

# 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.



**Leeside Wood, Cwmcych, (near Newcastle Emllyn), Pembrokeshire. 3.94 acres of pole stage hardwoods for £22,000 freehold**

A most secluded car-accessible stand of maturing streamside hardwoods in the heart of rural southwest Wales.

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# Leeside Wood, Cwmcych, Pembrokeshire



## Description

Leeside Wood lies in the heart of rural southwest Wales on 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.

You will struggle to find a wood more secluded than this, lying as it does in Cwm Cneifa, a narrow wooded side-valley running down to Afon Cych. This delightful salmon and trout stream runs deep and clear through a wooded valley and it also forms the county boundary.

The mid-slope sections of Leeside Wood are moderately steep, tapering off to more level ground above (towards the field edge) and below (towards the streamside). The wood looks northwest across the valley to mature ancient broadleaved woodland on the other side so that the entire horizon is seemingly untouched by man, with the occasional distant murmur of a tractor being the only reminder of the outside world.

Leeside and the adjacent woodland are designated as an Ancient Woodland Site, so when the previous crop of Douglas fir was felled in the 1990s it was decided to return the wood to native species composition. The larger part was planted with oak which are generally doing well in the sheltered conditions. Inevitably the opportunistic birch has seeded in, and rowan, willow and hazel are also frequent in the mosaic. The woodland fringes to the field above and stream below also support a number of mature hardwoods including oak and ash.

The wood is reached by a newly upgraded stone track via a heavy-duty timber bridge - recently re-decked and capable of carrying lorries if required. This track terminates within Leeside Wood in a generous turning

area enabling in-wood parking, along with space for timber processing if desired.

The seclusion and ancient woodland characteristics of the site inevitably attracts an array of wildlife. Woodland songbirds, owls, ravens and buzzards were all noted during our visit along with the tell-tale signs of badgers passing through.

Utter tranquillity amidst beautiful scenery is the main attraction here, but this wood also offers plenty of scope for active management in developing and shaping the emerging crop of hardwoods.

## If it were mine...

The wood does not demand any immediate attention. However there is plenty of scope to favour the planted oak by thinning the birch (and harvesting a good amount of firewood too). I would also be tempted to open up the streamside to create small sunlit glades for the benefit of the stream ecology and as a locus for recreation.

Please remember some management options require approval and/or a licence.

## Directions & Access

From Newcastle Emlyn head west on the A484 for about 3 miles to Cenarth. In Cenarth turn left immediately before crossing the river onto the B4332 signed for Boncath. Continue for 1¾ miles, then immediately after crossing the Afon Cych turn left onto the minor country road signed for Cwmcych and Clydau (passing the Nags Head Inn on your right).

Follow this valley road in a south-easterly direction for 2.1 miles at which point the road crosses back to the east bank of the river (just after a white cottage on your right). Continue on for exactly 1/3 mile after this bridge, and then look out for a recessed metal gate on your right with a Woods4Sale sign on it.

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Park opposite this gate and continue on foot entering the wood via the stile to the right side of the gate (**A**). Cross the river on the timber bridge and after 30m turn right at the T junction (**B**). Follow the hard track via **C** for a total of 750 metres to the turning circle at its end (**K**). You are now in Leeside Wood.

## Locators

OS Landranger map: Sheet 145.  
National Grid Ref:  
- Entrance to Wood: SN 271 371.  
- Centre of wood: SN 265 369.  
Nearest postcode: SA37 0LL.

## Boundaries

The southwest boundary (**FG**) is the ancient banded hedge with occasional mature hardwoods (conifers beyond).  
The northwest boundary (**GH**) is marked by orange-topped posts, and (**HJ**) is the streamside.  
The northeast boundary (**JDE**) is a narrow ride marked periodically by white-topped posts.  
The southeast boundary (**EF**) is the ancient banded hedge on the field-side.

## 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

There is a right of access for all purposes over the route **ABCD**. Maintenance of all shared tracks is according to use.

