

WOODS 4 SALE

Phone: 01248 364 362
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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.



Thornlea Wood

Cwmcych, (near Newcastle Emlyn), Pembrokeshire. 8.61 acres of maturing broadleaves for £68,000 (freehold)

A variety of ages and species with extensive streamside frontage and good access.

SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Thornlea Wood, Newcastle Emlyn, Pembrokeshire



Description

Thornlea Wood lies in the heart of rural southwest Wales near the boundary between Carmarthenshire and Pembrokeshire. Newcastle Emlyn is 10 minutes to the north. Carmarthen and the A48 dual carriageway (linking to the M4) is about 17 miles to the southeast.

The wood has a northerly aspect sandwiched between grazing fields above and a sizeable clean-running stream below. The mid slopes are quite steep, softening to near level ground above and by the stream.

Thornlea and the adjacent woods are designated as an Ancient Woodland Site. Consequently after the previous crop of conifers was felled in the 90's the decision was taken to restock the wood with native broadleaves including birch, oak, a scattering of rowan and ash. You will also find plenty of hazel, the occasional hawthorn and a good showing of holly at the top of the wood. The upper woodland has some large field-edge oak and ash, while the streamside terraces support a variety of larger stems including oak, ash, alder and willow.

The vendor has carried out some excellent work thinning the younger trees, opening up the streamside to dappled sunlight and constructing a good-sized pond. Access is via a stone track suitable for 2WD vehicles which is reached by a substantial timber-decked bridge. There is also a 4WD track giving access to the upper wood.

The container on the track-side above the stream is included in the sale.

The amenity owner and silviculturalist will both find plenty to delight in this very attractive woodland.

If It Were Mine

There is opportunity to further re-space the young broadleaves above the track, favouring the less numerous species like oak and rowan. This would yield considerable volumes for firewood, some of which could be put to good use in a firepit near the streamside – perfect for evening relaxation.

Not being a fan of plastic in the natural environment I would also cover the verges of the pond with soil to encourage fringe vegetation and perhaps clear some of the surrounding trees to admit more light.

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.

Nearest Postcode

SA37 0LL (This is for the local area, not specific to the woodland).

What3Words

Woodland entrance: [///liquids.outright.expiring](https://www.what3words.com/liquids.outright.expiring)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 145

- Roadside gate: SN 271 371
- Centre of wood: SN 268 370

Thornlea Wood, Newcastle Emlyn, Pembrokeshire



Directions & Access

- From Newcastle Emlyn head south on the unclassified road signed for Capel Iwan and the swimming pool (passing the school on your left as you leave the town).
- Continue on this road passing through the hamlet of Penherber heading southwest for 3.3 miles until you reach a 'T' junction just after a couple of sharp 'U' bends.
- Turn right and drive north (with Afon Cych to your left) for about ½ mile until you see a timber-decked bridge on your left behind a recessed metal gate with a wooden stile adjacent. This is the entrance to the wider woodland.
- Park nearby, climb the stile, cross the bridge and follow the track to your right for about 250 metres until you see a Woods4sale sign in a tree to your left (**A** on the plan), just after a line of orange-topped posts to either side of the track.
- You are now entering Thornlea.
- **Sorry, but we do not give out keys for viewing.**

Boundaries

- The east boundary (**AB**) is marked by orange-topped posts.
- The south boundary (**BC**) is the field-edge bund next to the stock fence.
- The west boundary (**CDE**) is marked by red-topped posts.
- The northwest boundary (**AE**) 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 for all purposes over the route **XA**.
- A right of way is reserved to others over the route **AD**.
- A shared maintenance clause covers all shared rights of way with liability according to use.
- The track **AD** and the path **BC** are both public footpaths.

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.

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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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

