

WOODS 4 SALE

Phone: 01248 364 362
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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 Penrallt Cwmcych, (near Newcastle Emlyn), Pembrokeshire. 3.74 acres of maturing native hardwoods for £20,000 freehold

A most secluded car-accessible stand of young broadleaves with stream frontage in rural southwest Wales.

Coed Penrallt, Cwmcych, near Newcastle Emlyn



Description

Coed Penrallt lies in the heart of rural southwest Wales near the boundary between Carmarthenshire and Pembrokeshire. Newcastle Emlyn is ten minutes to the north. Carmarthen and the A48 dual carriageway are 17 miles to the southeast, and Cardigan some 12 miles to the northwest.

Afon Cych is a delightful salmon and trout stream that also defines the county boundary. Coed Penrallt lies up a side valley to the west of this secluded stretch of river. As a result, tranquillity is all but guaranteed.

The wood occupies north facing slopes, looking across a sizeable stream to ancient woodland on the other side. The mid slopes are quite steep giving way to gentle slopes on the top field edge and level terraces down by the streamside. The outlook to all compass points is of broadleaf trees presenting a panorama seemingly cut-off from the outside world.

Coed Penrallt and the adjacent woodland are designated as an Ancient Woodland Site, so when the previous crop was felled in the 1990s it was decided to restock the wood with native species. The larger part was planted with oak which are generally doing well in the sheltered conditions. Inevitably the opportunistic birch has seeded in. Rowan, hazel, hawthorn and the occasional ash are also dotted through the mosaic along with some holly on the top edge. The woodland fringes to the field above and stream below also support a number of mature hardwoods including oak, ash and willow.

The wood is reached by a heavy-duty steel-beam bridge which has just been re-decked and is capable of carrying lorries if required. This leads into an excellent car-accessible stone track (also just upgraded) that leads right into the wood. There is a generous sized parking bay within the ownership.

An array of fauna enjoys this rich streamside habitat. Along with the usual songsters we also noted ravens and buzzards wheeling above and herons fishing the clear stream waters. Foxes and badgers are in evidence and we believe there may even be pine marten present.

Tranquility and rural beauty are the keynotes of this pretty streamside property which promises recreational prospects aplenty. And for the more active, there's plenty of opportunity to steer the direction of this evolving wood.

If this were mine...

I would thin the birch to favour the slower-growing oak, yielding plenty of firewood for hearth or campfire. Small group fellings to create dapple shade and small glades on the streamside would also enhance riparian ecology as well as creating ideal places for camping or BBQs.

Please remember some management options require approval and/or a licence.

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). Continue on for exactly 1/3 mile after this bridge, and then look out for a recessed metal gate on your right with a Woods4Sale sign on it.

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Park opposite this gate and continue on foot entering the wood via the stile to the right side of the gate (**A**). Cross the river on the timber bridge and after 30m turn right at the T junction (**B**). Follow the hard track via C for about 550 metres until you see blue-topped posts to left and right of the track (**D**). You are now entering Coed Penrallt.

Locators

OS Landranger map: Sheet 145.
National Grid Ref:
- Entrance to Wood: SN 271 371.
- Centre of wood: SN 266 370.
Nearest postcode: SA37 0LL.

Boundaries

The southwest boundary (**FGH**) is a narrow ride marked periodically by white-topped posts.
The northwest boundary (**HJ**) is the streamside.
The northeast boundary (**JDE**) is a narrow ride marked periodically by blue-topped posts.
The southeast boundary (**EF**) is the ancient banded hedge on the field-side.

Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

The mineral rights are owned and included in the sale except where reserved by statute.

Rights of Way

There is a right of access for all purposes over the route **ABCD**. A right of access is reserved over the route **GD** to the adjacent property to the southwest. Maintenance of all shared tracks is according to use.

GD and **EF** are public footpaths.

