

# WOODS 4 SALE

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[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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 Telyn

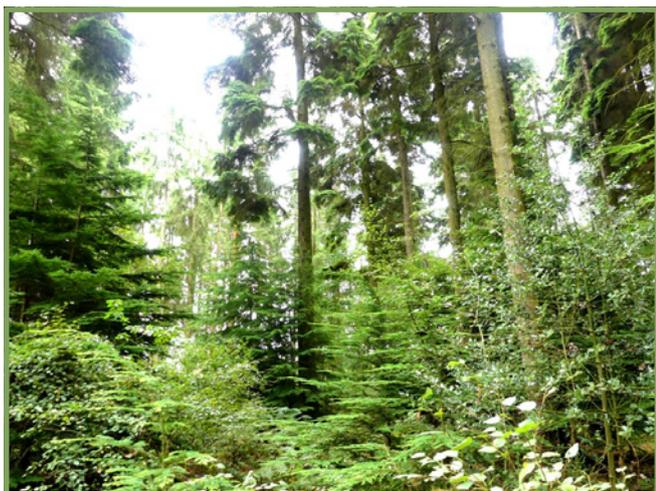
Brecon, Powys. 2.48 acres of mature western hemlock in the Brecon Beacons National Park for £30,000 (freehold)

A magnificent stand of towering western hemlock on flat ground with excellent access in South Wales.

# SALE

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## Coed y Telyn, Brecon, Powys



### Description

Coed y Telyn is like a storybook woodland of old, or even like the giant redwood groves of Northern America. With its towering mature western hemlock trees up above and the understorey of self-seeded hemlock of all sizes, you feel like you are in a long-forgotten, undiscovered part of the country.

The woodland is predominantly mature hemlock trees but has a thick swathe of smaller ones growing up underneath. On the boundaries of the woodland, mainly the southern and eastern, there are a few other species, such as Norway spruce, pedunculate oak, and the common ash and hazel trees.

The woodland is quite well populated with trees, but there are a few open areas, primarily alongside the main tracks. In these areas is a mixture of grasses, ferns and bracken, self-seeded trees (primarily ash, hazel and hemlock). In the darker corners an assortment of mosses and fungi proliferate - an expert forager may even find some edible varieties!

The tall trees attract a variety of birds, many of which use crooks in the branches to nest. During our visits to the woodland, a number of songbirds, a buzzard and a woodpecker were all noted. As well as birds, a variety of mammals enjoy foraging and sleeping in the dense undergrowth, such as roe deer, foxes, rabbits and the occasional grey squirrel.

Access is along a recently upgraded stone track that starts immediately off the main road. In the south east corner, the stone runs to hard packed earth but there is plenty of space to park nearer the main entrance, or as an ideal place to stack timber if required.

### If It Were Mine

I would seriously consider building some sort of

raised platform, maybe suspended between the trees and take advantage of their awesome height. This would make a great place to sit during the day or spend the night (for the truly adventurous!).

Otherwise I would cut a track through the undergrowth just to make access even easier, and the privacy afforded by the self-seeded hemlock would make for a very private camp area for a couple or family.

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.**

### Locators

OS Landranger Series Sheet No: 60  
Ordnance Survey Grid References:  
- Roadside gate: SO 020 252  
- Centre of wood: SO 021 251  
Nearest postcode: LD3 8LE

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 the centre of Brecon leave Watergate towards B4601 / Ship Street.
- Turn right on to B4601 / Ship Street.
- After half a mile bear left on to Ffrwdgrech Road.

## Coed y Telyn, Brecon, Powys



- After half a mile keep straight on to road by the military sign.
- After a mile turn left on to road where there is a stump of an old beech tree on the left.
- After a mile turn left at the junction, and after 150 metres you will arrive at the entrance gate on the left (point **A** on the plan below) where there is a Red Rock Forestry management sign on the gate.
- Park safely without blocking access, climb the gate and continue on foot (sorry, we do not give out keys for viewing).
- This is the entrance to Coed y Telyn.

