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.

Hendre Copse

Cwmcych, (near Newcastle Emlyn), Pembrokeshire. 4.73 acres of maturing waterside broadleaves for £42,500 (freehold)

SOLD

Mixed hardwoods with frontage to Afon Cych in a delightfully secluded corner of rural East Pembrokeshire.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Hendre Copse, Newcastle Emlyn, Pembrokeshire

Description

Hendre Copse lies in the heart of rural southwest Wales near the boundary between Carmarthenshire and Pembrokeshire. Newcastle Emlyn is ten minutes to the north. Carmarthen and the A48 dual carriageway are 17 miles to the southeast, and Cardigan some 12 miles to the northwest.

The wood lies on the west side of Afon Cych, a clean-running South Wales salmon river. The wood has an easterly aspect with fairly steep mid-slopes which taper off to more modest slopes above and level river-side terraces below.

Hendre Copse is an Ancient Woodland Site which was restocked with native broadleaves after the previous conifer crop was cleared in the 1990s. The planted oak has been consolidated with natural regeneration – principally of birch but also with minor elements of ash and rowan – and a variety of other native species have been planted more recently to further diversify the wood. There is a healthy understorey of hazel in the shrub layer in company with scattered hawthorn and holly. The streamsides support a variety of more mature stems including oak, ash, alder and willow.

The wood is reached by a heavy-duty steel-beam bridge. This leads into a private track which terminates in a parking/turning area near the riverside. On leaving your car you are instantly in another world of fluttering leaves, rippling water and abundant wildlife. Buzzards and sparrow-hawks hunt overhead, whilst kingfishers, dippers, wagtails and herons patrol the river below. There are over 20 bird boxes in the wood, occupied by a variety of woodland birds including robins, tits and flycatchers. Bird-watchers will find plenty to occupy themselves here.

Hendre Copse enjoys about 150 metres of frontage to Afon Cych on its east side with fishing rights thereon, whilst an attractive small tumbling stream marks the southern boundary.

This wood has quiet recreation writ large, but with the added bonuses of a wealth of birdlife and involvement in the development of an evolving young native woodland.

If It Were Mine

I'd continue the current owner's re-spacing of the birch to favour the oaks, and also remove the rest of the tree tubes.

Recuperation afterwards would be with a flask of tea on the riverside bench, while the hardstanding area at the end of the track is an obvious overnight spot for a caravan. Bliss!

Please remember some management options 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:
- Access point: SN 271 371
- Centre of wood: SN 270 370

Nearest postcode: SA37 0LL

This postcode will take you to the local area but may not take you to the woodland. You will need to use

Hendre Copse, Newcastle Emlyn, Pembrokeshire

the location plan and directions as well.

Directions & Access

- From Newcastle Emlyn head west on the A484 for 3 miles to Cenarth.
- In Cenarth turn left immediately before crossing the river.
- After 1 ¾ miles turn left onto a minor county road immediately after crossing the river (signed for Cwmcych and Clydau).
- Continue for about 2 miles to where the road re-crosses the river by a white cottage.
- 1/3 mile after re-crossing the river you will see a recessed metal gate and stile on your right (**X** on the plan).
- Please park clear of all gateways and enter the wood via the stile.
- Cross the bridge and then turn first left to enter Coed Hendre.
- Sorry, we do not provide keys for viewing.

Boundaries

- The west boundary (**CD**) comprises the field-edge bund to the northern half and the transition between younger and more mature trees to the south.
- The north boundary (**ABC**) is marked by blue-topped posts.
- The east boundary (**AE**) is the riverside.
- The south boundary (**DE**) is the streamside.

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 is a right of way at all times and for all purposes over the route **XAB**.
- A shared maintenance clause covers all the shared rights of way wilth liability according to use.
- **BFC** and **FE** are public footpaths.

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:
  (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

(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.

