

WOODS 4 SALE

Phone: 01248 364 362
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.



Hafrena Wood

Llangamarch Wells, Powys, South Wales.
Highly attractive mature mixed woodland. 1.82
acres for £19,500 (freehold)

Secluded mature woodland in the heart of rural Powys served by a good track amidst beautiful countryside.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Hafrena Wood, Llangamarch Wells, Powys



Description

Hafrena Wood occupies level and gently sloping terrain at the entrance to a larger woodland in the pastoral heart of rural Powys. It is surrounded by trees to the north and has lovely views to the south over pastures and woods towards the Eppynt Hills. The market town of Builth Wells is four miles to the east and Llandovery is about ½ an hour to the southwest.

Hafrena is one of those properties that belies its size, seeming considerably bigger than its two acres due to the variety of species, ages and aspects that it presents. The upper canopy is an intimate mix of Douglas fir, larch and Norway spruce mingled with red oak, ash and native oak. Along the drive-side there are thickets of younger stems and shrubs which also include birch, willow, hawthorn and hazel.

A well-found farm track connects the wood with the public road and a recently upgraded stone track runs along the north side of the property giving car access to a private parking layby within the wood.

This secluded corner is a haven for wildlife and supports a multitude of bird species along with the usual four-footed residents including badgers and foxes. The mature stems present some great prospects for the wood enthusiast and recreationist alike. Frankly this one's got the lot!

If It Were Mine

I would cut a small circular footpath leading from the parking bay to meander through the various woodland types, perhaps connecting this to a small clearing somewhere on the south edge to create a secluded locus for recreation, with views out to the south. And there's plenty of opportunity for the silviculturalist here with gentle thinning and re-spacing to produce millwood and firewood alike.

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 map: Sheet 147.

National Grid Ref:

- Access point **A**: SN 973 503.

- Forest gate **B**: SN 978 498.

Centre of wood: SN 979 498.

Nearest postcode: LD4 4BA.

Directions & Access

- Head west from Builth Wells on the A483.
- On leaving the town travel exactly 3.9 miles then turn left onto a private road and immediately over a humped railway bridge (**A** on the plan).
- This turning off the main road is opposite a small chapel next to Llanfechan Farm (and about ½ mile after a bus garage on your right).
- Once over the bridge turn immediately right and follow the stone track for just over 1 km passing through three field gateways in a wide sweep to the woodland gate at **B**.
- Please park just outside this gate keeping all tracks clear.
- Climb the forest gate (**B**) and Hafrena Wood is on your right after this point.
- Sorry we do not provide keys for viewings.

PLEASE ENSURE THAT YOU LEAVE ALL FARM GATES ON THE ACCESS ROUTE EXACTLY AS YOU FOUND THEM.

Boundaries

- The northwest boundary (**BC**) is the ditch on the northwest side of the hard track indicated by blue-topped posts (offset to avoid blocking the flow of the ditch).
- The northeast boundary (**CD**) is indicated by a line of white-topped posts within a broad ride.

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- The south boundary (**BD**) is the field edge fence.

Sporting Rights

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

Mineral Rights

The minerals rights are included except as reserved by statute.

Rights of Way

- There is a right of access for all purposes to the property over the track **AB**.
- A right of access is reserved to others over the track **BC**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- unreasonably damage the said tracks.
- 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.

