

# 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 y Barcud & Gigrin Prysg

Rhayader, Powys, mid Wales. Up to 18.17 acres of mature broadleaf woodland, stunning views and a fast-flowing stream. Available as a whole for £53,000 or in 2 lots from £19,000 (freehold). Lot 1 (**sold**). Lot 2 (for sale).

A mixed broadleaf wood with open areas and breath-taking views of the Wye Valley.

## Coed y Barcud & Gigrin Prysgr, Rhayader, Powys, Mid Wales



### Description

Situated overlooking one of the most picturesque valleys in Wales, Coed y Barcud and Gigrin Prysgr have stunning far-reaching views of the surrounding landscape. The bustling market town of Rhayader is within walking distance, with numerous hikes and recreational activities to be enjoyed locally. Majestic red kites can regularly be seen soaring above the woodland.

Coed y Barcud (Lot 1): 6.37 acres £19,000 (**SOLD**)

This interesting parcel of land was once grazed and so has extensive areas of open ground, interspersed with hawthorn shrubs as well as establishing younger oaks and rowan. To the south, flanking one of the two streams is mature woodland of oak, ash and sycamore. Along the woodland edge are impressive mature trees.

Coed y Barcud is accessed via a main road and through a metal gate, where there is space to park a vehicle. This could be further improved with the correct permissions. The openness of this woodland gives a superb vantage point from which to bird watch, wild camp or practice bush craft. It allows for a new owner to shape the species composition following the grazing, with potential for new planting in parts.

Gigrin Prysgr (Lot 2): 11.8 acres £34,000 (**FOR SALE**)

Access to Gigrin Prysgr is through Coed y Barcud. A small path leads from the access gate over the stream and through the wood. A strategically placed bench situated midway provides an ideal spot to enjoy attractive scenes of the River Wye and surrounding countryside.

This predominately mature sessile oak woodland shows signs of having been coppiced in the distant past. The woodland floor is easily traversed and sparsely adorned with holly, hazel and rowan. On higher ground to the east there is a large strip of open ground, with birch and sycamore on the fringes.

The woodland flora community includes scaly male fern, hard shield fern, bilberry, heather and a rich diversity of mosses and lichens such as wood bristle-moss, rusty feather-moss, and old man's beard lichen.

### If It Were Mine

I would aim to manage this native woodland predominantly for conservation and wildlife, the open areas could benefit from new planting and installation of bird and bat boxes would enhance the biodiversity further.

### 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.**

### Locators

OS Landranger Series Sheet No: 147

Ordnance Survey Grid References:

- Roadside gate: SN 979 672

- Centre of wood: SN 980 671

Nearest postcode: LD6 5BL

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From Rhayader follow the A470 south, after ½ mile you will see our 'For Sale' sign on the left.
- Park in the layby on the left in a safe place. Enter via the metal gate (point **A** on the plan below).
- This is the entrance to the wood.

### Boundaries

#### Lot 1

- The southwest boundary is the centre of the stream.
- We believe all other boundaries are fenced.

#### Lot 2

- The northeast boundary is the centre of the stream.
- All other boundaries are fenced.

### Sporting Rights

The woodland includes full sporting rights.

## Coed y Barcud & Gigrin Prysgr, Rhayader, Powys, Mid Wales



### Mineral Rights

#### Lot 1

The mineral rights are included with the exception of a small area near the stream.

#### Lot 2

The mineral rights are not included.

### Rights Of Way

#### Lot 1

- There is a right of way reserved over the route **ABC** for the benefit of the adjacent woodland along with the right reserved to park at point **B**.
- There is a public right of way in Lot 1.

#### Lot 2

- There is a right of way over **ABC** for all times and all purposes and a right to park at point **B**.
- There are no public rights of way in Lot 2.

### Fencing Liabilities

We are not aware of any 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 Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks.
- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### 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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information 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.