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

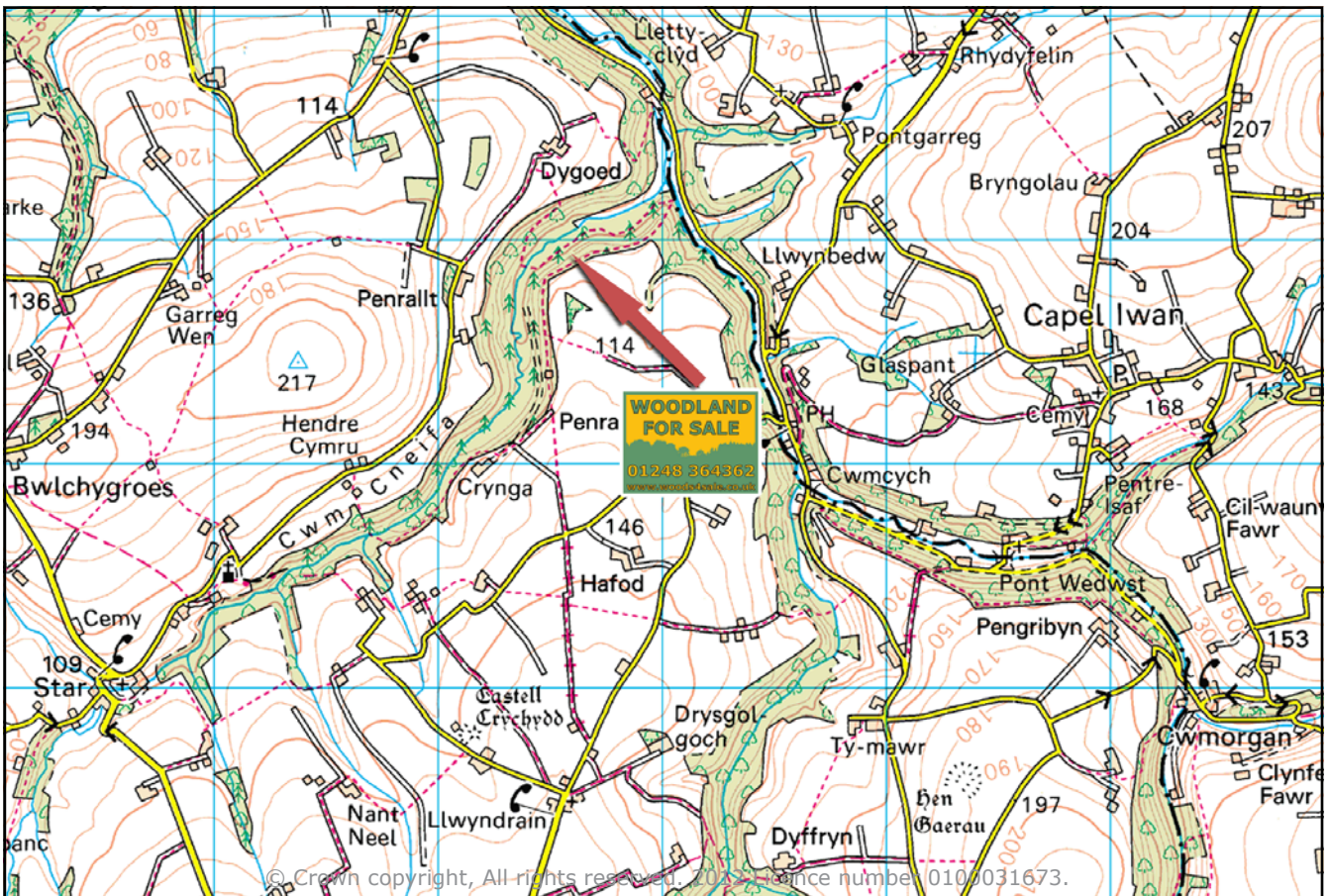
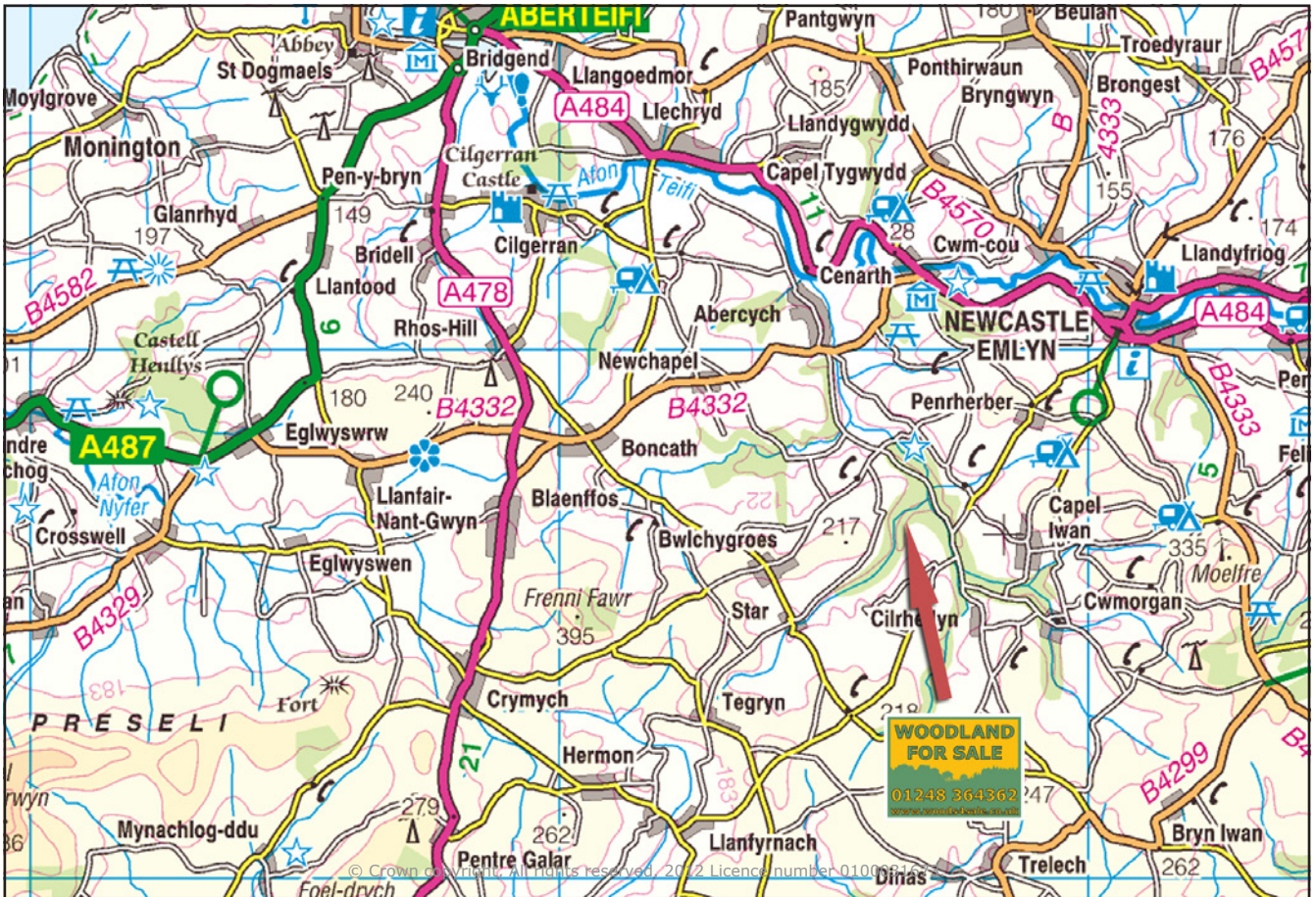
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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

