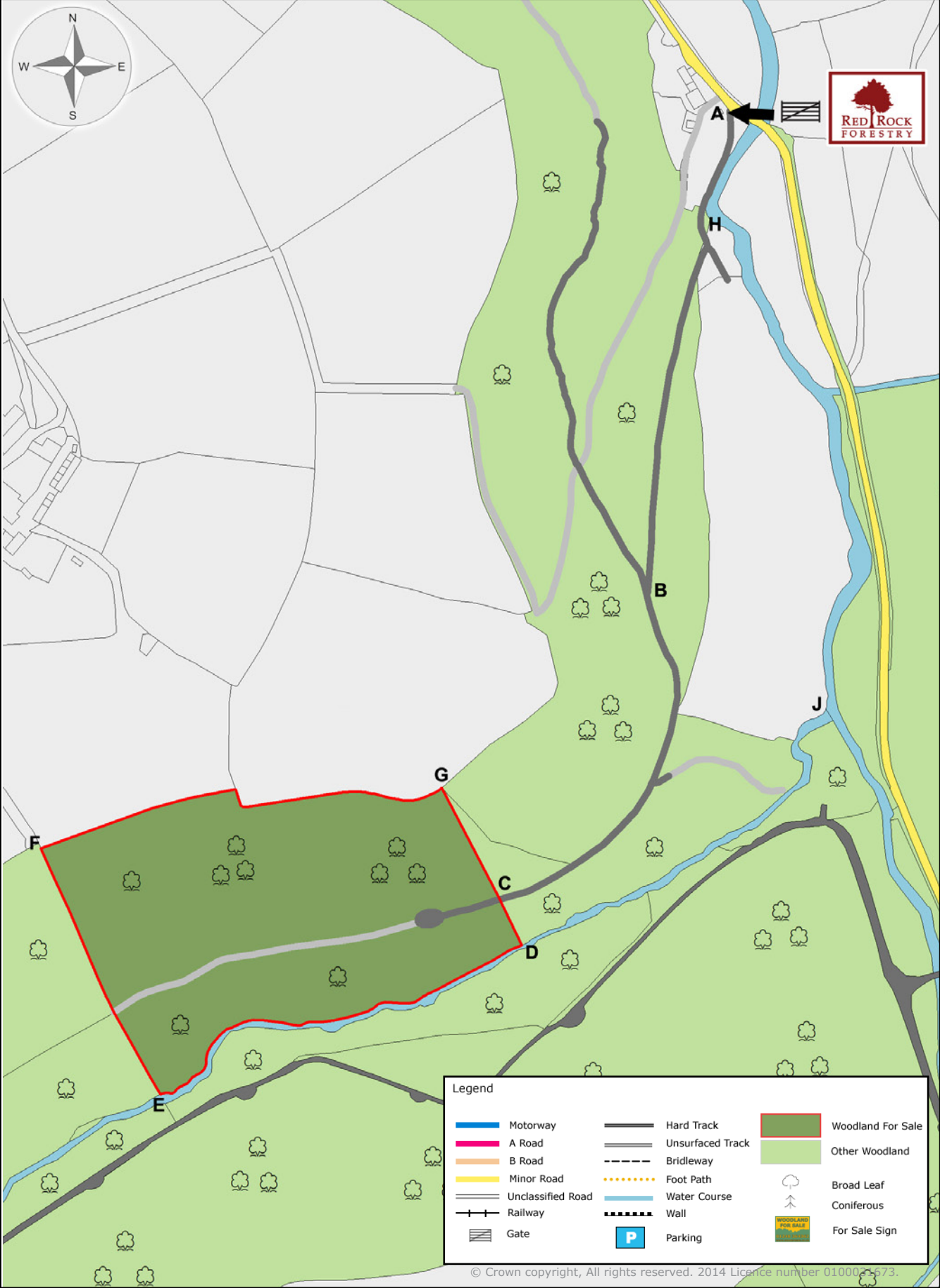
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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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