



Coed Michael, Llandovery, Carmarthenshire

8 acres, £80,000 (freehold)



Nearest postcode: SA20 0QD **OS Map No:** 160 SN 802 321 **What3Words:** Entrance Gate : [///bids.quieter.defensive](https://www.what3words.com/?q=Entrance+Gate)

Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Set within the Brecon Beacons National Park, this is a wild and secluded regenerating mixed woodland with incredible views.

A stunning example of a regenerating upland set within the dramatic landscape of the Brecon Beacons National Park, Coed Michael showcases what small woodland ownership is all about – the restoration and stewardship of our nation's woods.

This mixed woodland is ready for a new custodian to take on the next phase of this conservation project – to restore this woodland to its former glory for the benefit of generations to come.

With sweeping views across the Brecons and a wonderfully wild feel, Coed Michael offers seclusion and significant amenity potential for a buyer looking for a hidden gem surrounded by the rugged beauty and nature of South Wales.

The composition of Scots pine, rowan, silver birch and Douglas fir are establishing really well – the result of supplemental planting and vigorous natural regeneration. Vibrant gorse flowers and verdant green fronds of the ferns dominate the gaps in the trees. A small pond offers a great wildlife habitat for amphibians, insects, bats and birds.

Situated on the south east side of a wider woodland, Coed Michael enjoys its own private access via a roadside gate. The site is mostly flat to gently sloping in some areas, with a small area of hardstanding by the gate, which has become overgrown with grass, but its current year-round usage could be further enhanced with a little effort.

Our Forester's Thoughts

Harry says...

"I would like to restore the pond slightly to really utilise this area for wildlife value.

I would think about clearing some of the gorse and bramble, and potentially planting some more trees within the cleared area, with the aim to add diversity to the age class and species composition of the wood.

The current owner has maintained some footpaths through the woodland, and it would be beneficial to preserve and augment this network to ensure access throughout the wood and add to the enjoyment of being here. "

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

Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)

Directions

- From Llandovery head east on High Street/A40 toward Castle Street for 0.1 miles.
- Turn right onto Waterloo Street.
- Continue for 2.9 miles.
- Turn right onto unnamed road with small grass island on the junction.
- Continue along unnamed road for 0.4 miles.
- You will see a metal gate on your right with our 'Woods4Sale' sign, you are now at the southern boundary of Coed Michael (point **A** on the plan) . Please park here and enter the wood on foot.

**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 the woodland*



Boundaries

- The northern boundary is indicated by posts and white rope.
- The eastern boundary is indicated by posts and white rope.
- The southern boundary is indicated by the edge of the trees bordering the road.
- The western boundary is indicated by an old stock fence.

Coed Michael, Llandoverly, Carmarthenshire 8 acres, £80,000 (freehold)

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

A summary of historic covenants applied to the woodland state the owner must not use the property for any of the following:

1. Clay pigeon shooting or target practice of any kind.
2. Rough shooting or pest control at such times or in such manner as to be or become a danger or nuisance or annoyance to any person.
3. Racing or speed trials with cycles or any motorised vehicle.
4. A commercial campsite.
5. Business purposes other than that of forestry.
6. Any use that causes or is likely to cause damage to access tracks other than fair wear and tear.
7. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers including the Transferor.

The Property shall not be sold, leased or otherwise disposed of except in whole as opposed to in part.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

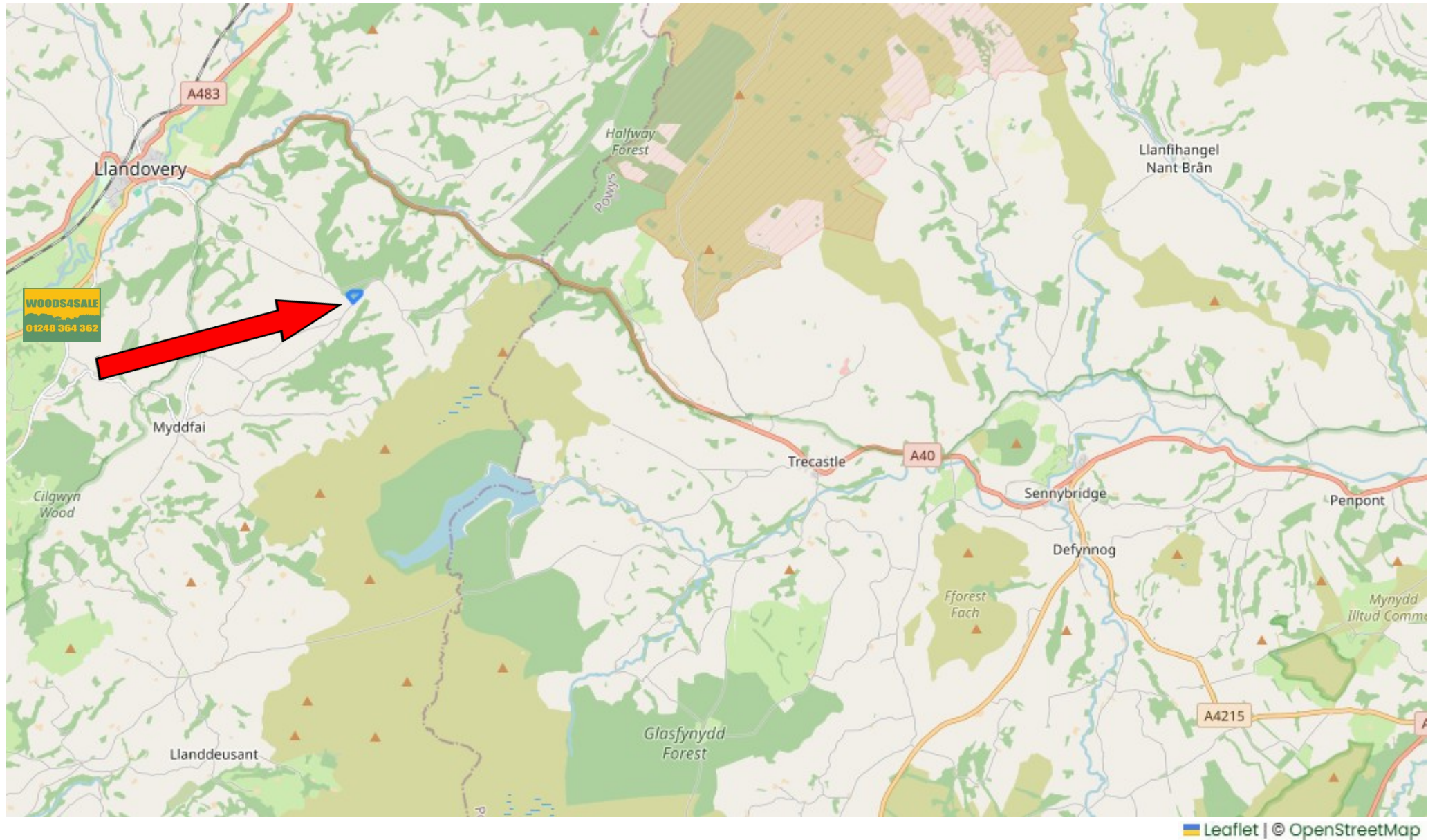
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