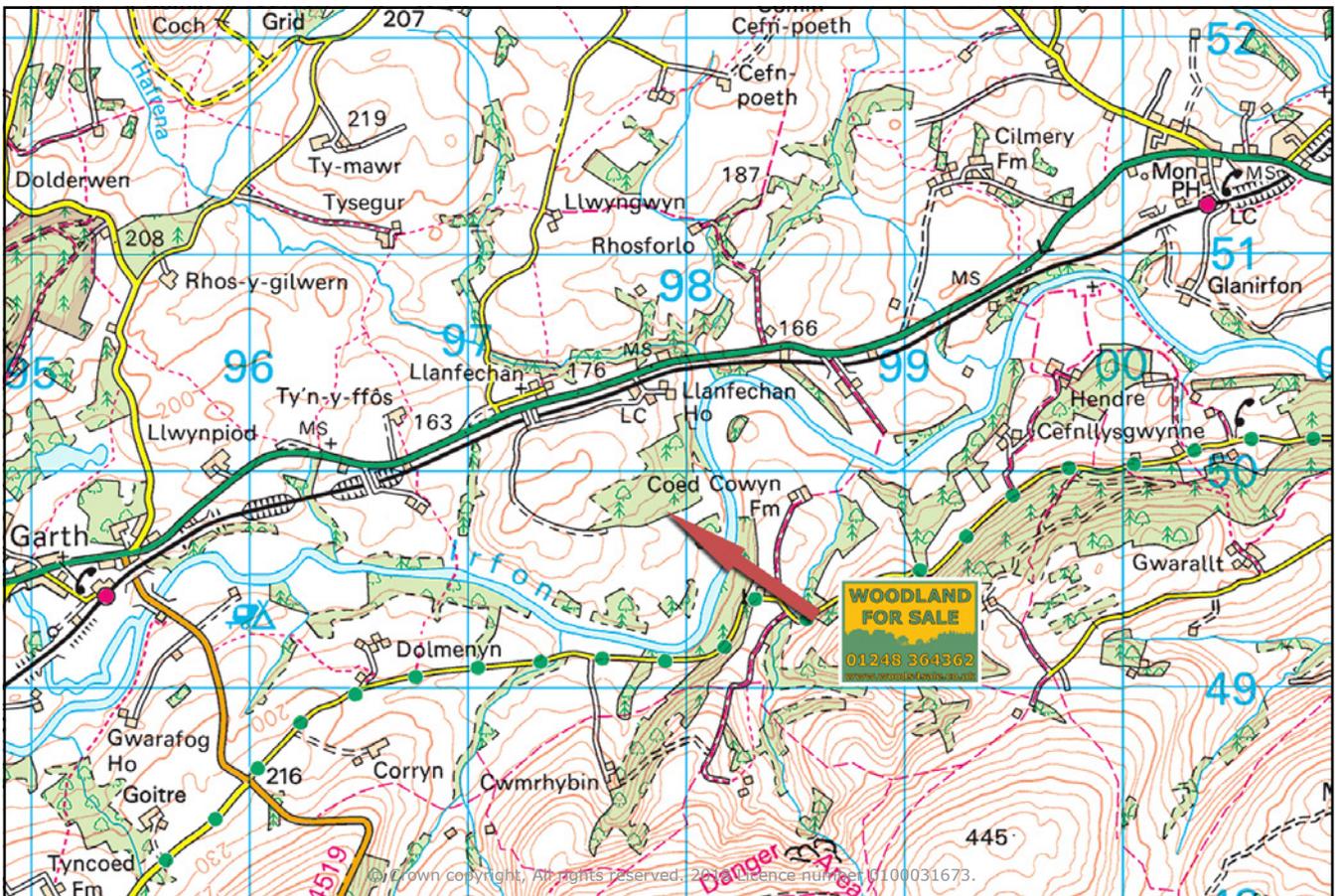
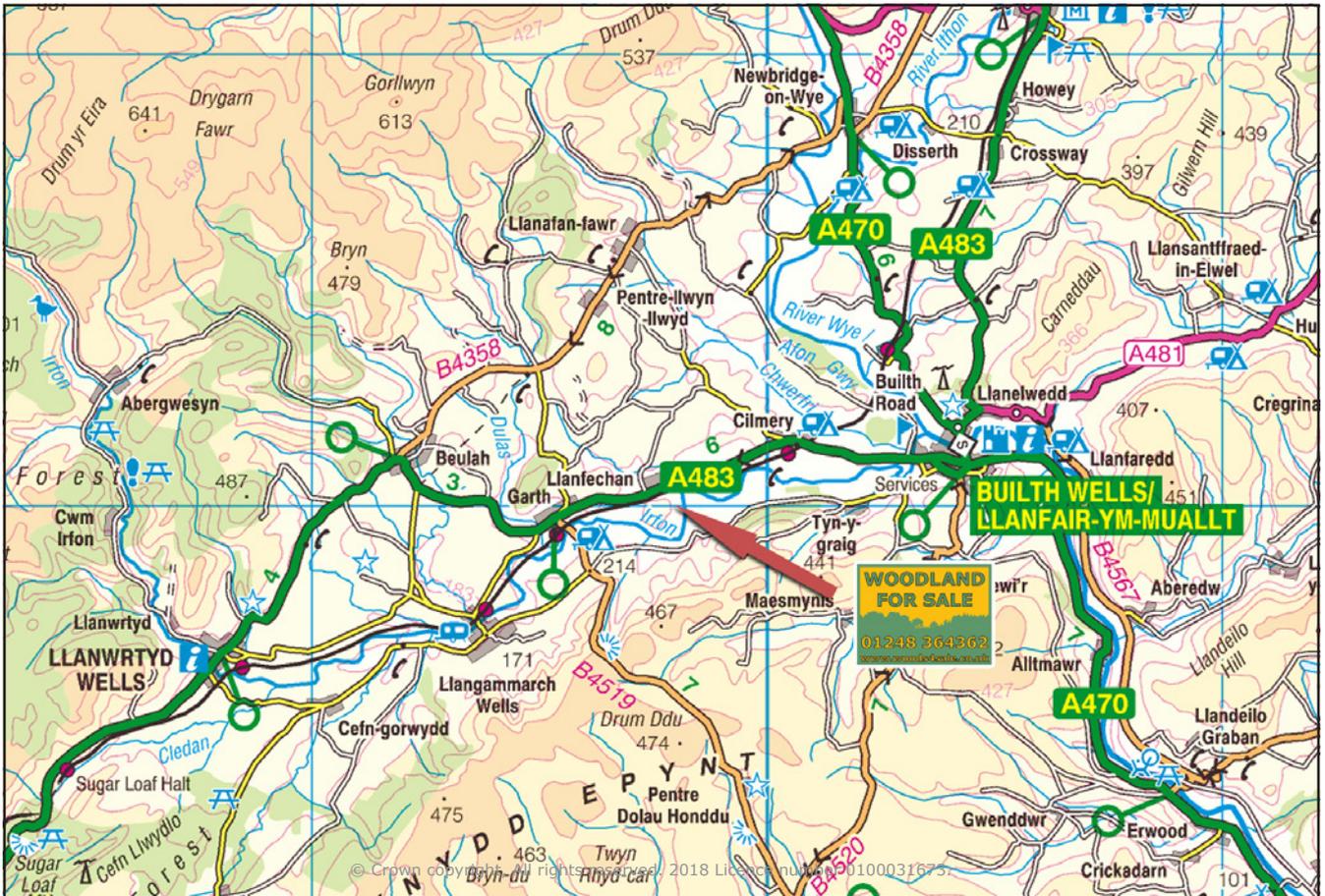
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