### Boundaries

- The west and south boundaries are the fence line adjacent to the road.
- The north boundary is in the most part the agricultural fence with fields beyond and towards the north-east corner is indicated with white paint on trees and posts.
- The northeast boundary is the outside of the track indicated with green paint on trees and posts that may be off-set by a short distance.
- The east boundary is the fence with agricultural fields beyond.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

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

### Rights Of Way

- There are no public rights of way in this wood.
- A right of way is reserved over **AB** and **AC** for the benefit of the woodland beyond.
- A shared maintenance clause covers all 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 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

## Coed y Telyn, Brecon, Powys



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.

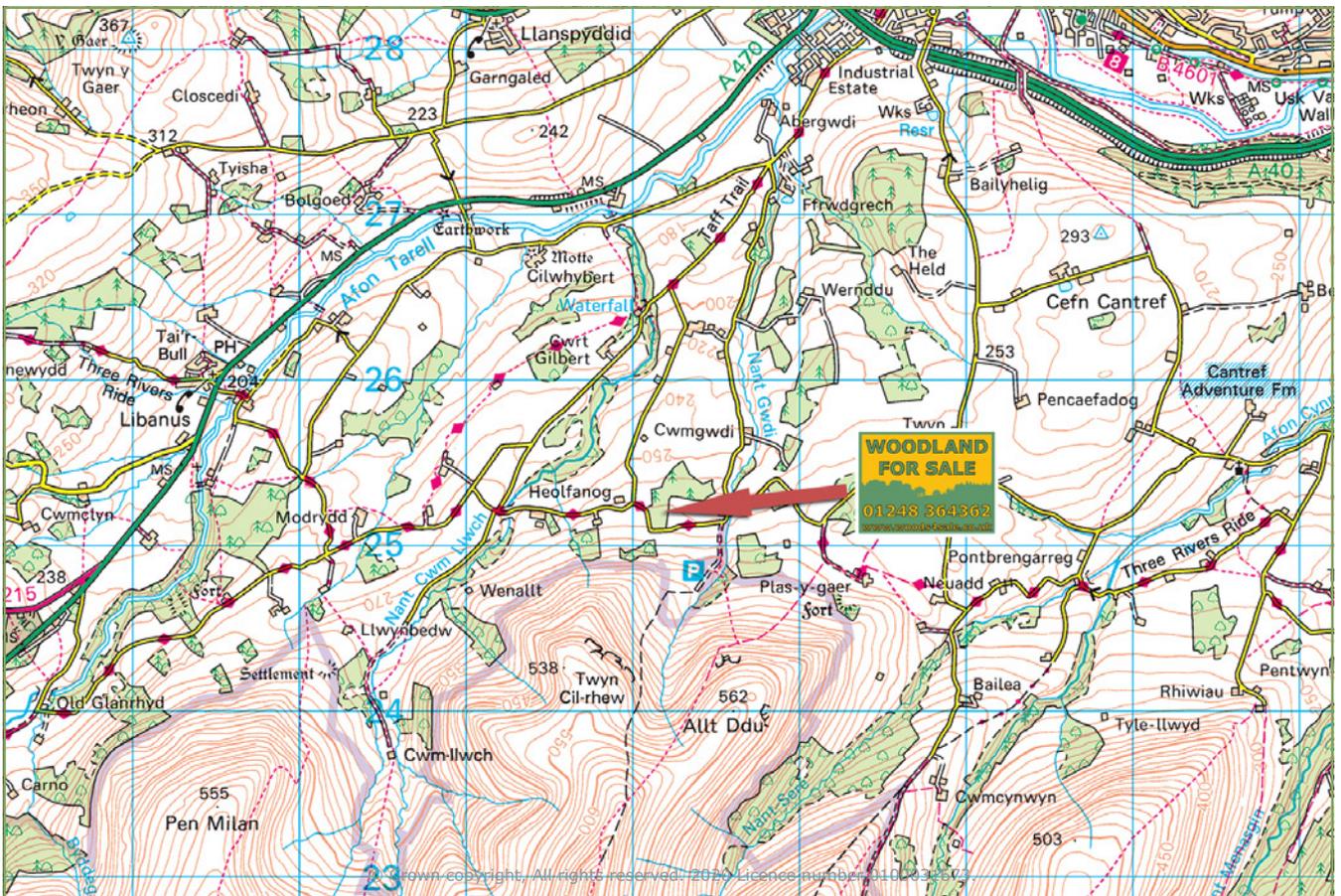
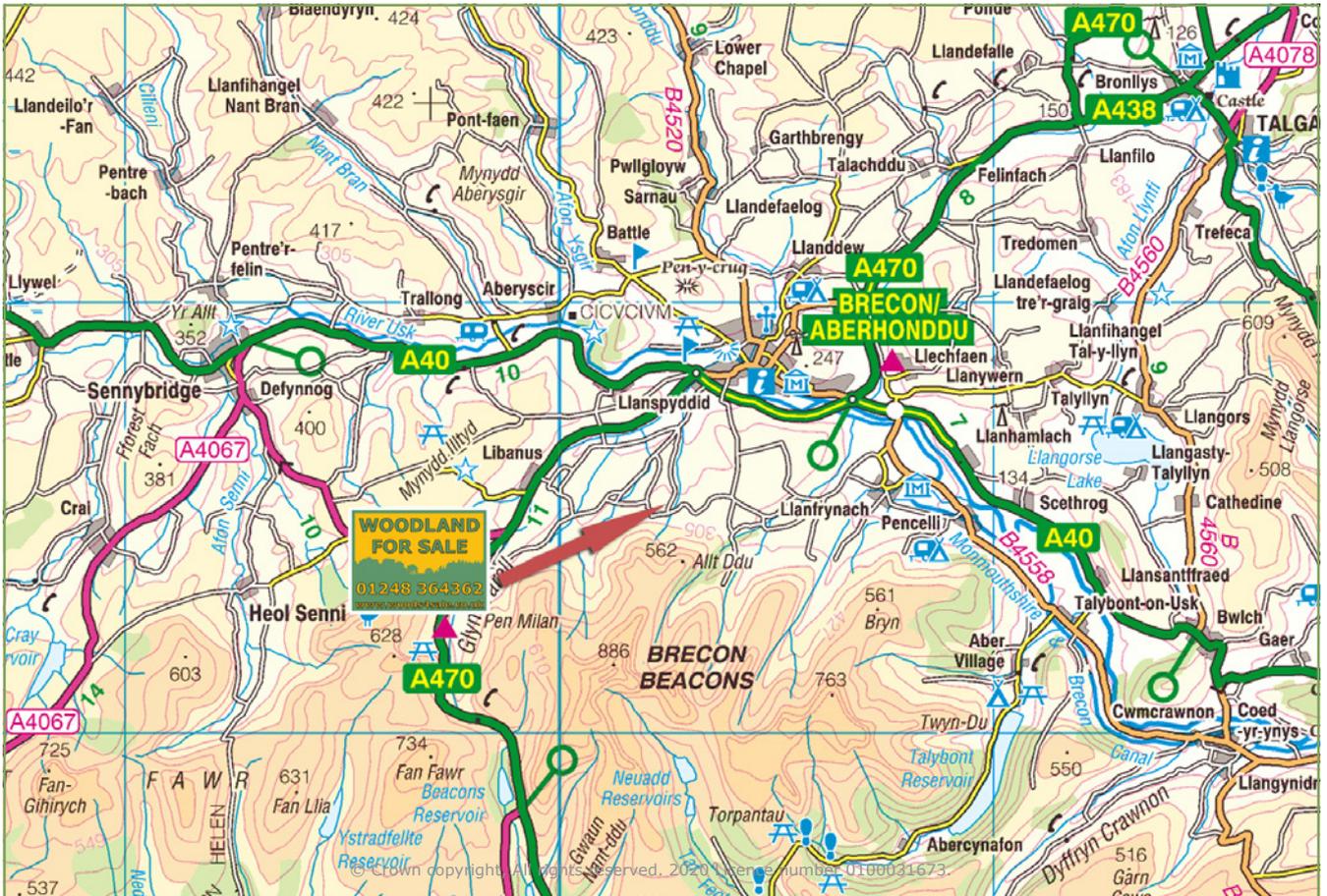
### **Woods4Sale Interest**

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).

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