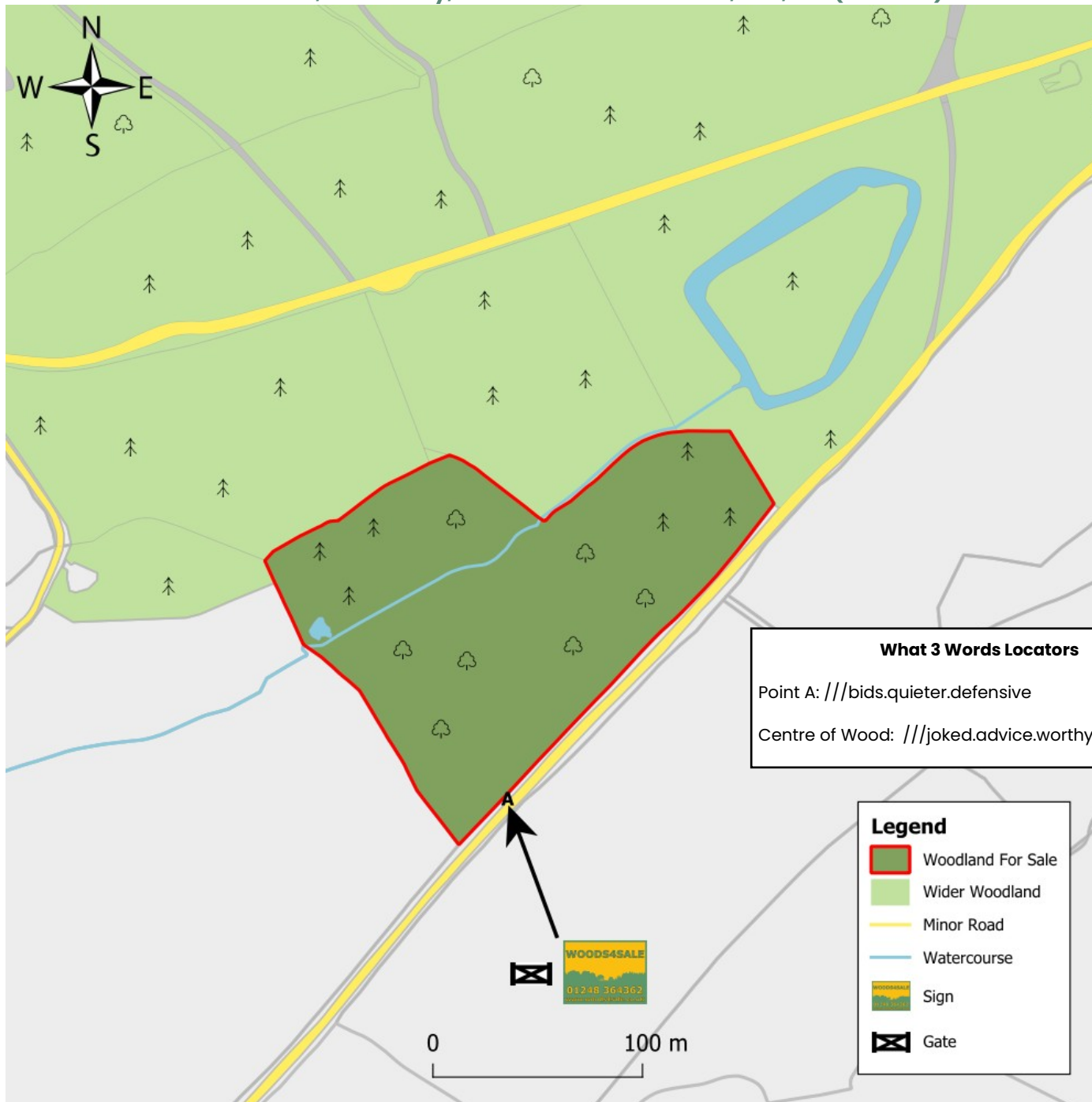
Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Coed Michael, Llandovery, Carmarthenshire 8 acres, £80,000 (freehold)



Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk