

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.



Parsons Copse

Brecon, 1.98 acres of conifer woodland in the Brecon Beacons National Park for £19,000 (freehold)

An early rotation Norway spruce woodland with a seasonal pond in a fantastic peaceful location, benefiting from a good access track.

Parsons Copse, Brecon, Powys



Description

Located at the foot of the Brecon Beacons, Parsons Copse is a conifer wood a few minutes' drive from the delightful market town of Brecon. Approach to this woodland is along quiet county lanes and its setting enjoys stunning views of the surroundings at the foot of the hills.

From the council road access is through a wider wooded area. There is a recently stoned track for about three quarters of the way, which then joins an unsurfaced formation leading to inside the woodland boundary.

The wood itself is was replanted with Norway spruce about 25 years ago. These trees are dense in number and are at first thinning stage, presenting an immediate revenue opportunity for timber and fencing grade produce.

Towards the east boundary is a dew pond which fills in all but the driest of weather, attracting ducks and moorhens.

The forest floor is fairly unencumbered due to the density of the trees but where there is open space there is a profusion of self-seeded trees, ferns and brambles. The wood is alive with the sounds of bird chorus from thrush, blue tits, warbler and nightingale.

Parsons Copse would make an excellent woodland improvement project with the opportunity to enhance the commercial planting with native woodland shelter and diverse green habitats.

If It Were Mine

There are a few windblown trees that I would tidy up first. Then I would thin out a few of the trees to bring the crop on to maturity in another 15 years. I would also create a place for camping by the pond to spending the odd night under the stars.

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 023 254
Nearest postcode: LD3 8LE

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 Watrgate 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 the road by the military sign.
- After a mile turn left on to the road where there is a stump of an old beech tree on the left.
- After a mile turn left at the junction
- After 150 metres you will arrive at the entrance gate (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 (I'm sorry, we do not give out keys for viewing).
- After 50 metres from the gate (point **B**) turn left and follow the stone track for a further 200 metres to point **C**.
- Follow the unsurfaced track for 60 metres to point **D**. This is the start of the wood.

Parsons Copse, Brecon, Powys



Boundaries

- The northwest boundary is an agricultural fence.
- The northeast boundary is an agricultural fence.
- The south boundaries are in part south of the track (**DE**) and in part north of the track (**EF**), marked with green paint on wooden posts.
- The short north boundary is marked with blue paint on boundary trees and wooden posts.
- The short east boundary is marked with red paint on boundary trees and wooden posts.
- The west boundary is marked with white paint on boundary trees and wooden posts.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

These are included in the sale, except where reserved by statute.

Rights Of Way

- There are no public rights of way in this wood.
- A right of way is granted for all times and purposes over the route **ABCD** and **EF**.
- A right of way is granted over **DE** for the benefit of the woodland beyond.
- A shared maintenance clause covers this right of way.

Fencing Liabilities

There are no known 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.

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.

