

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.



Pen y Wern

near Brecon, Powys. 11.97 acres of recently restocked commercial woodland with good access and spectacular views £47,000 (freehold)

A recently planted commercial woodland on a hillside near to the delightful market town Brecon.

Pen y Wern, Brecon, Powys



Description

Pen y Wern is situated on a north facing hillside overlooking the Usk river valley, just off the A40 between Brecon and Sennybridge. The previous larch and fir crop were felled in 2018 and the wood has now been replanted with western red cedar and Douglas fir at a density of 2500 stems per hectare. The brash has been raked into rows to provide sufficient planting ground for the trees to flourish in these rich fertile soils.

There is a number of mature broadleaved trees, namely beech, oak, ash and sycamore which skirt the perimeter of this wood providing character, aesthetic appeal and ecological function to the area.

Pen y Wern is fairly steep in places providing more planting area for the trees compared to a flat site. From the top of the hill the wood is graced with exceptional views that span across this quiet and delightful valley.

Accessed from the A40, a hard track that was once the old road brings you through the gated entrance and up past a timber stacking area. The road then becomes a soft ride that extends into the rest of the wood.

The sale of this wood now presents a long-term investment opportunity in the commercial forestry sector for the purchaser and a little care for the trees will no doubt produce a significant crop in the future.

If It Were Mine

I would maintain the trees to ensure they grow to their best and develop good form. I would also strim or flail the rides to ensure that access to the planting areas is maintained.



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:
Ordnance Survey Grid References:
- Roadside gate: SO 001 292
- Centre of wood: SO 998 292
Nearest postcode: LD3 8PF

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

Leaving Brecon on the A40 traveling west for 2.4 miles where you will see double steel gates with a Woods4Sale sign on them on the left that mark the entrance to the wood.

Boundaries

The boundaries are indicated with agricultural fences and hedges except the west which is the old hedge line which is now grown out beech trees.

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

Pen y Wern, Brecon, Powys



except as reserved by statute.

Rights Of Way

- There are no public rights of way in this wood.
- The access into the wood follows the old road shown **XY** on the plan.

Fencing Liabilities

There are no known fencing liabilities.

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.

