

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.



Glan Teifi Wood near Abercych in Pembrokeshire, South Wales. 5.12 acres of mixed broadleaf woodland. £29,000 (freehold)

A wonderful mix of young and mature oak, wild cherry and ash, with good access and a stone's throw from the River Teifi.

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Glan Teifi Wood, Abercych, Pembrokeshire



Description

Glan Teifi Wood is situated overlooking the delightful River Teifi on the northern border of Pembrokeshire in South Wales. It is serviced by a well maintained, infrequently used, minor road off the A484 and only a short drive from Cardigan.

Part of the woodland was felled approximately 10 years ago and has been replanted with a broadleaf mixture dominated by oak and wild cherry. In between the planted trees, there is an abundance of self-seeded silver birch, as well as some blackthorn shrubs growing throughout. On the borders of the woodland, there is a mix of mature ash and sycamore trees and the occasional oak and beech.

To the south, the woodland changes from young planted trees to more mature species that spread across one side of a small valley. A meandering stream forms the southern boundary. Oak and ash dominate this area with a mixture of hazel, holly and hawthorn growing up sporadically underneath. The ground layer is made up of a mixture of ferns including hart's tongue and soft shield, a variety of mosses and creeping ivy, and where there are gaps in the trees, bramble and ferns vie for the light.

Glan Teifi Wood is generally on a slight slope, but has a few steeper sections towards the boundary, with an easterly aspect that catches the morning sun (giving you a spectacular view of the River Teifi!). The woodland lies on freely draining loamy soils, perfect for growing deciduous trees.

If It Were Mine

I would clear some of the trees near the turning area to make a lovely viewpoint and install a wooden bench, looking out over the meandering River Teifi. I would also cut a footpath through the young trees down towards the southern edges and up through the valley, creating a lovely trail to allow the kids to enjoy the woodland, build their dens and generally get muddy in the wild.

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: 145

Ordnance Survey Grid References:

- Roadside gate: SN 242 421

- Centre of wood: SN 243 419

Nearest postcode: SA37 0EU

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

- Driving from Aberteifi/Cardigan, head out east along the A484 towards Newcastle Emlyn.
- Just over 3 miles from Aberteifi/Cardigan drive through the village of Llechryd.
- About 100 metres after Flambards Hotel and Tea Room (on your right) where the road bends to the left, turn right onto an unnamed road that immediately takes you over the River Teifi via a bridge (signposted for Cilgerran Castle).
- Immediately after the bridge, take the turning on the left, directly opposite Castell Malgwyn Hotel.
- Drive for approximately 6 miles down the road and you will come to the entrance of Glan Teifi Wood on the right hand side, with there is a pull in big enough to park a car. Here you will see a wooden gate with a Woods4Sale sign. This is the main entrance to the woodland (point **A** on the plan below).

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Boundaries

- The northern boundary is indicated by an old earth bank.
- The southern boundary is indicated by the stream.
- The eastern boundary is indicated by the road.
- The western boundary is indicated by a stock fence, adjacent to an agricultural field.

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 across the property.
- There is a right reserved for the owners of the neighbouring Ffosyvicar Farm to cross the land via the track (**AB**) for the purpose only of driving cattle.

Fencing Liabilities

There are no known fencing liabilities.

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.