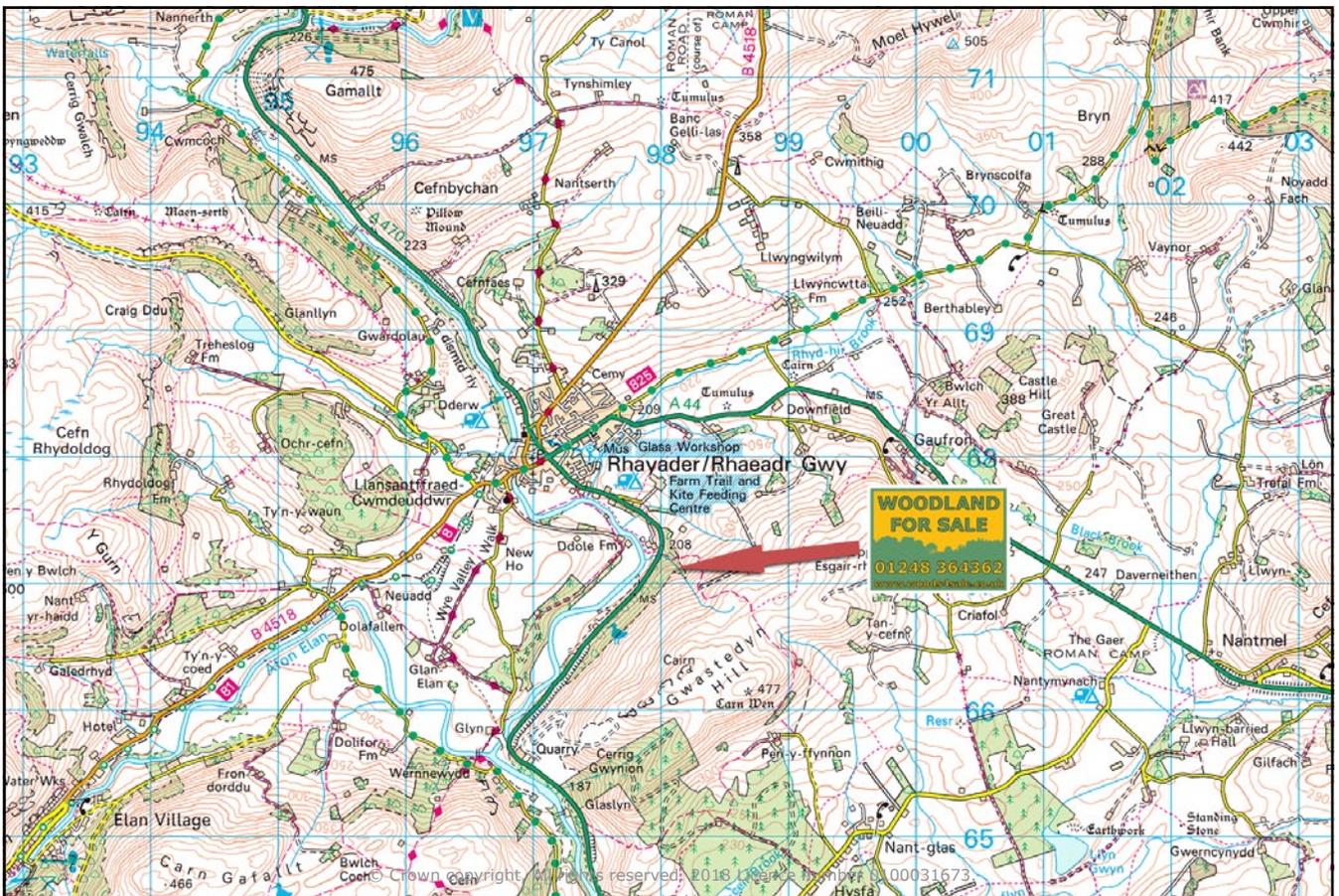
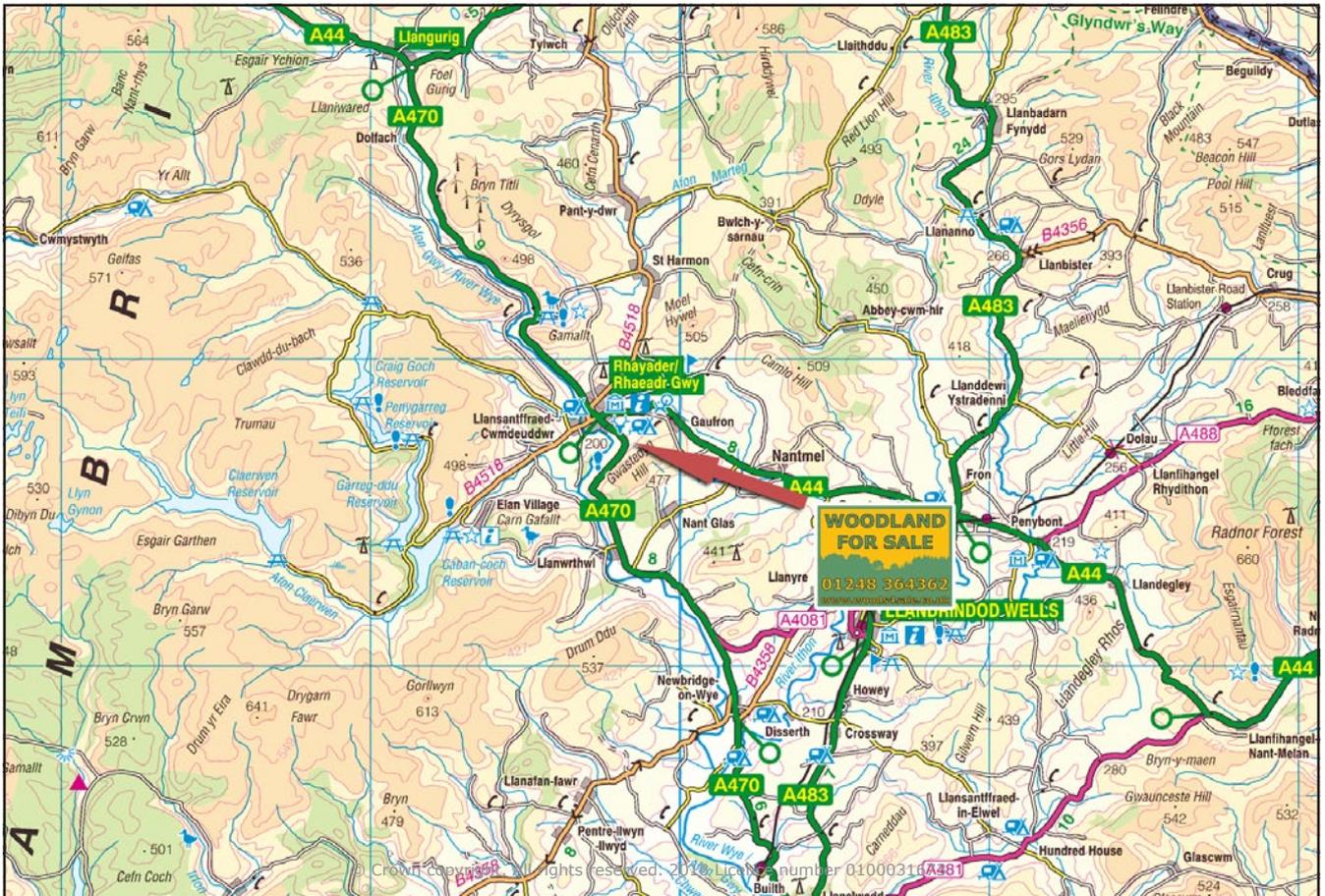
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).

## Coed y Barcud & Gigrin Prysg, Rhayader, Powys, Mid Wales



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