Note

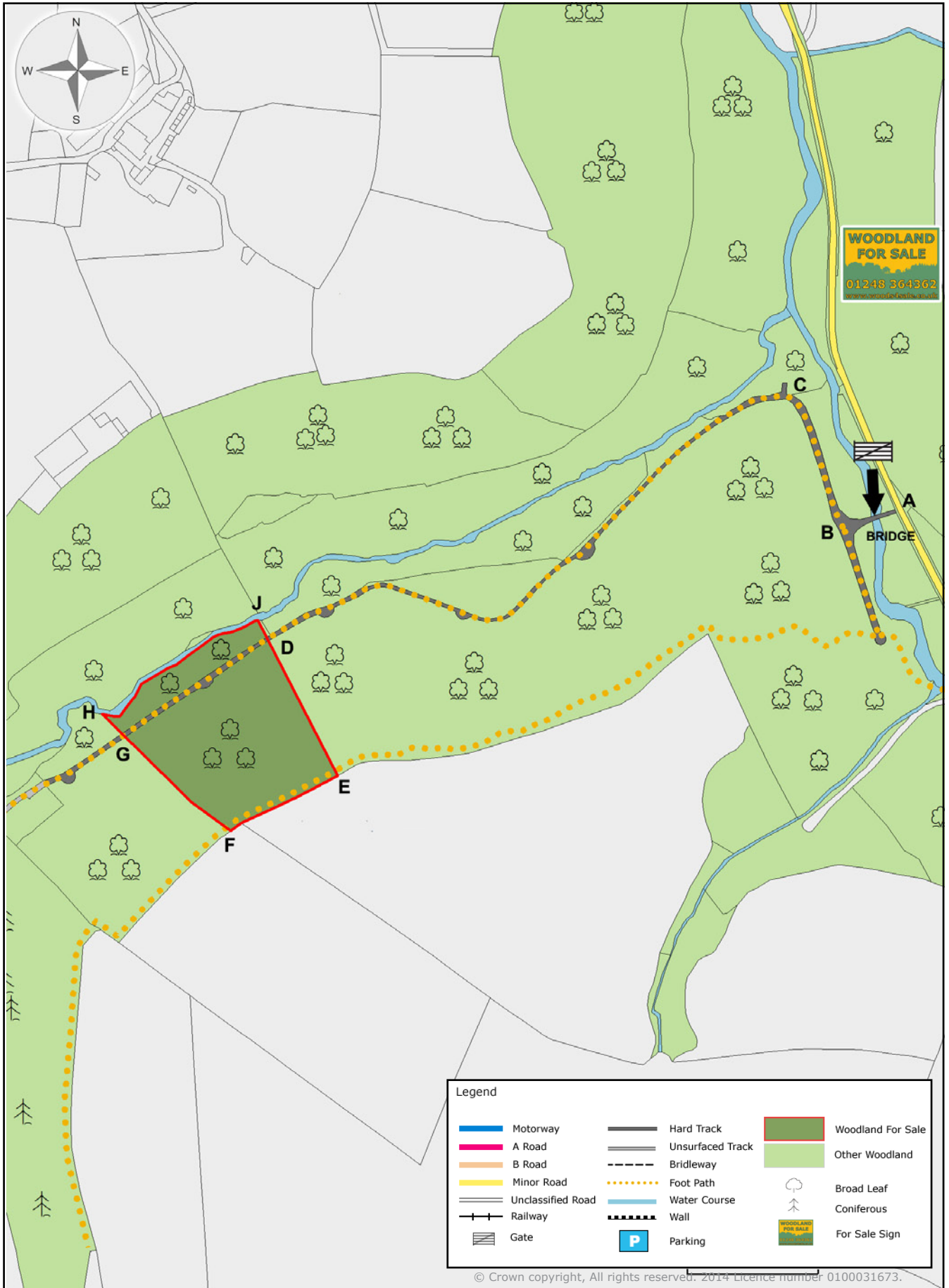
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Broad Leaf
	Minor Road		Coniferous
	Unclassified Road		For Sale Sign
	Railway		
	Gate		
	Hard Track		
	Unsurfaced Track		
	Bridleway		
	Foot Path		
	Water Course		
	Wall		
	Parking		

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