



## Coed y Milwyr, nr Rhydlewis, Llandysul, Ceredigion



**Woods4Sale**

**5.54 acres, £35,000 (freehold)**

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**Nearest postcode:** SA44 5SH **OS Map No:** 145 SN 353 569 **What3Words:** Centre of Wood : [///searched.entitles.badge](https://www.what3words.com/?q=Centre+of+Wood)





***A self-contained mixture of oak, sycamore and hazel coppice in rural west Wales, along a quiet road with wonderful views.***

Located just outside the little village of Rhydlewis in west Wales, around 4 miles south of the A487, and within reach of the popular coastal area of Cardigan Bay, Coed y Milwyr is a standalone piece of woodland, and bound to appeal to hobby foresters and bushcraft enthusiasts alike. This is a wonderful and rare opportunity to purchase a small, manageable woodland at a great price, and without the usual restrictive covenants found in most smaller woods.

Situated over loamy north-facing slopes, the upper canopy has a healthy variety of broadleaves with a dash of conifer – more specifically oak, sycamore, ash, beech and Sitka spruce. Further below you will find hazel coppice, rowan, field maple and the occasional yew. With ample material to hand, any new custodian keen on bushcraft would be able to hone their skills, working away in the peace and serenity found here. Come spring and summer, bluebells, red campion, foxglove, honeysuckle, lady-fern and bracken carpet the woodland floor.

Any one of a number of areas to the south of the woodland would make a great camping spot. An existing clearing could be enhanced and opened up a little with brush cutters – the lack of light pollution in this part of Wales should make star gazing a delight, with some promising spectacles on clear nights. Far-reaching countryside views can be enjoyed from many points of the woodland.

Woodland mammals known to the area include muntjac deer, badger, hedgehog, hare and wood mouse. Tawny owl, woodpecker, nuthatch, and countless harmonious songsters make up the feathered visitors drawn to the peacefulness of this woodland.

Access to the woodland is currently on foot; however, with the appropriate permissions in place, an existing recess leading off the metalled road into the northwest corner of the woodland might be able to accommodate a vehicle once cleared.

**Our Forester's Thoughts**

**Sam says...**

*"My first port of call would be to clear a few paths to the higher southern end of the wood, perhaps adding a couple of rustic steps from the road up the initial bank. I then might add a gate in the northwest corner (subject to planning) to allow for vehicular access – to prepare for this I would enhance the present recesses by removing a few trees and digging it out slightly, perhaps laying a bit of stone. Camping here is a must, so I'd also consider widening the clearing in the south end of the wood to create more space to enjoy a night under the stars, and adding a small shed to store tools to help me yield some wood for the fire or some produce for bushcraft."*

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

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### Directions

- From the village shop and telephone box in the middle of Rhydlewis, head south on the B4334.
- Shortly after, take the fork left at Ddol Garage.
- Continue up the hill and along the lane.
- After approximately 300 metres, you will pass Blaen Wren farm on the right.
- Continue for a further 240 metres and the woodland is on the right, indicated by our Woods4Sale sign on a tree and the Rhydlewis sign facing the opposite direction. Please park in a safe and suitable place, taking care not to obstruct any traffic.

**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.**

### Rights of Way

*There are no public rights of way in this woodland.*



### Boundaries

- The northern boundary is the edge of the woodland with the council road beyond.
- The western, eastern and southern boundaries are indicated by the old wall bund, some with an occasional dilapidated fence on top, with more recent stock fencing and farmland beyond.



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### 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.

### 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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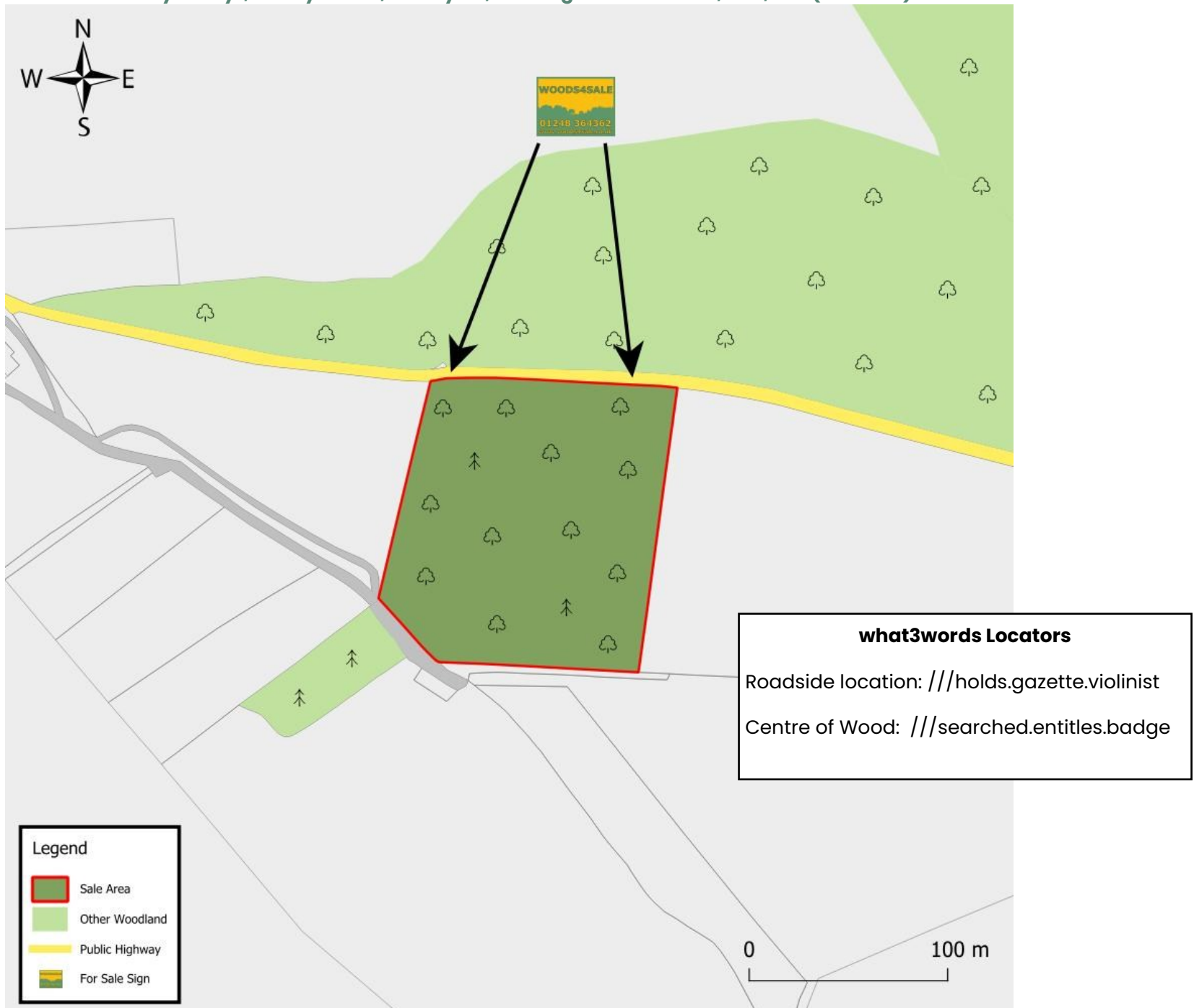




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**Woods4Sale**

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