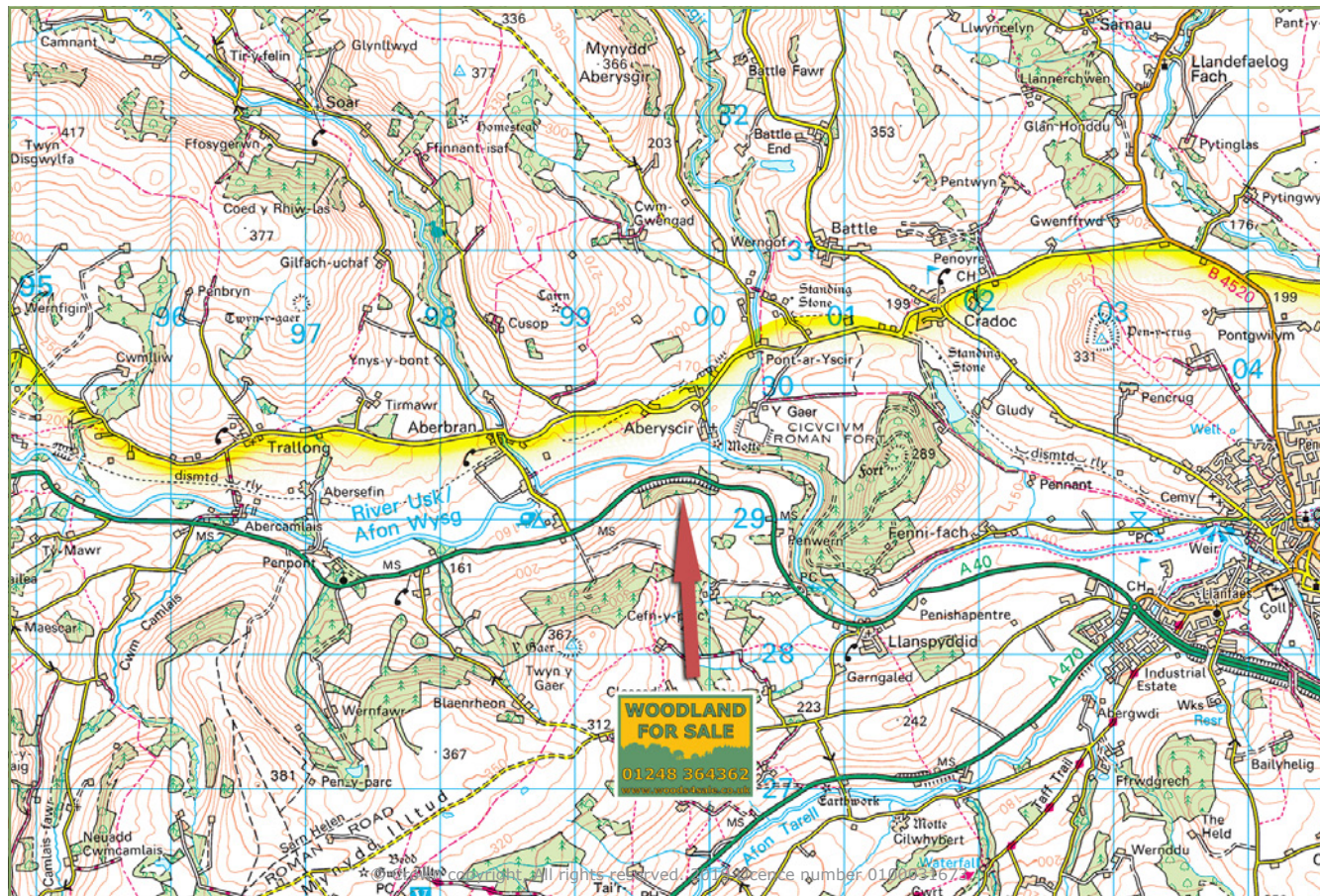
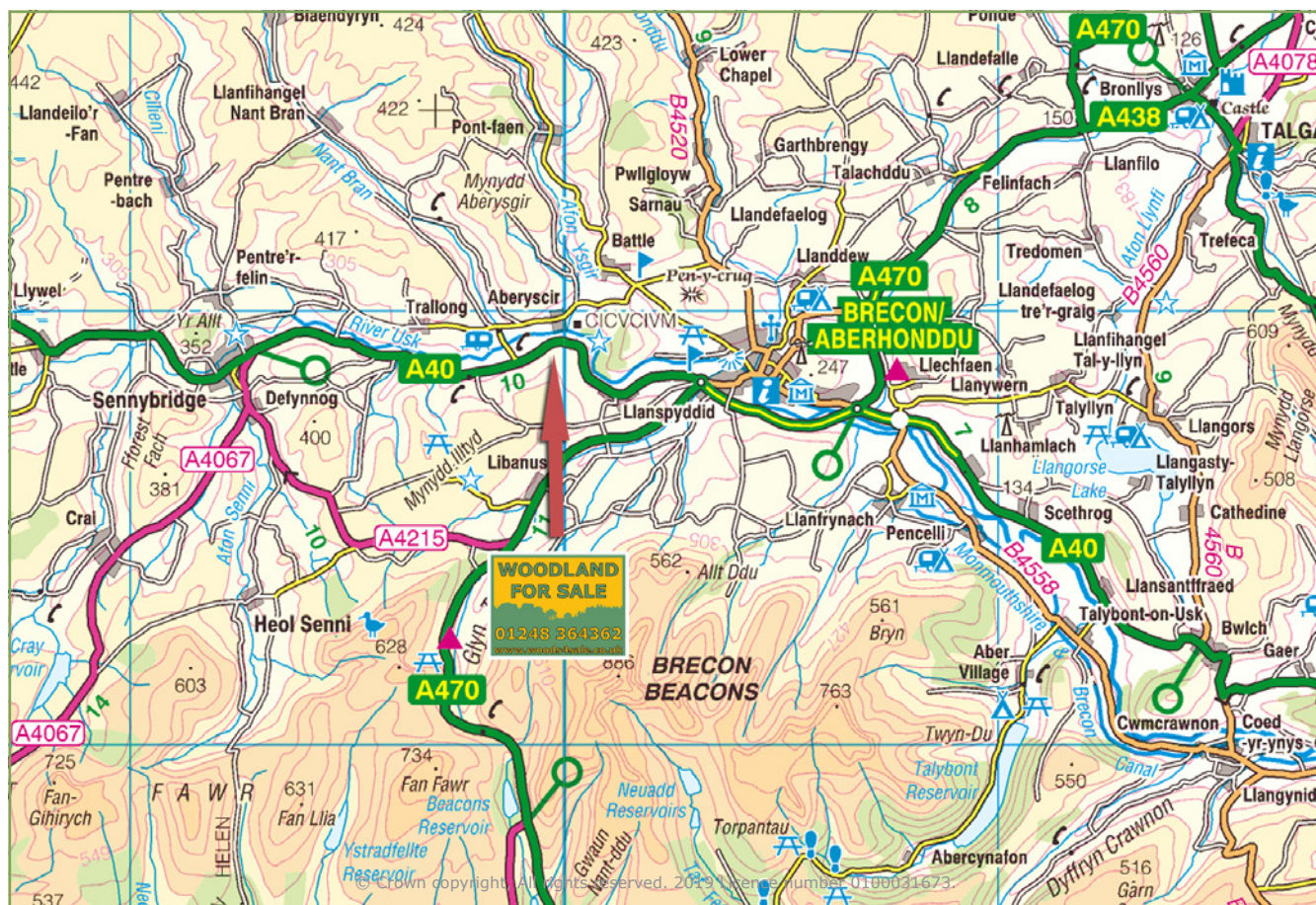
Woods4Sale Interest

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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