

# 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 Parc-gwyn Cwmcych (near Newcastle Emlyn), Pembrokeshire. Native oak in a secluded valley location. 4.41 acres for £25,000 (freehold)**

Full-canopied oak in a private gated woodland with car access and fishing rights on the Pembrokeshire/  
Ceredigion border.



## Coed Parc-gwyn, Newcastle Emlyn, Pembrokeshire



### Description

Lying in a quiet valley, Coed Parc-gwyn occupies a gloriously secluded position 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.

The wood lies above the junction of two small valleys, thereby presenting a curved aspect to east and southeast, with the upper west side backing onto fields above. Slopes are generally moderate at the north end of the wood giving way to somewhat steeper inclines on the mid-slopes of the southern part.

This is an oak wood – aside from a few large ash and beech along the west field edge, and some younger sycamore and ash at the north end, the story here is really all about oak. The trees are maturing nicely, benefitting from the topography which gives both a sunny aspect and shelter. Tree ferns are apparent amongst some of the older trees and it is very possible that dormice are resident here too.

Beneath the oak is a healthy growth of hazel (a typical associate of oak), holly and a smattering of other woody shrubs along with patches of regenerating hardwoods. Large parts of the woodland floor are carpeted with bilberry and heather which gives way in the north to soft grasses and blackberry. Needless to say this habitat is rich in wildlife, from insects and songbirds to bats and badgers. We saw ravens and buzzards circling overhead when we visited and also heard the woodpecker's hammer.

The stone tracks into the wood have just been completely renovated and this undisturbed wood is now accessible by car with the benefit of in-wood parking at a couple of locations. Ownership of the track on the east side attaches to the wood, and this links at the north end with a soft track leading to the upper west side.

Coed Parc-gwyn also comes with fishing for two rods on over 400 metres of the west bank of the Afon Cych just below the wood. So if angling, seclusion, ancient landscapes, native woodland and tranquil beauty appeal, then Coed Parc-gwyn should definitely be on your viewing list.

### If it were mine:

This 'climax' woodland community will continue its slow evolution and management should be similarly paced. Options include the removal of exotics and a gentle thinning to admit light and encourage patch regeneration. A soft track wending between the trees near the upper edge would help access for management and enjoyment.

### 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.

Walk back across the bridge and climb the locked gate immediately on your left before the cottage (**A** on the plan). We don't give out keys for viewing. 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**. Coed Parc-gwyn is now ahead of you above the track.

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## Locators

OS Landranger Series Sheet No: 145.  
Ordnance Survey Grid References:  
- Access point: SN 269 376.  
- Centre of wood: SN 269 372.  
Nearest postcode: SA37 0LL.

## Boundaries

The northwest boundary (**FG**) is the northwest side of the soft track marked intermittently by orange-topped posts.

The northeast boundary (**CG**) is the northeast side of the hard track marked intermittently by red-topped posts.

The east boundary (**CD**) is the east side of the hard track marked intermittently by red-topped posts (nearer **C**) and white-topped posts (nearer **D**).

The southwest boundary (**DE**) is marked by a line of blue-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.

A right is granted to the owners of Coed Parc-gwyn for two rods to fish in the section of the river indicated **BH** on the plan below.

## 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 **ABC**. A right of access is reserved to others over the route **GCD** and **FG**.

Maintenance of all shared tracks is according to use. A public footpath runs up the northwest edge of the wood (**FG**).

## Fencing Liabilities

There are no known fencing obligations.

## Other Liabilities

A water main runs underneath the property as indicated by the dotted line on the plan.