**GKD** and **EF** are public footpaths.

## Fencing Liabilities

There are no known fencing obligations.

## 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

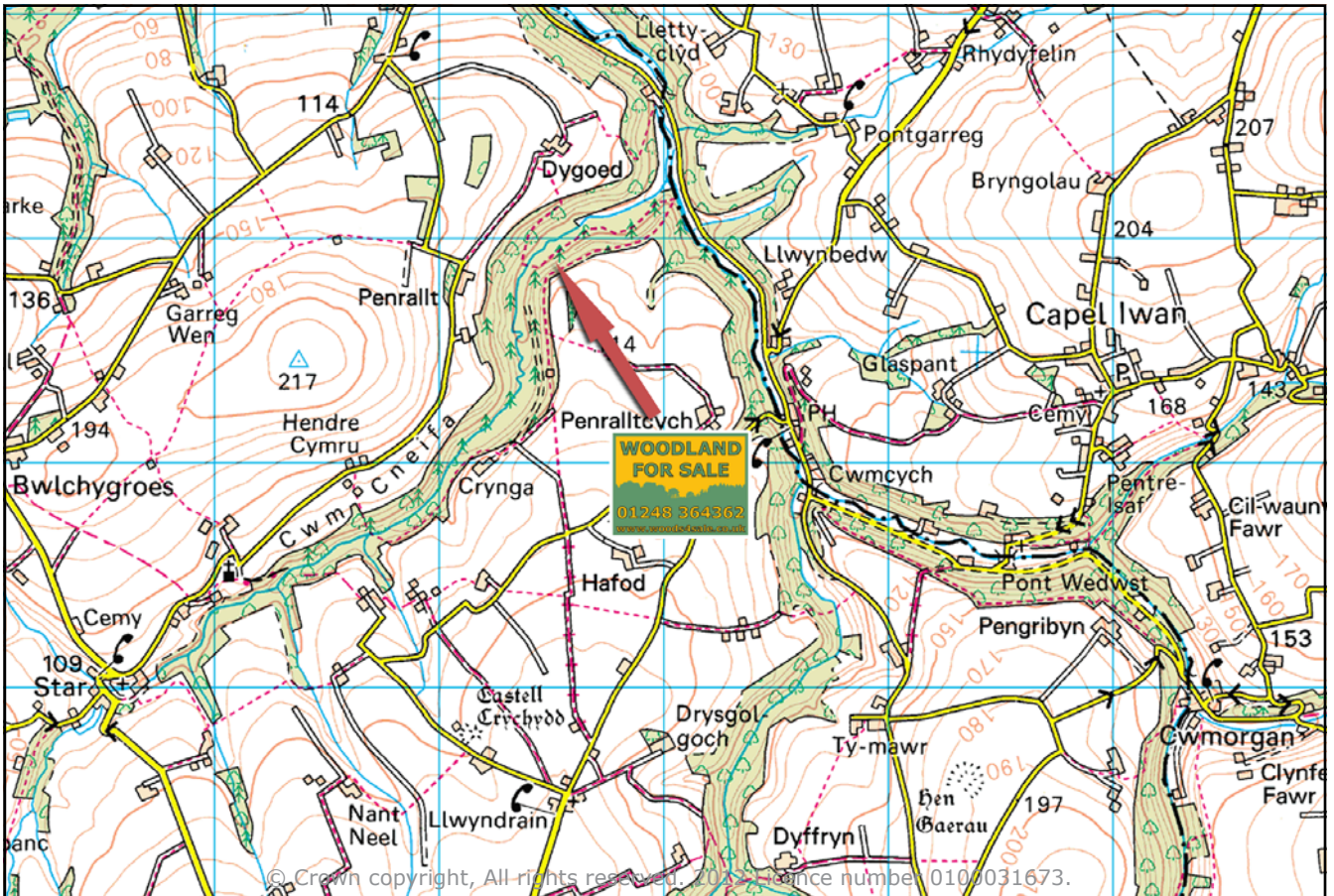
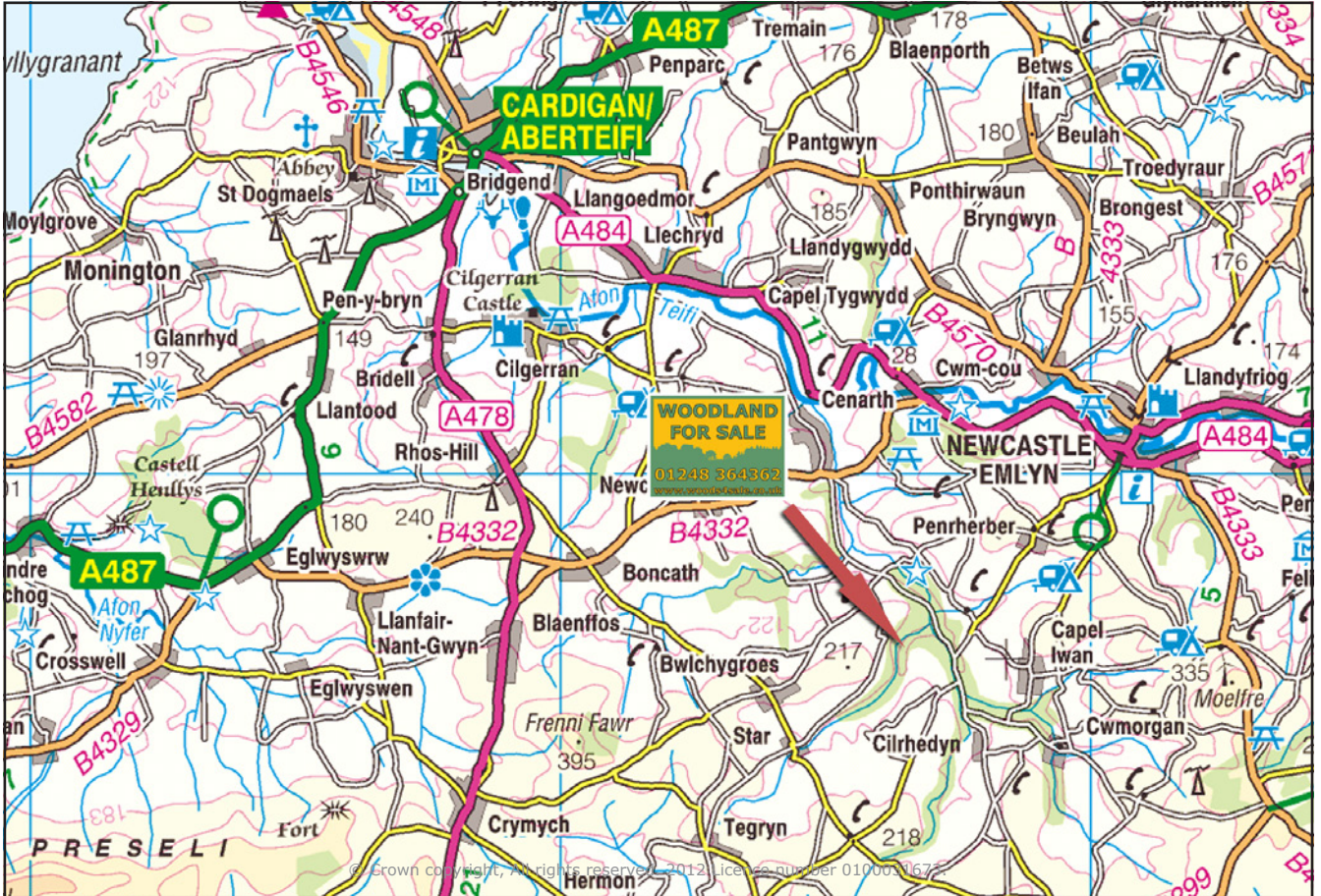
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