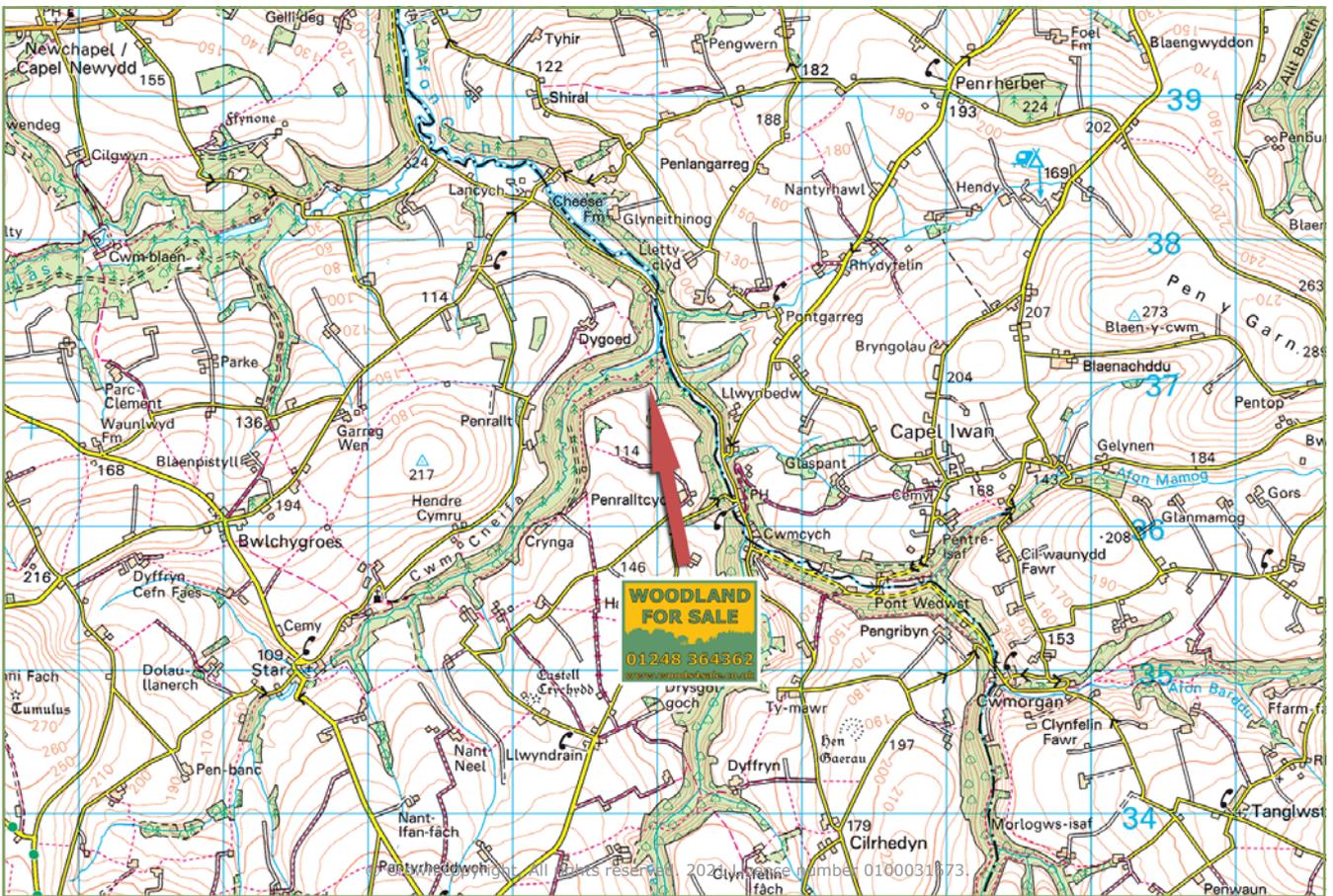
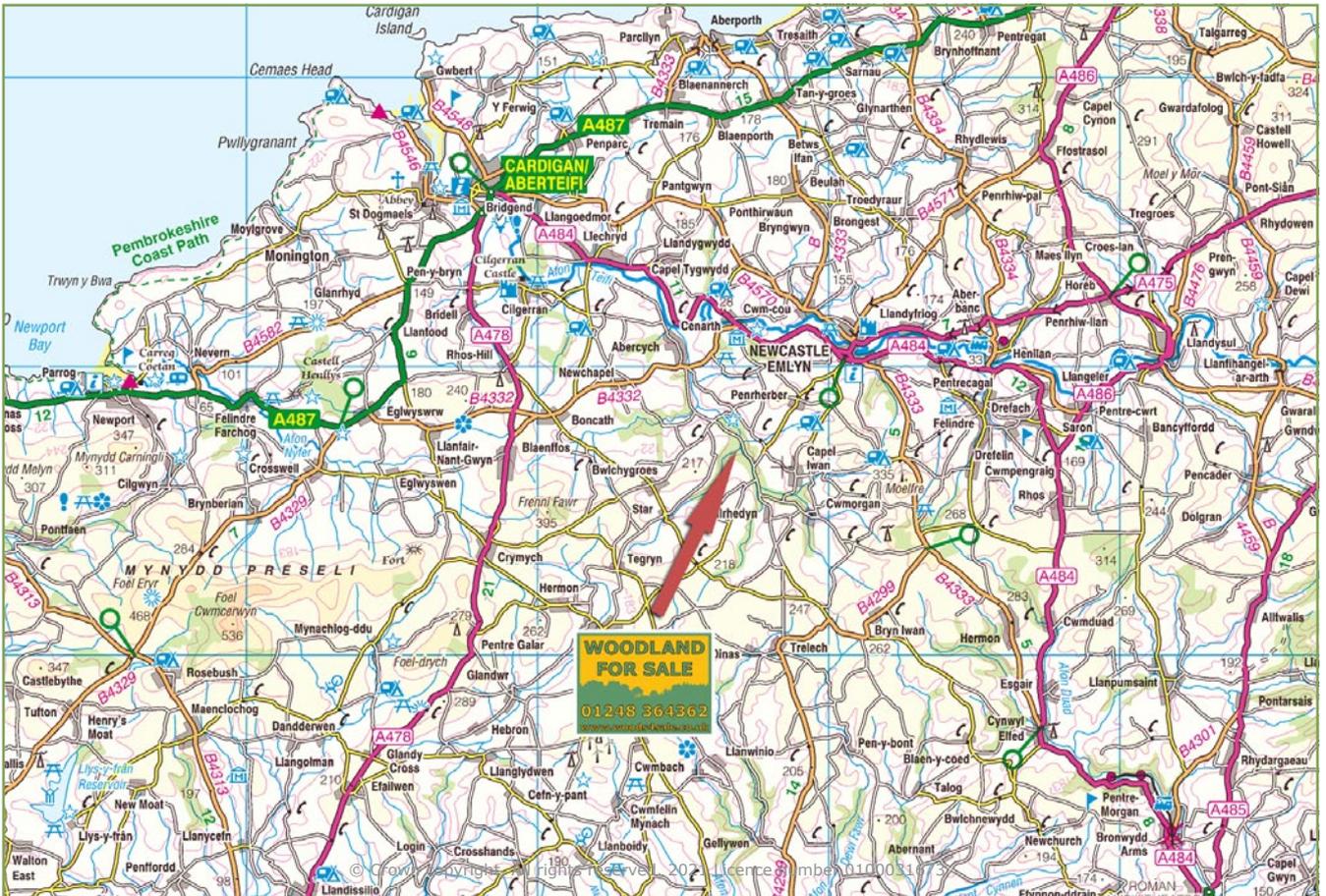
Note

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

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		