## 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.

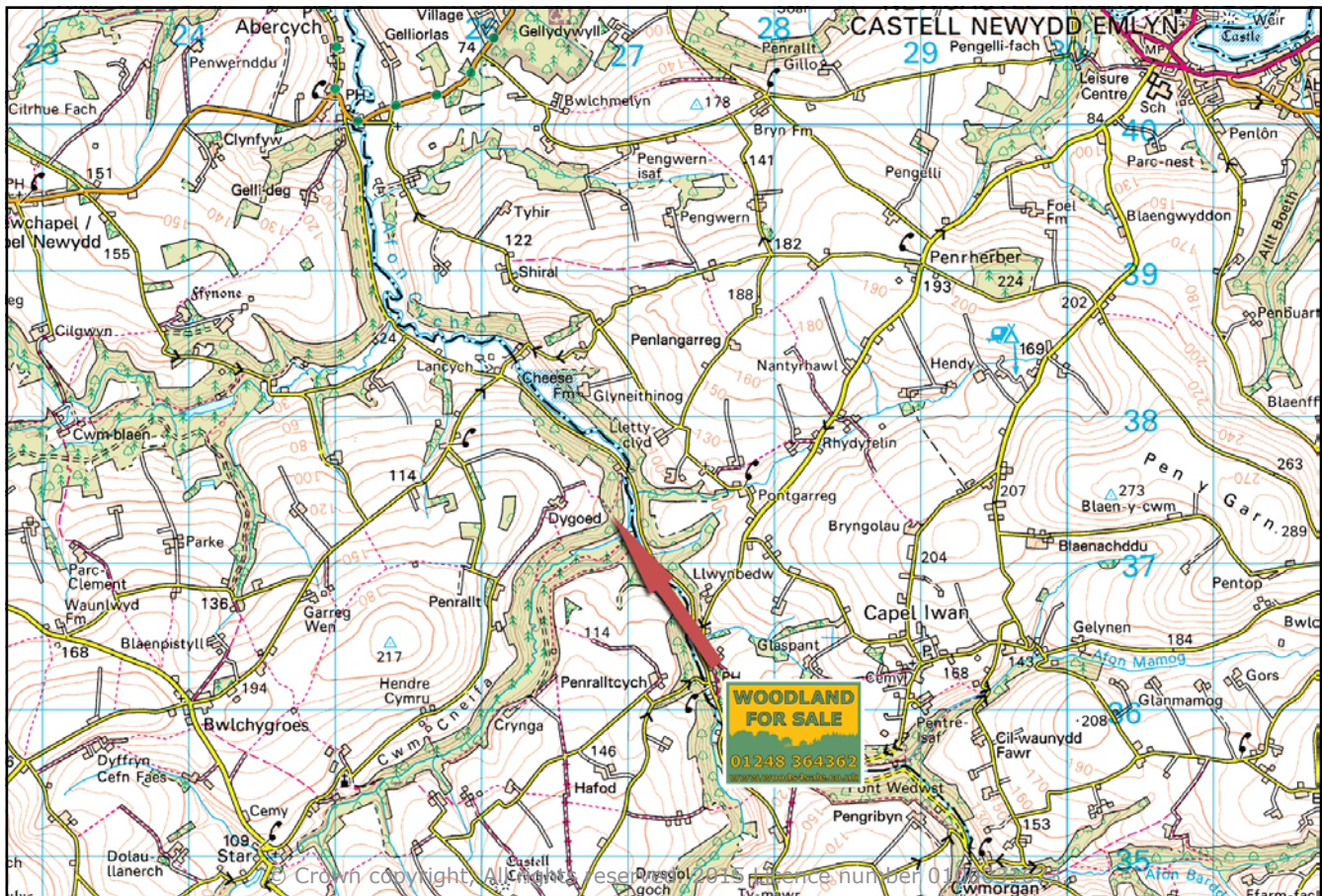
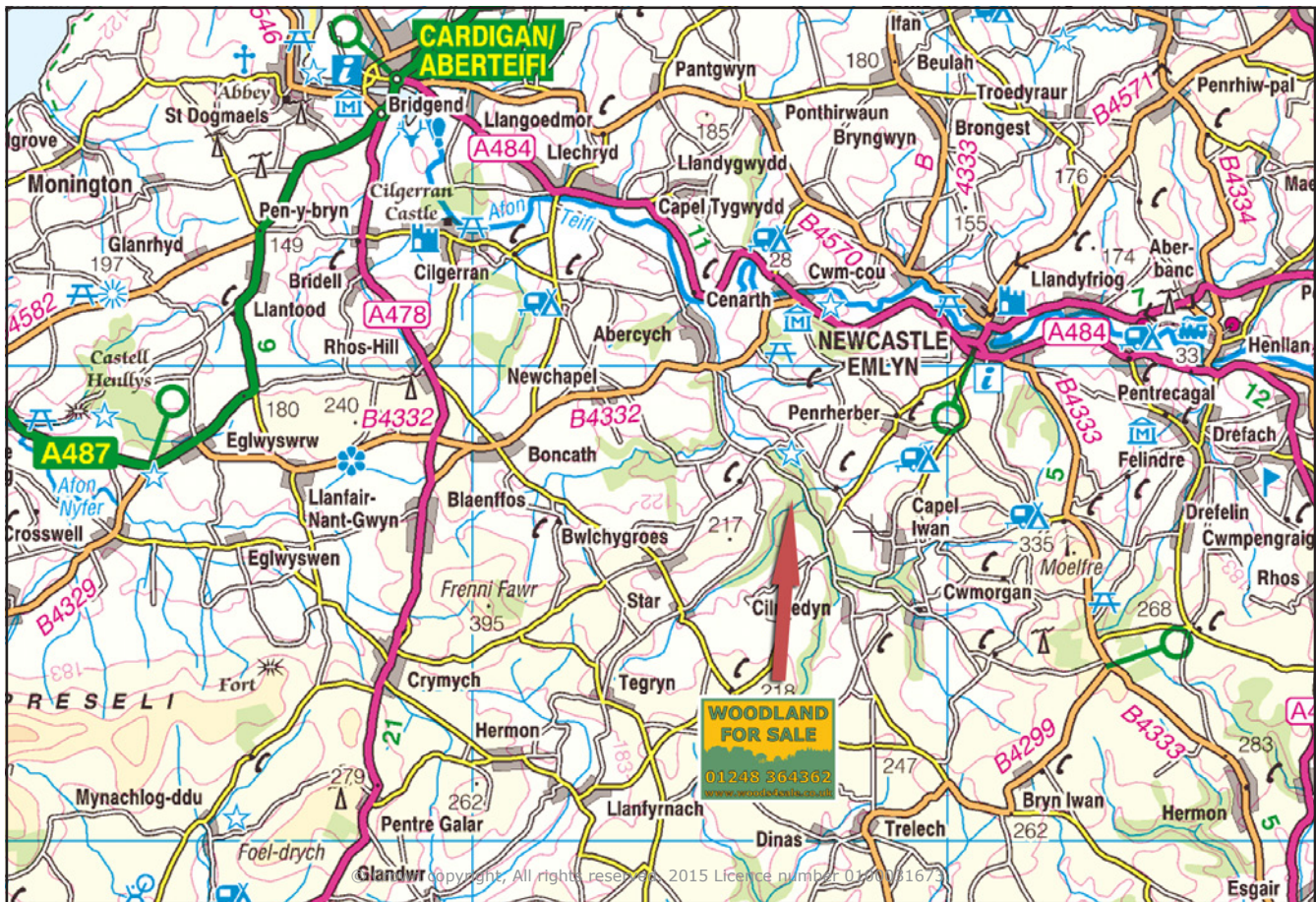
## Note

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.



## Coed Parc-gwyn, Newcastle Emlyn, Pembrokeshire



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