

Andrew Bronwin & Company Ltd.



COED MAWR

Sennybridge, Powys

Grid reference: SN 928 286

(1:50,000 Land Ranger map 160)

12.8 acres (5.2 hectares)

Freehold Woodland for Sale by Private Treaty

A classic Sessile Oak Woodland in the Brecon Beacons National Park, with alder and hazel and open areas of grassland and a wide variety of ground flora. The wood was designated a Site of Special Scientific Interest in 1990.



SITUATION AND DIRECTIONS

Coed Mawr is situated half a mile east of Sennybridge and 8 miles west of Brecon with easy access on to the A4067 and A4215. From Brecon take the A40 west towards Sennybridge. At the White House Hotel bear left (on to the A4067). Go 400 yards and take the second turn left (signed Blaencar B&B). After a further 500 yards the wood is on the left.

ACCESS

Cars may be left on the grass verge close to the metal gate taking care not to block the road. Access is on foot only.

VIEWING

The wood can be viewed at any time during daylight hours with a copy of these particulars. Care should be taken when walking in the wood, particularly in the wet areas. As you enter the wood keep to the right.

DESCRIPTION

It is unlikely that there are many old sessile oak woodlands in Wales as undisturbed and unspoilt as Coed Mawr. The southern half of the wood is sessile oak approximately 250 years old. The wood changes character in the wetter northern half which is mainly alder with birch.

There are gaps in the canopy with grass areas and a wide variety of flora including bluebells, wood sorrel, wood anemone, flag iris, marsh marigolds, meadow sweet and saxifrage. On the oak trunks there is an abundance of common poly pody fern (*Polybodium vulgare*) and various mosses. In all, this is an extremely interesting wood.

SITE OF SPECIAL SCIENTIFIC INTEREST – COED MAWR - BLAENCAR

The wood was designated an SSSI on account of the Oaks and Alder and associated flora. To discuss permissions for future management Natural Resources Wales can be contacted on 0300 065 3168. Cantref Court, Abergavenny, Monmouthshire, NP7 7AX. A copy of the SSSI Designation can be obtained from Andrew Bronwin & Company Ltd.

TENURE The property is freehold.

SPORTING RIGHTS These are included in the sale.

MINERAL RIGHTS These are included in the freehold except as reserved by statute.

BOUNDARY FENCES The 'T' marks on the map show the fencing liability.

PLANS AND AREAS

Plans are based on the Ordnance Survey maps and are for reference only. They have been checked by the selling agents and purchasers shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect of this.

METHOD OF SALE

The woodland is offered for sale by Private Treaty. Prospective purchasers should contact the selling agents to register their interest.

ANTI MONEY LAUNDERING COMPLIANCE (AML)

The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into effect in June 2017. This requires us to conduct due diligence on property purchasers. If an offer is accepted, the prospective purchaser will need to provide proof of identity and residence and proof of source of funds for the purpose, before the transaction can proceed. Further information can be obtained from the following link: <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

OFFERS over **£45,000** are invited. Offers should be made in writing to Andrew Bronwin & Company Ltd and made subject to contract.

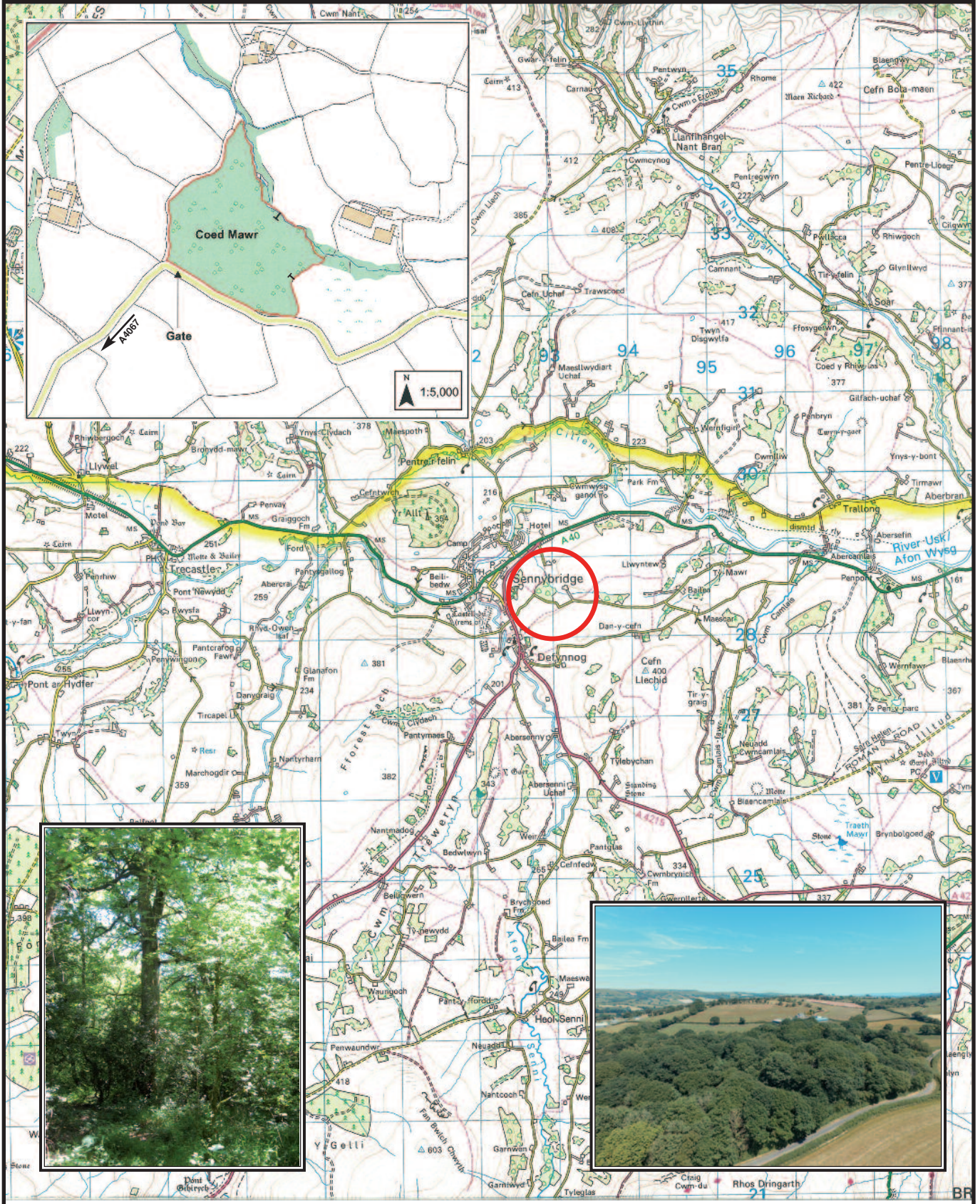
Chartered Foresters & Surveyors

BRYNLLYS, 11 HIGH STREET, LLANDRINDOD WELLS, POWYS, LD1 6AG

TELEPHONE: 01597 825900 WEB: WWW.BRONWIN.CO.UK

Woodland Management and Consultancy. Timber Sales. Woodland Sales. Purchases and Valuations.





Important Notice Andrew Bronwin & Co Ltd for themselves and for the Vendors or Lessors of this Property whose agents they are give notice that: (1) the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items; prospective purchasers and lessees ought to seek their own professional advice; (2) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Andrew Bronwin & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the Vendor; (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. PROPERTY MISDESCRIPTIONS ACT (1) All measurements are approximate. (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Particulars prepared April 2018