

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.



Nissen Wood

Brecon, Powys. 2.25 acres of conifer and broadleaved woodland in the Brecon Beacons National Park for £21,000 (freehold)

A predominately spruce woodland with broadleaf elements with excellent access, ideally situated for any keen rambblers.

Nissen Wood, Brecon, Powys



Description

Nissen Wood is located not far from the delightful market town of Brecon and is at the foothills of Allt Ddu and Twyn Cil-rhew, which can be seen from the woodland. This quiet location is easily accessible along a recently installed hard-surfaced track and there is even a handy stoned area just off this track, for parking a car.

The woodland is largely populated with mid rotation Norway spruce, which has been well thinned over the years. Silver birch have sprung up in the gaps created and in some of the wider open areas, spruce and western hemlock seedlings have begun to inhabit the ground. One can also find a variety of moss species, ferns, some bramble, wild grasses and the occasional patch of juncus grass. The especially keen-eyed foragers might also be able to find some edible mushrooms growing in the dark and wet corners of the woodland.

Nissen Wood benefits from a grassy ride that runs in a semi-circular route and provides very easy access into the woodland. This could be used to drive a 4 x 4 further into the wood to park up next to a potential area to pitch a tent.

The woodland slopes very gently to the north and overlooks some agricultural fields that are usually occupied by a flock of sheep (don't worry, there is a sturdy stock fence to keep them out!). Along this boundary, there are a few mature oak and beech trees that add to the overall dynamic of the woodland, and probably house a few squirrels too.

The wildlife in the woodland can be seen if you are an early riser. Deer, badger and foxes are known to wander through looking for food. The aforementioned squirrels have been seen scampering up and down the perimeter broadleaf trees and the area is alive with the sound of birds.

The spruce trees could produce some excellent timber in years to come if managed well, and with the wide grass ride and the broadleaf element, Nissen Wood could also serve as a lovely amenity purchase, perfect for those looking for a bit of both from their investment.

If It Were Mine

Initially I would clear the ride to ensure access along it is maintained but I might leave the areas near the track untouched for a bit of privacy.

I would manage the spruce trees from a commercial perspective, perhaps joining together with other owners within the wider wood to carry out a selective thinning to allow the best quality ones to grow on. In time I would turn my attention to the birch and other broadleaves, maybe produce a bit of firewood to either take home or fuel a little campfire.

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: 160
Ordnance Survey Grid References:
- Roadside gate: SO 020 252
- Centre of wood: SO 023 253
Nearest postcode: LD3 8LE

Nissen Wood, Brecon, Powys



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

- From the centre of Brecon leave Watergate towards B4601 / Ship Street.
- Turn right on to B4601 / Ship Street.
- After half a mile bear left on to Ffrwdgrech Road.
- After half a mile keep straight on to road by the military sign.
- After a mile turn left on to road where there is a stump of an old beech tree on the left.
- After a mile turn left at the junction, and after 150 metres you will arrive at the entrance gate on the left (point **A** on the plan below) where there is a Red Rock Forestry management sign on the gate.
- Park safely without blocking access and continue on foot (apologies, we do not give out keys for viewing).
- After 50 metres from the gate (point **B** on the plan) turn left and follow the stone track for a further 10 metres to point **C**, this is the start of the wood.

Boundaries

- The eastern boundary is indicated by trees and posts with blue paint.
- The southern boundary is the southern edge of the track indicated by wooden posts with green paint that are offset by a short distance.
- The western and northern boundary is the agricultural fence with fields beyond.

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 in this wood.
- There is a right of way at all times and for all purposes over the route **ABC**.
- A right of access is reserved to others over **CD**.
- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no fencing liabilities.

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
 - (iv) 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.

Nissen Wood, Brecon, Powys



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.