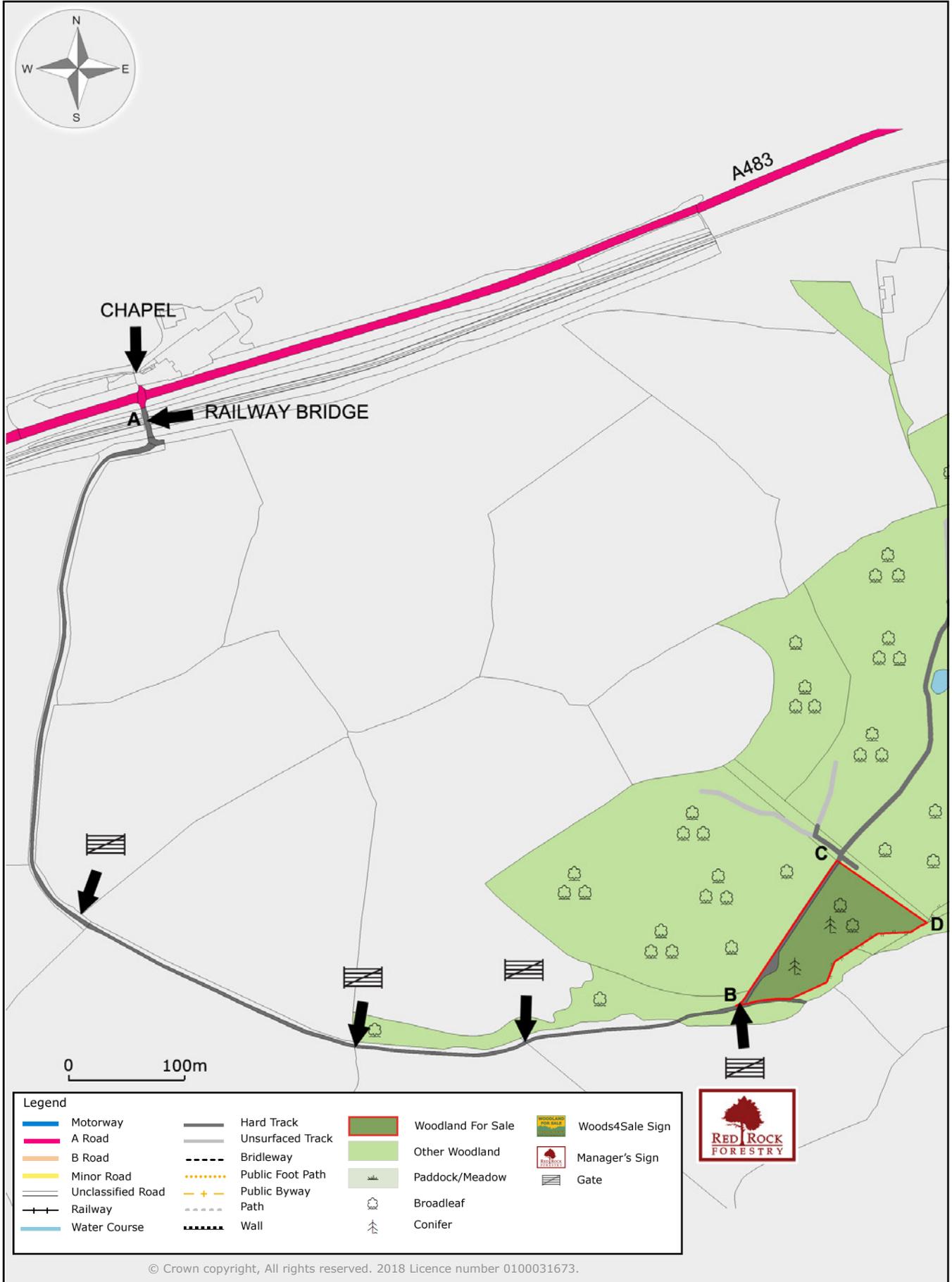
Contact

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

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