## Note

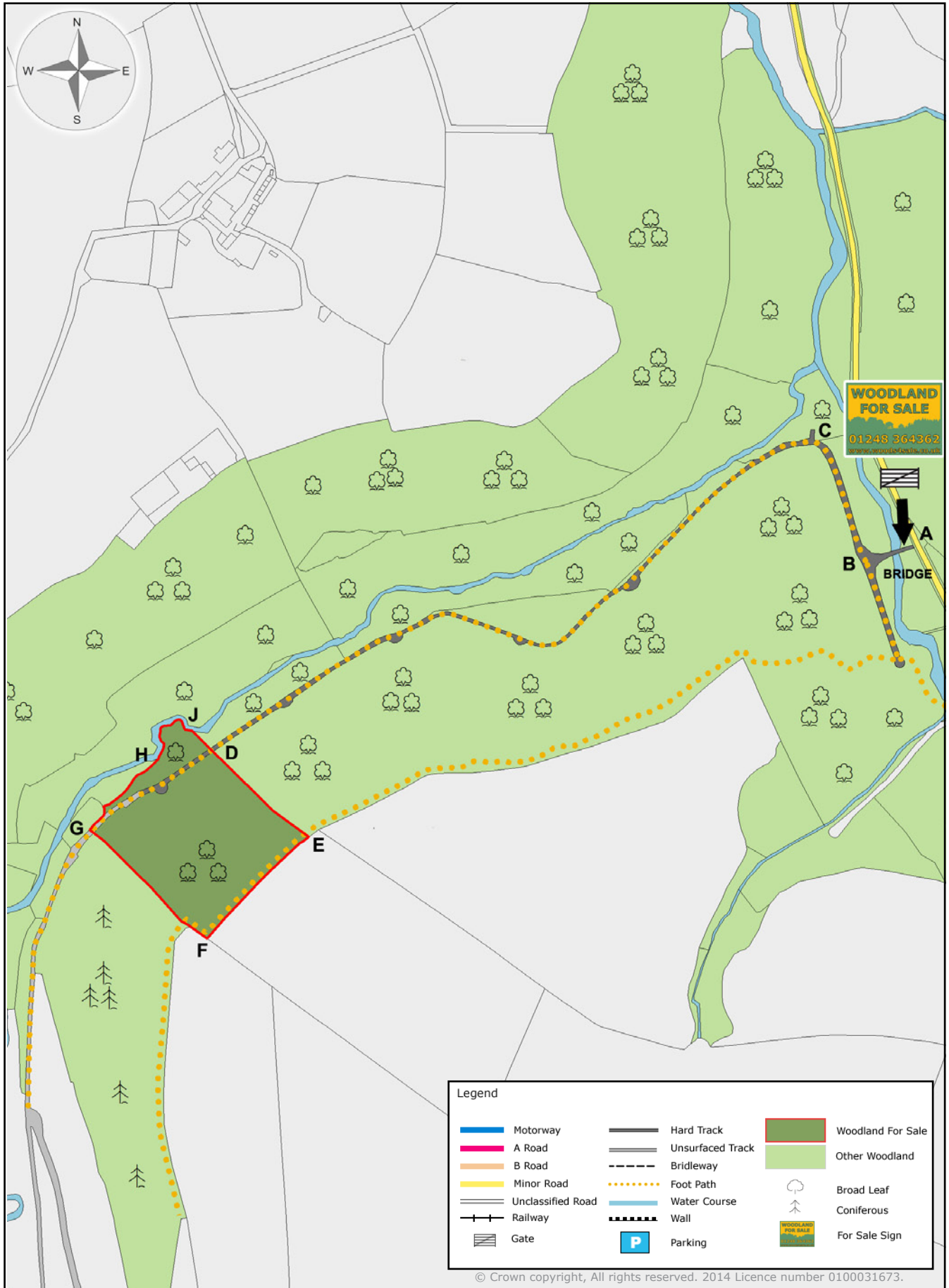
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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

# Leeside Wood, Cwmcych, Pembrokeshire



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