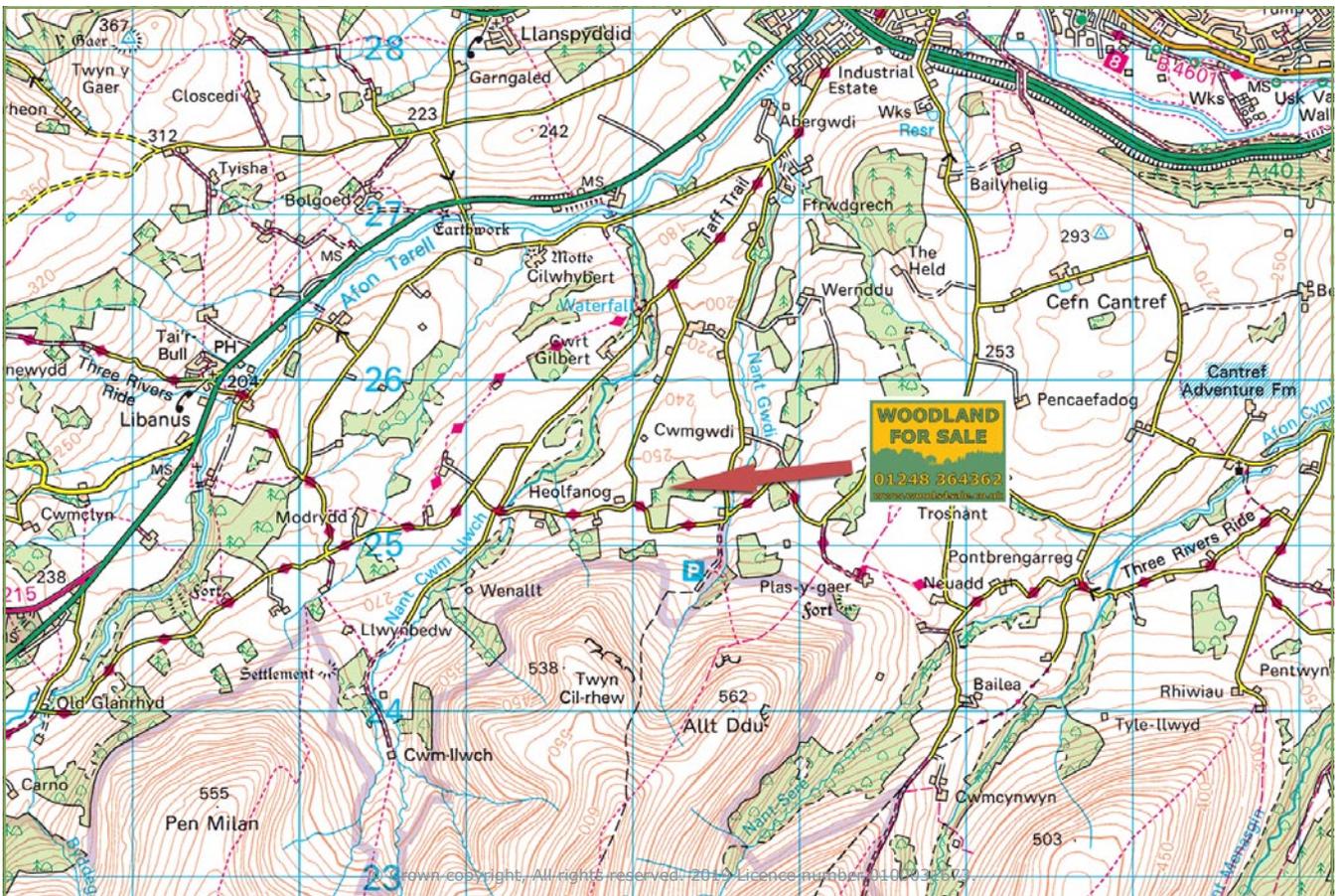
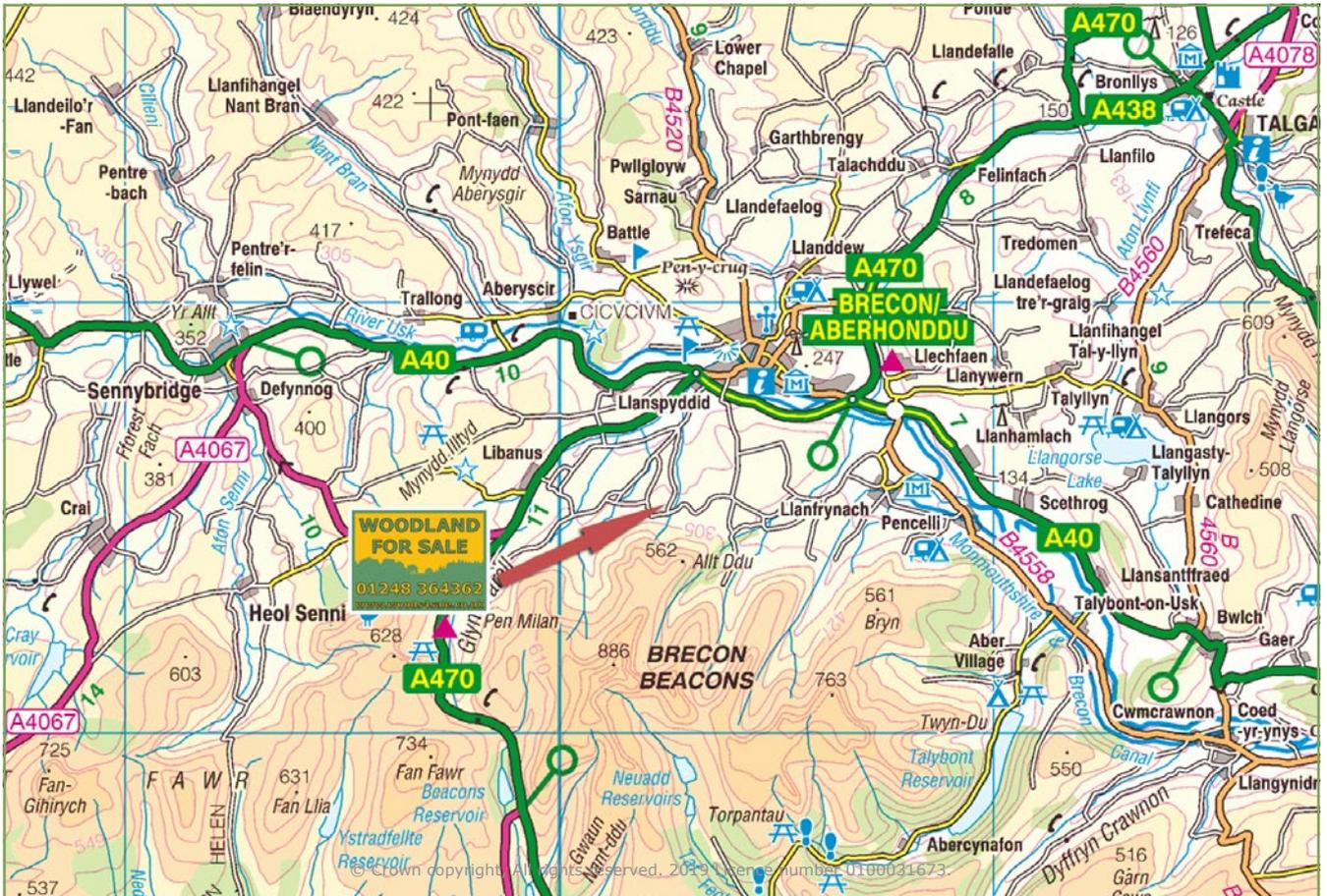
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

