

# WOODS 4 SALE

Phone: 01248 364 362  
[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.

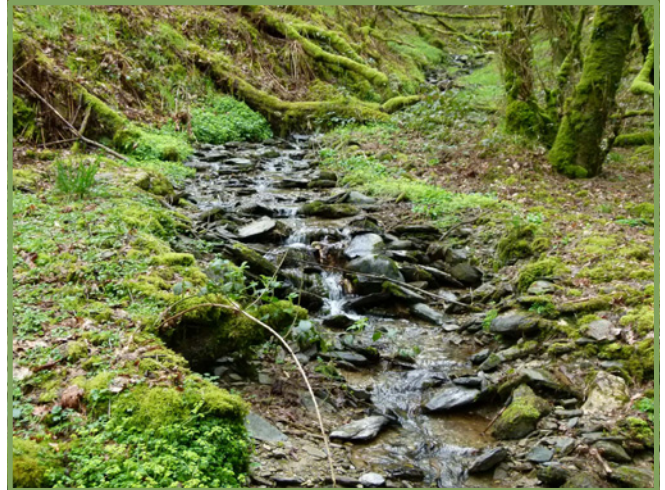


## **Curly Oak Wood**

### **Newcastle Emlyn, 3.18 acres of Welsh oak and conifer woodland for £19,000 freehold**

A beautiful native Oak woodland on a south-east facing slope with excellent access and an all-year stream. Close to Newcastle Emlyn in Carmarthenshire, South Wales.

# Curly Oak Wood, Newcastle Emlyn



## Description

Curly Oak Wood is a native Welsh oak woodland with trees of around 30-50 years old. Amongst these fine young oaks lie birch, ash, rowan and holly. It is classified as an Ancient Woodland as there is evidence of continuous tree cover here since the year 1600.

Access to Curly Oak Wood is along a hard surfaced track that follows a stream with gently flowing water tumbling over exposed bedrock. The route in to the wood is lined with grand spruce trees, which add greatly to the diversity and landscape of this property.

The woodland sits on the sunny side of a quiet valley, sloping gently from the track and steepening towards the north-west boundary. Its topology also includes a small valley that slopes to the east with a seasonal stream flowing through it and provides the opportunity to create a small pond for the new owner.

The forest floor is uncluttered and allows easy access to all areas. In spring a carpet of bluebells makes a fantastic display in some parts of the lower slopes.

This wood would be well suited to an amateur woodsman and could easily provide plenty of firewood for the home. It is a remote little woodland, priced to suit a small budget, and offers perfect peace and tranquillity.

Curly Oak Wood provides an excellent get away from the hustle and bustle of daily life. It is a unique purchase opportunity that will allow you to contribute to the preservation of an Ancient Woodland site and own a small part of beautiful South Wales.

## Directions

From Newcastle Emlyn, take the B4333 heading south.

After 2 miles, turn left down a minor country road. This is the 3rd turning left after leaving Newcastle Emlyn.

Turn right after 50 metres and follow this road down the hill for a further ½ mile until you see a gate in front of you with our sign on and if you look to your left you will see another gate, again with our For Sale sign. This is the route down to Curly Oak Wood.

Please park on the left in front of the gate (point **A** on the plan below). From here you should climb the gate and follow the hard track down into the woodland.

If you follow the track down the slope, around the right hand bend and then down the track for a further 90 metres, you will come to wooden posts with red painted tops. This is the start of Curly oak Wood and point **B** on the plan below.

## Locators

OS Landranger Series: No 145  
National Grid Refs:  
- Gate: SN 332 367.  
- Centre of wood: SN 332 369.  
Nearest postcode: SA38 9JF.

## Boundaries

The north boundary is the agricultural fence.  
The north east boundary is indicated by red paint on trees and wooden posts.  
The south east boundary is the centre of the stream.  
The south west boundary is indicated by blue paint



# Curly Oak Wood, Newcastle Emlyn



on trees and wooden posts.

## **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**

A right of way is reserved over the track marked **BC** for the benefit of the woodland beyond.