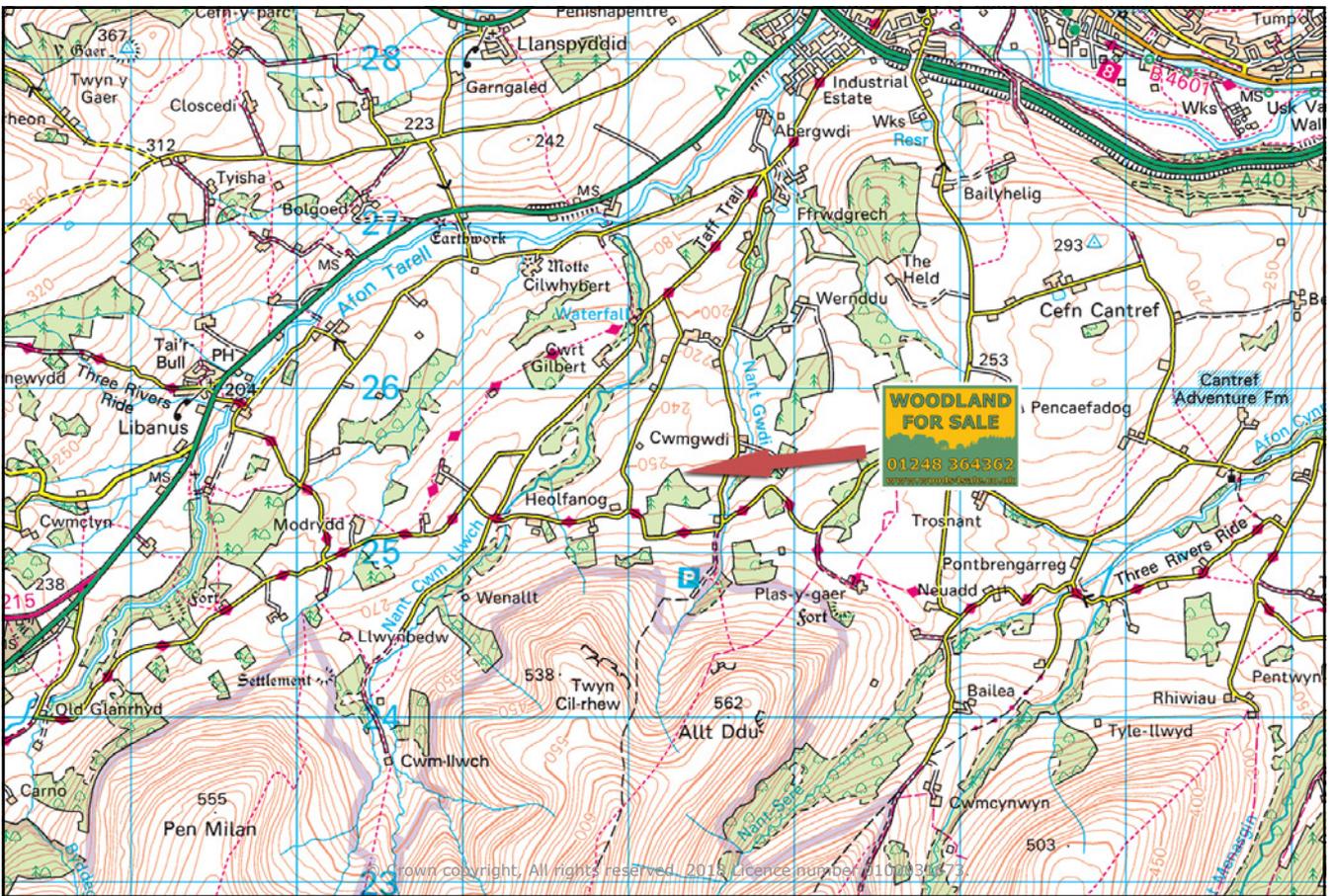
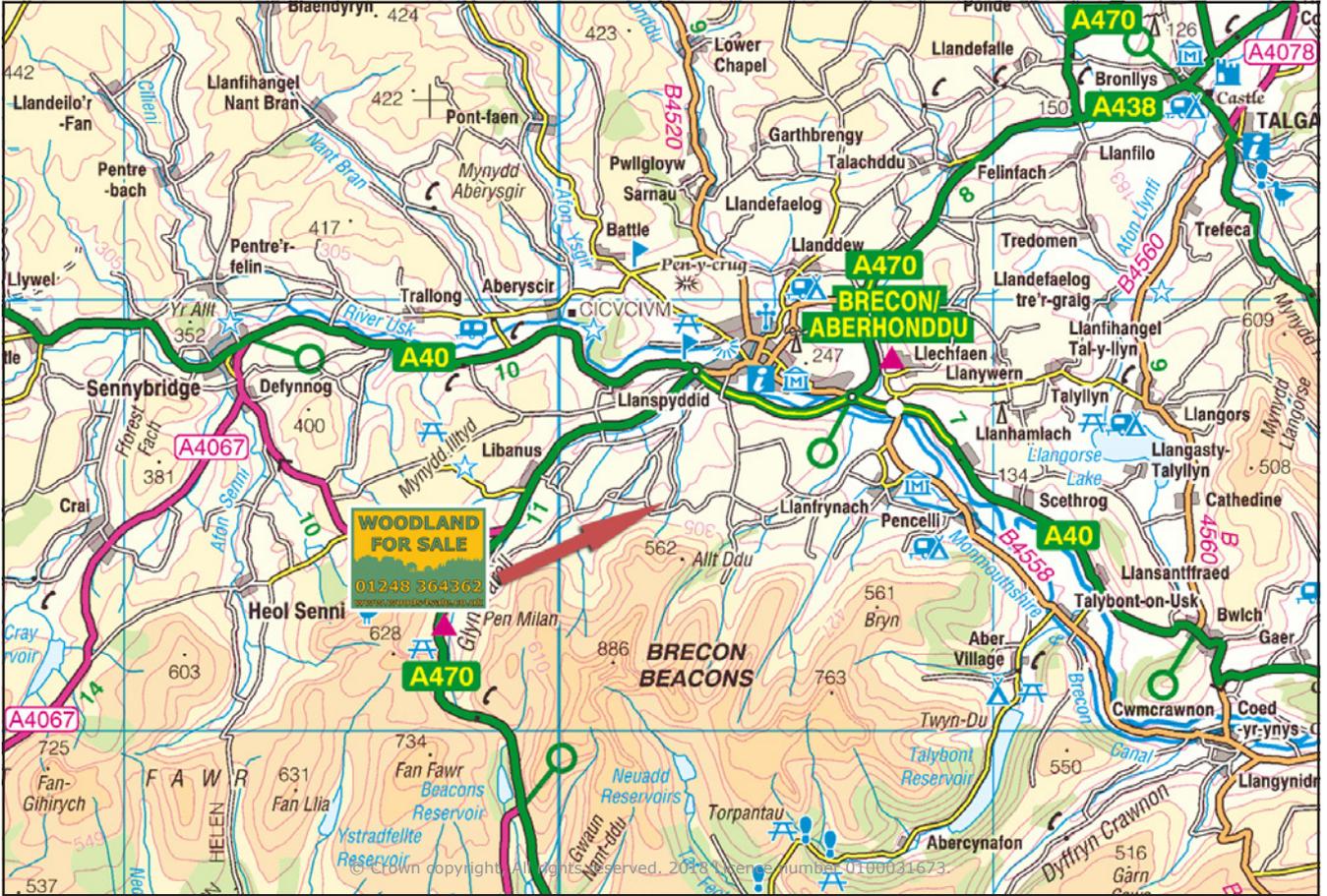
Woods4Sale Interest