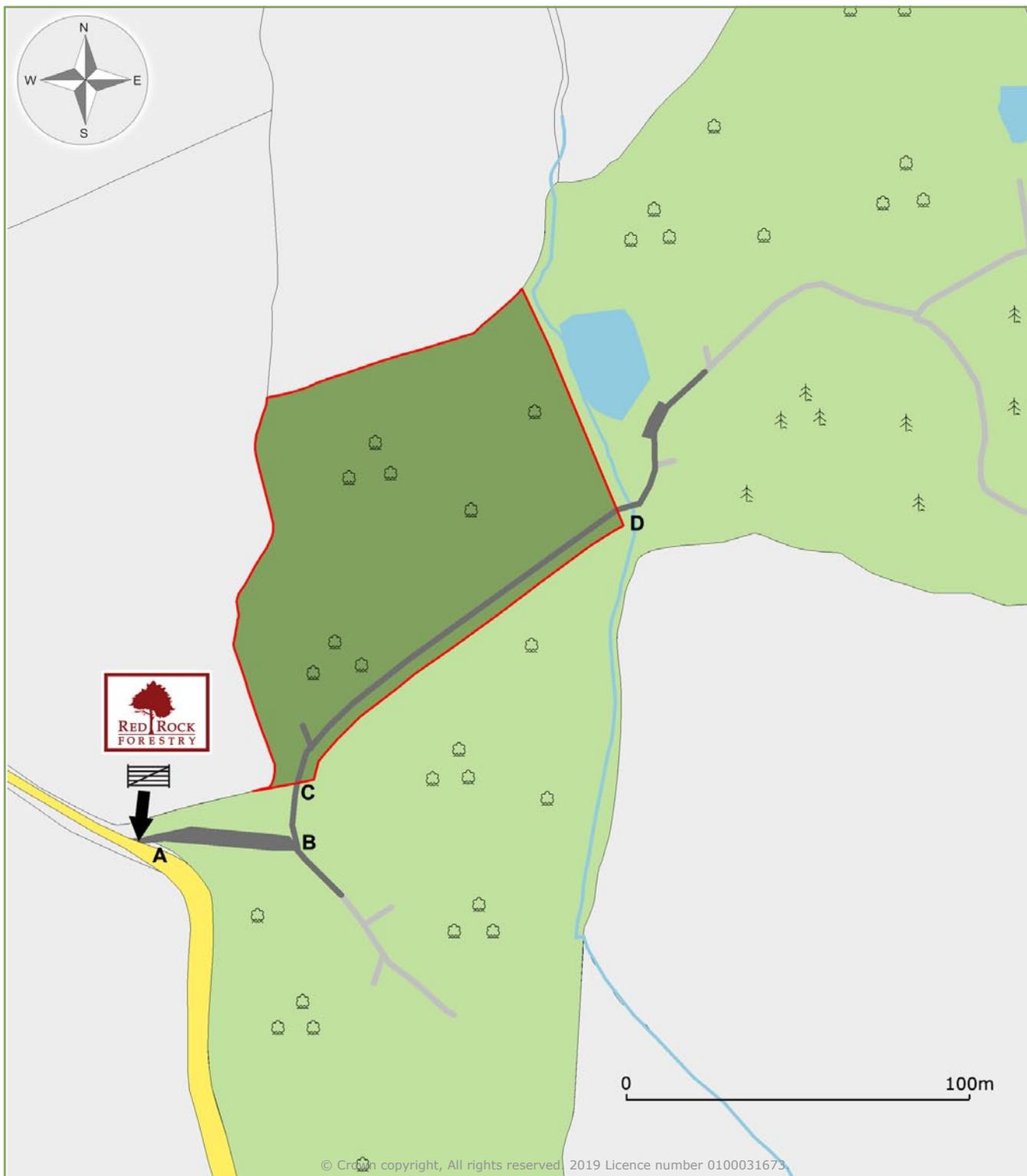
Contact

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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| Legend | | | | | | | |
|--------|-------------------|--|------------------|--|-------------------|--|-----------------|
| | Motorway | | Hard Track | | Woodland For Sale | | Woods4Sale Sign |
| | A Road | | Unsurfaced Track | | Other Woodland | | Manager's Sign |
| | B Road | | Bridleway | | Paddock/Meadow | | Gate |
| | Minor Road | | Public Foot Path | | Broadleaf | | |
| | Unclassified Road | | Public Byway | | Conifer | | |
| | Railway | | Path | | | | |
| | Water Course | | Wall | | | | |