



Caluna Wood, Ffostrasol, Cerdigion

7.06 acres, £55,000 (freehold)



Nearest postcode: SA44 5HX **OS Map No:** 145 SN 362 490 **What3Words:** Entrance (A): [///bravest.gentlemen.strut](https://www.what3words.com/bravest.gentlemen.strut)



A sheltered wood in transition to a native species wood with privacy and amenity.

Caluna Wood is part of a larger wood known as Pengaer, lying on near-level ground with a gentle north-westerly aspect. The small village of Ffostrasol with its shop and pub is a mile to the south. The Cardigan Bay coast is 10 minutes away. Carmarthen and its dual carriageway link to the M4 is half an hour to the south.

Caluna and the wider woodland were felled and replanted about 20 years ago. Caluna was then restocked with a variety of native broadleaves including oak and rowan which have been supplemented by extensive natural regeneration of other species including birch, willow, holly and hazel. Conifers have also regenerated in random pattern and now afford shelter to the hardwoods. Sitka spruce is the dominant conifer, but you will also find larch and lodgepole pine scattered through the mix. All species appear to be growing well.

There is good all-weather access thanks to a hard stone track connecting to the east side of the wood from which there are lovely framed views over the surrounding countryside. This links with an unsurfaced ride running the length of the east boundary aiding future management. There is a sizeable layby at the northwest corner.

The vendors commissioned a survey and management plan in 2014 to identify management options especially geared to returning the woodland to what historically would have grown here. A copy of this is available from the agent on request.

The restoration of mixed woodland cover is already seeing a similar restoration of birdlife, and Caluna was alive with birdsong when we visited. The new owner will now have the opportunity of further developing the conservation value of this interesting wood.

Our Forester's Thoughts

Alastair says...

"I would certainly maintain the grassy ride on the east side and restore and extend the meandering path within the wood that links with the layby at the northwest corner.

I would then seek to identify promising broadleaves (especially oak) and release them from competing trees. Ultimately I would want to steer the wood towards what would have grown here naturally – designated under the National Vegetation Classification as 'Atlantic Oakwood'.

A small clearing in the middle would provide a most secret hideaway for quiet recreation and enjoyment."

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

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Directions

- The village of Plwmp is approximately midway between the coastal towns of Aberaeron and Cardigan on the A4971.
- From Plwmp head south on the minor road signed for Ffostrasol.
- After 2 miles you will see a conspicuous radio mast on your right (**J** on the plan).
- Park clear of all gateways and enter the wider woodland on foot via the radiomast.
- Enter the wider woodland via the next gate (with a Woods4Sale sign) and take the right-hand track for 300 metres, then fork first left at **H**.
- At the next junction (**G**) fork right and walk downhill for about 100 metres until you see blue-topped posts to either side (**F**).
- Caluna Wood is now on your right.
- Please ensure you park outside and clear of the gates to the radio mast which can be locked at any time without warning.

Rights of Way

- *There is a right of access for all purposes at all times over the route **ABC, FGHJ** and **BDEH**.*
- *A right of access is reserved to others over the route **CF**.*
- *The track outside the north boundary (**DE**) is a public bridleway.*
- *A maintenance clause covers all shared rights of way with liability according to use.*



Boundaries

- The north boundary (**DE**) is the south side of the hard track.
- The east boundary (**EF**) is the east side of the grassy ride marked periodically with blue-topped posts.
- The south boundary (**CF**) is the south side of the hard track.
- The west boundary (**CD**) is the east side of the earth track marked periodically with red-topped posts.

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.



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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



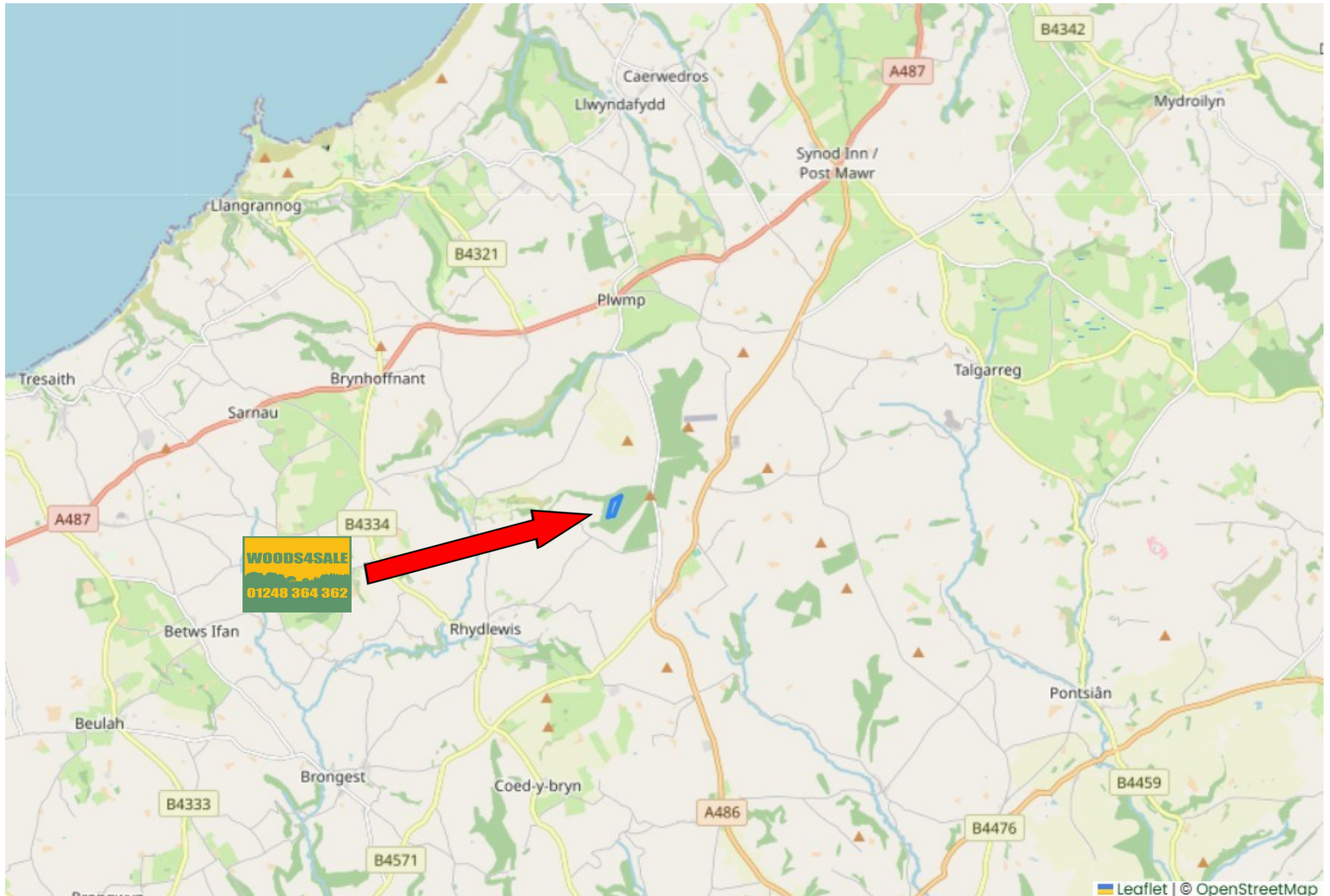
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Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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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 | | | | |

what3words Locators

Point A: [///bravest.gentlemen.strut](https://www.what3words.com/bravest.gentlemen.strut)

Point J: [///connector.ivory.directors](https://www.what3words.com/connector.ivory.directors)

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