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

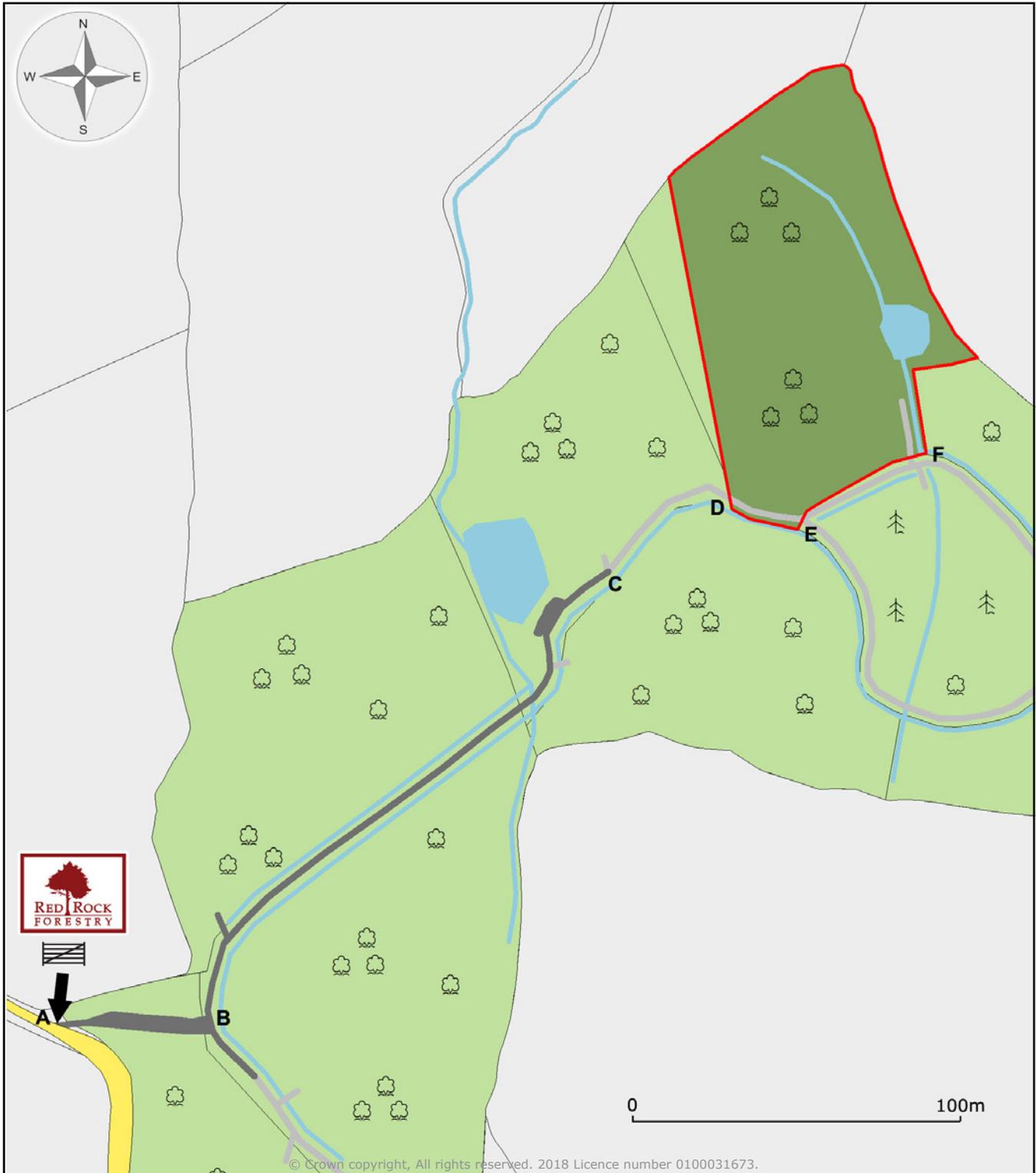
Contact

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				