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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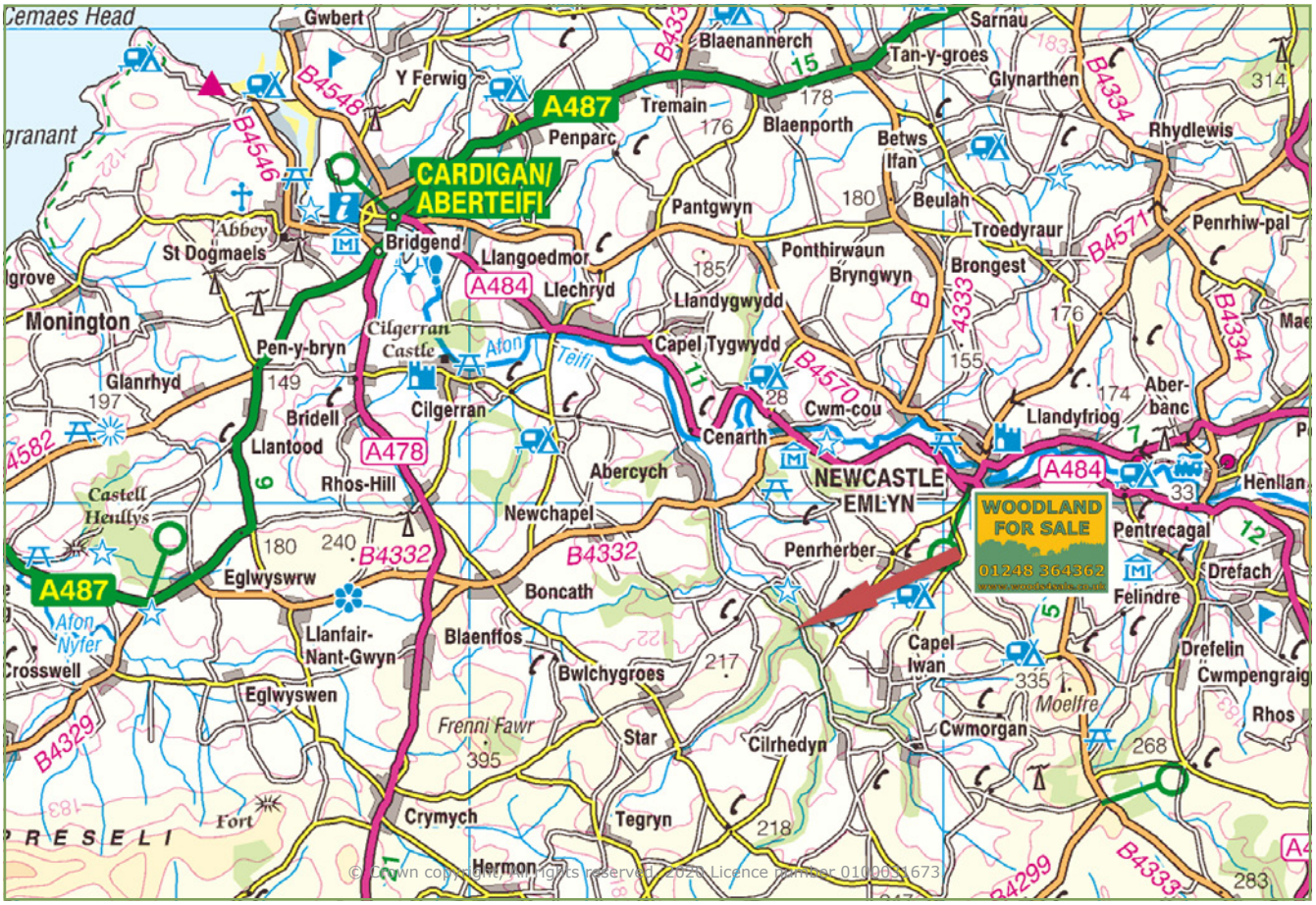