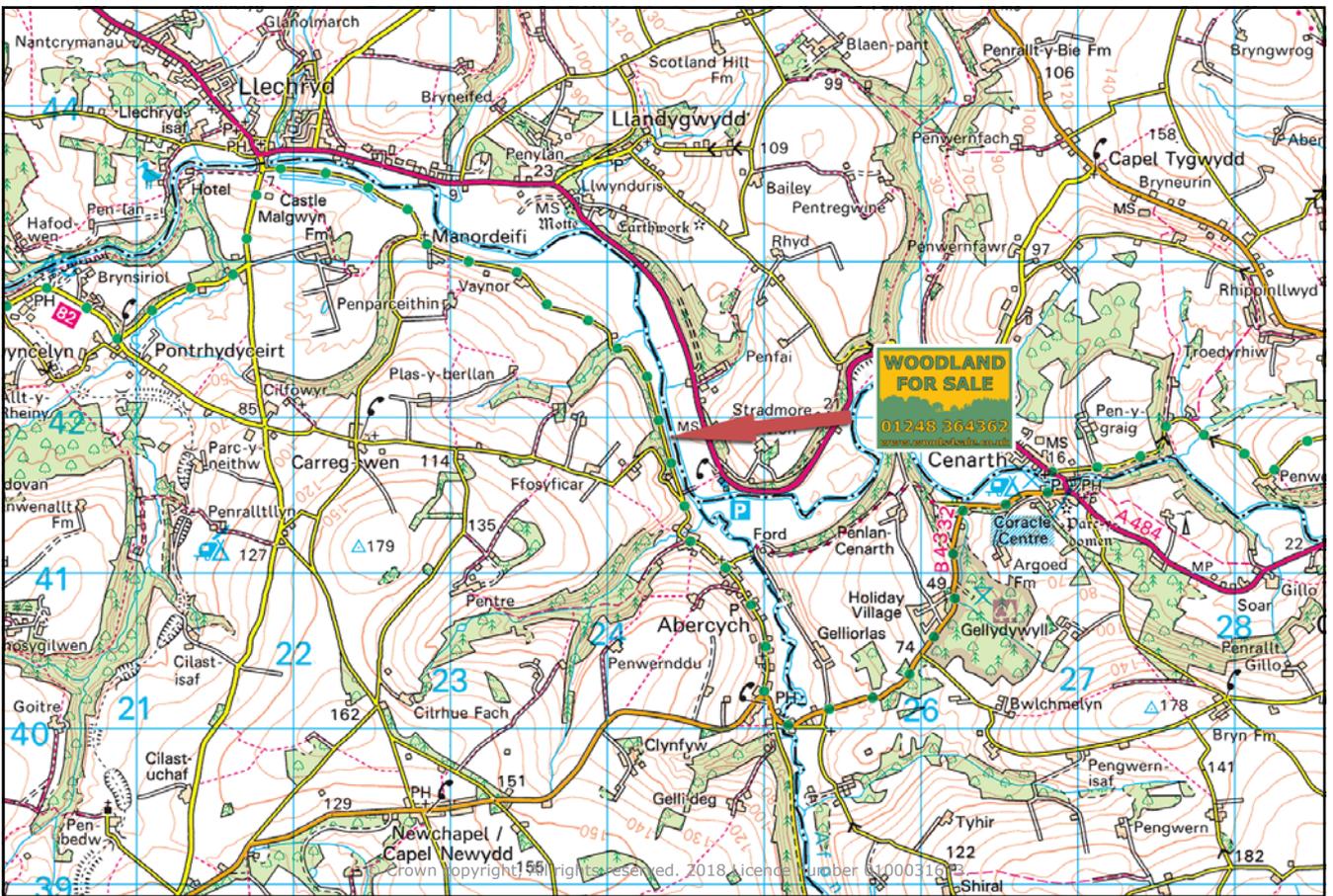
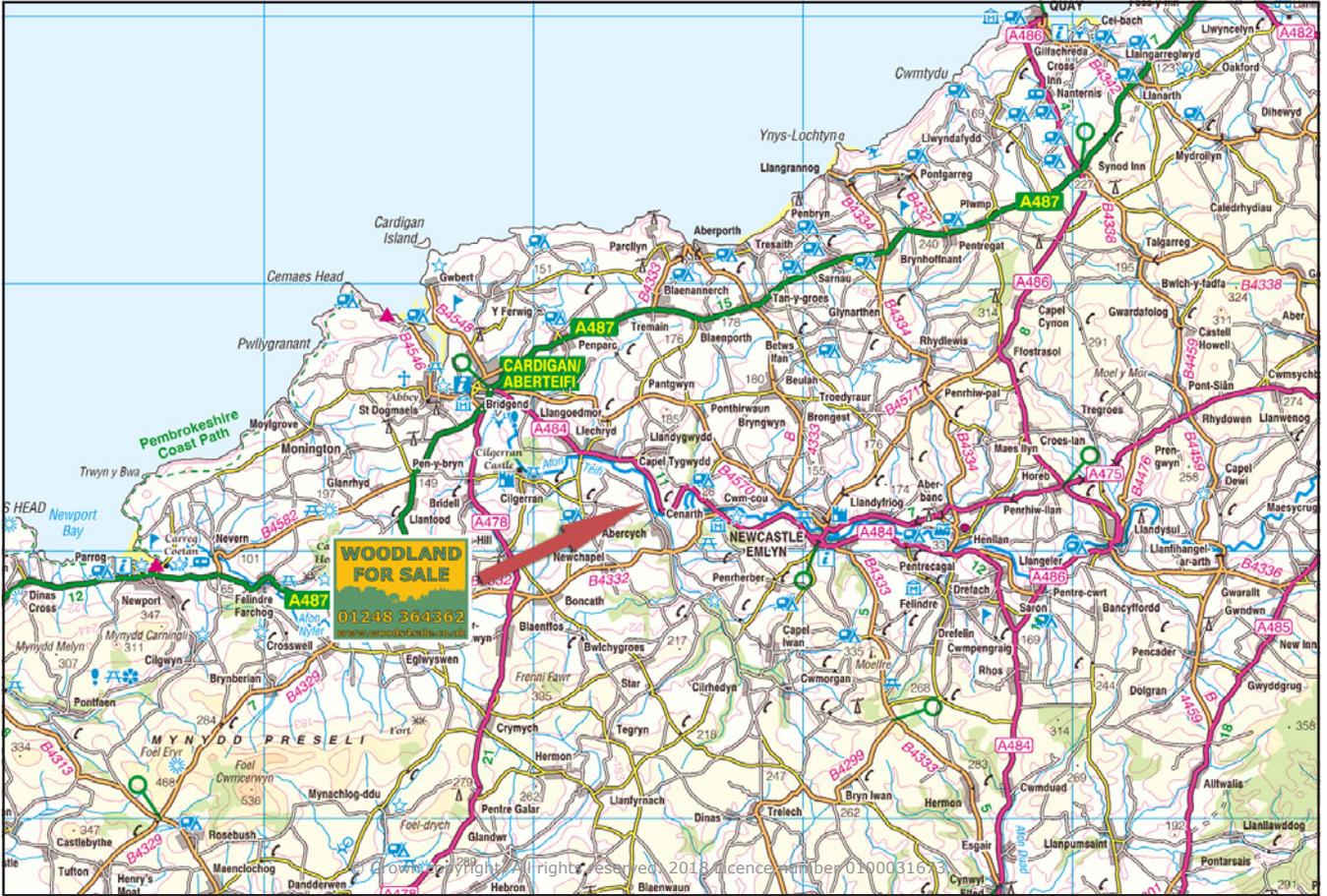
Note

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.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				



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