A right of way is granted over the route marked **AB** on the plan.

A shared maintenance clause covers this right of way.

There is a public footpath running along the track through the woodland **BC**, but there is no public access from the footpath into the woodland.

## **Fencing Liabilities**

There are no known fencing liabilities.

## **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.

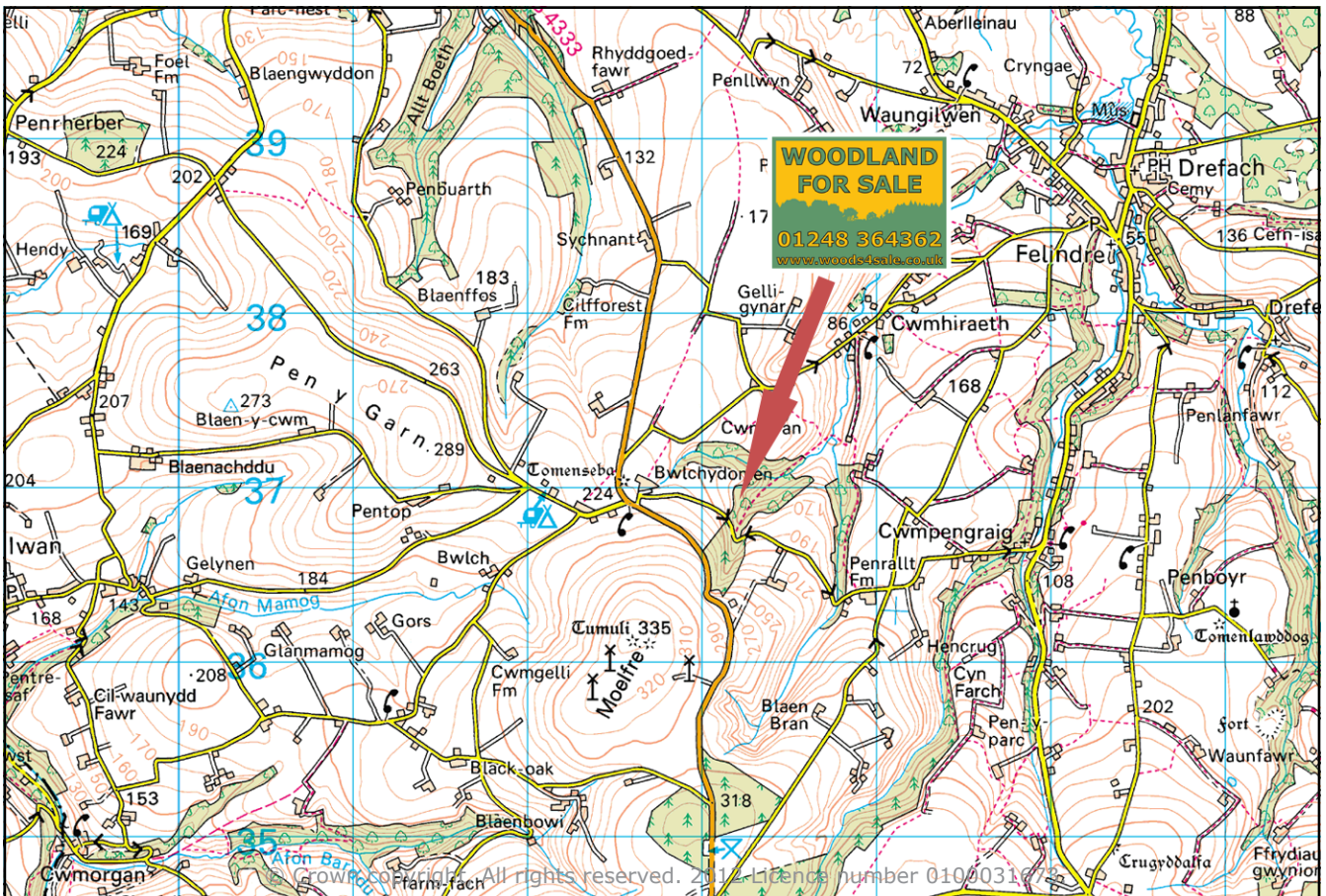
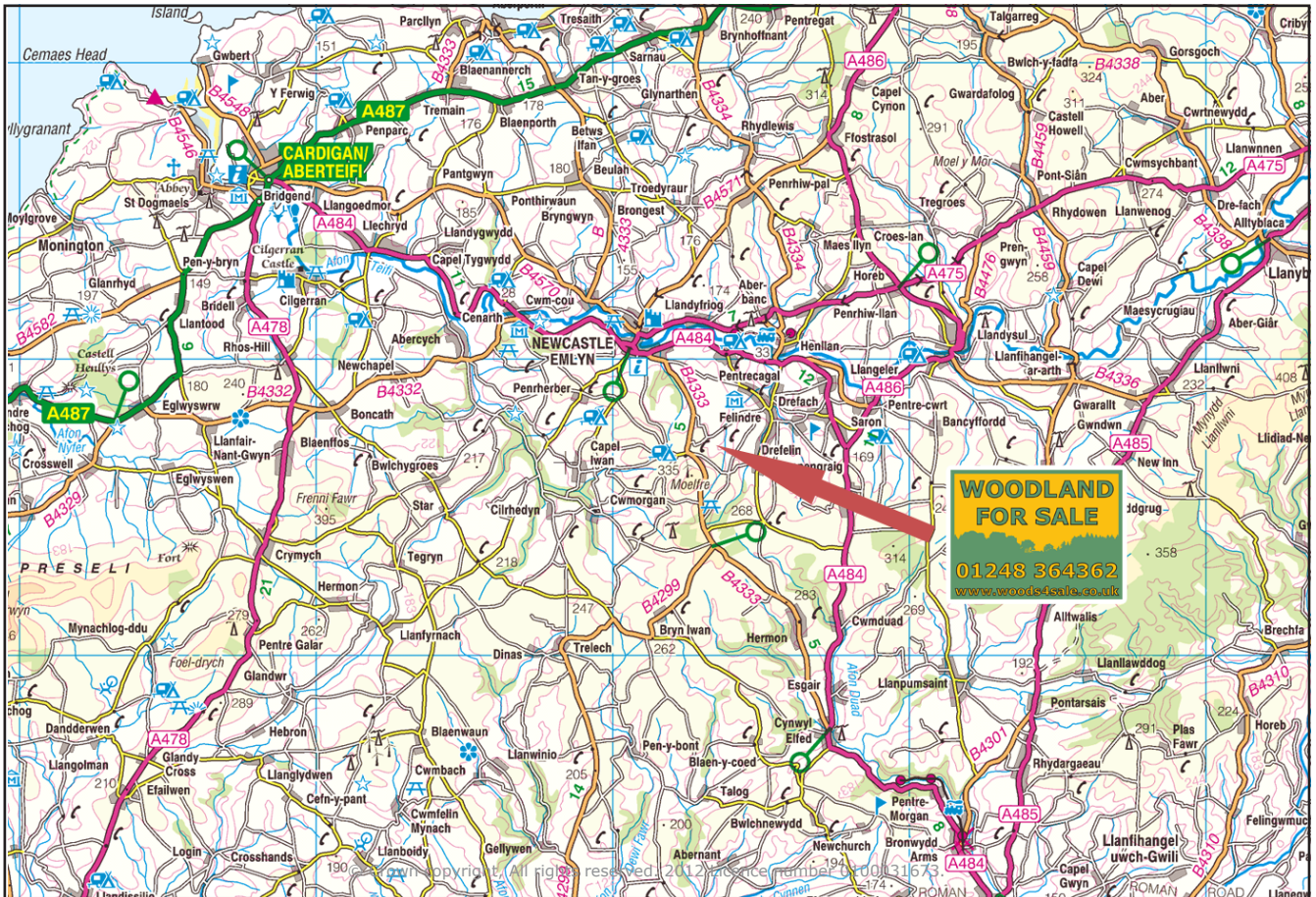
## **Note**

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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