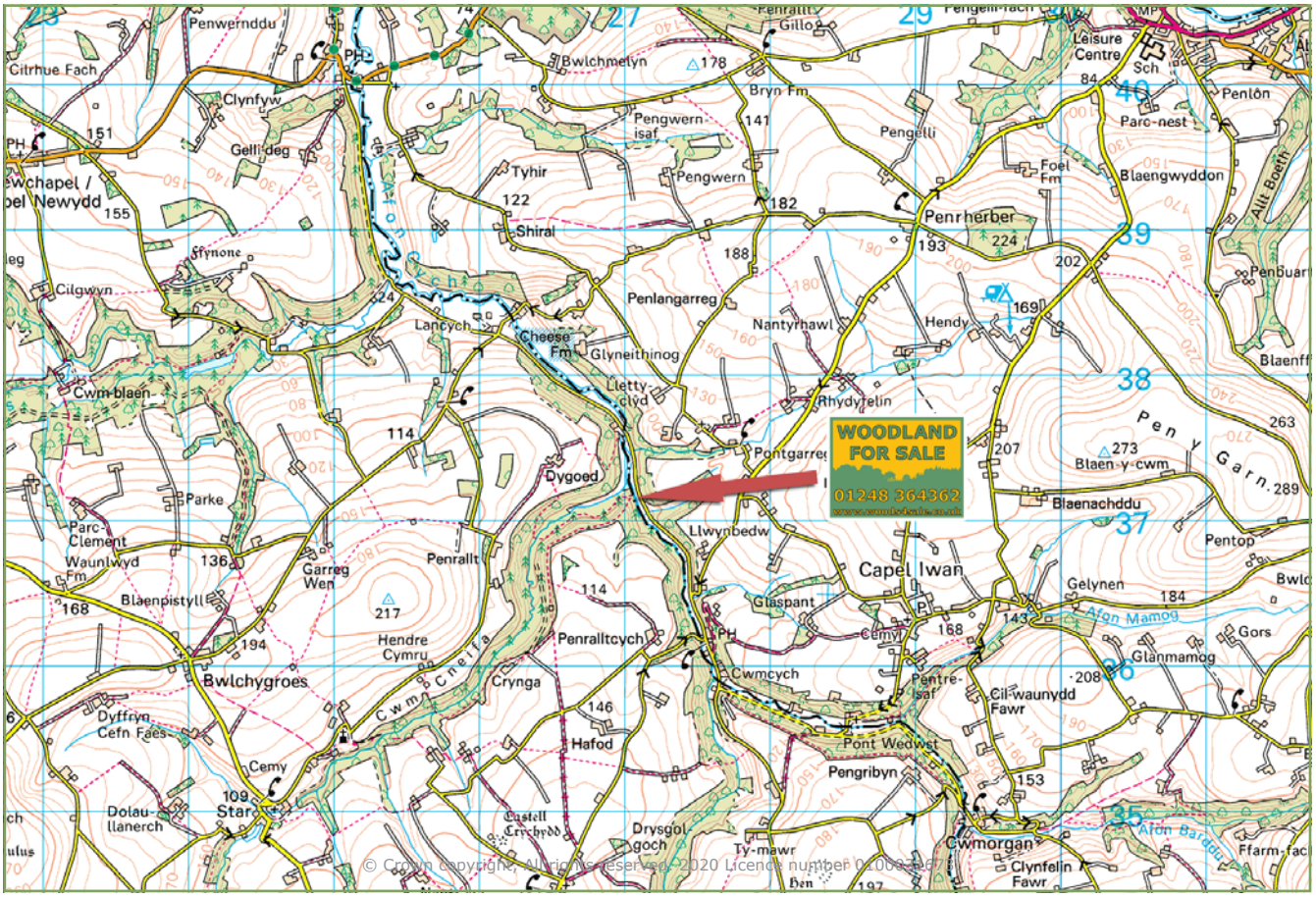

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