



Cefn Eithin Wood Maenclochog, Clynderwen, Pembrokeshire, SA66 7LD

Offers In Excess Of £70,000

Nestled in the foothills of the Preseli Mountains on the outskirts of the village of Maenclochog, a unique opportunity to acquire approximately 15.64 Acres of Woodland.

We are advised that 'Sittka Spruce' (*Picea sitchensis*) was planted in the 1960's and that these have now been partially felled with the remainder ready for clearing and felling. We further understand that there has been more recent woodland planting (circa 500 trees) in the last 12 years.

While no Woodland grant is currently paid, interested parties are advised to make their own enquiries as to the possibility of any Grants/Aid that may or may not be available.

A planning application for a Storage Shed for forestry purposes was approved in 1995 but has since lapsed (Ref: AG/95/12).

The Woodland is also bisected by a Stream and there is also a Natural Spring.

Small Woodland Properties in Mid and North Pembrokeshire are rare and the opportunity to purchase should not be missed.

Early inspection strongly advised. Price Guide £70,000 - £100,000.

Situation

Cefn Eithin Wood is situated within a mile or so by road of the centre of the village of Maenclochog.

Maenclochog is a popular rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provide excellent Walking, Rambling, Pony Trekking and Hacking facilities. The village has the benefit of a good Primary School, a Church, 2 Chapels, a Public House, 2 Petrol Filling Stations, a General Store/Post Office, Cafe and a Village/Community Hall.

The County and Market Town of Haverfordwest is some 12 miles or so South West and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Narberth is some 10 miles or so South and has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

Within 3 miles or so of the Property is the Llysyfran Country Park and Reservoir which provides excellent Boating and Freshwater Fishing.

Also within easy car driving distance are the visitor attractions at Oakwood, Folly Farm, Bluestone, Heatherton and Manor Farm Wildlife Park/ Zoo.

The North Pembrokeshire Coastline at The Parrog Newport is some 10 miles or so north and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The other well known Market Towns of Fishguard (10 miles north west), Cardigan (15 miles north east) and Carmarthen (30 miles east) are within easy car driving distance.

There are good Road Links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good Rail Links from Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the UK. The nearest Railway Stations are at Clarbston Road and Clunderwen.

Directions

From Fishguard take the B4313 road south east from Fishguard for some 8 miles and upon reaching the crossroads at New Inn, proceed straight across signposted to Maenclochog. Continue on this road for approximately 2

miles and on entering the village of Maenclochog take the first sharp left hand turn. Follow this road for a third of a mile or so and follow the road to the right and continue straight on until you get to the end of the track where there is a turning bay. Cefn Eithin Wood is a 100 yards or so further on, on the right and just beyond the 2 galvanised gate posts.

Description

The Woodland concerned extends to 15.64 Acres or thereabouts and is in the main planted with Sittka Spruce which was planted in the 1960's with some more recent plantings in the last 12 years or so. It comprises of one large enclosure which is bisected by a stream.

The boundaries of the Land are edged in red on the attached copy of the Land Registry Title Plan to the Scale of 1/2500.

History

The Sittka Spruce (*picea sitchensis*) is a native conifer of America, found mainly along the coast of North West America.

First introduced into the U.K, by David Douglas in 1831, it was originally thought of as an exotic tree.

However, due to its fast rate of growth compared with our own native conifers, it is now largely commercially grown for its timber, which is considered to be of a high quality and is very versatile and easy to work with.

The timber from the Sitka Spruce was originally used within the Aviation Industry (e.g. in the construction of aircraft frames and gliders), however in recent years the timber has been used within the Maritime Industry (e.g. boat and ship construction, pallets, packing boxes, board manufacture, etc. 'Thinnings' (smaller trees) are today used in paper making, this is mainly due to the natural white colour of the wood and the cellulose fibres that help produce strong, smooth paper.

The Science

The tree can yield high volumes of timber in a comparatively short time. The 'yield class' figure is the mean cubic metres growth, for each hectre of tree species for each years growth. Sitka Spruce has a yield class of 14 cubic metres per hectre per year (Oak can be as low as 4). This means that the Sitka Spruce only needs to grow for 40-60 years to reach its maximum timber potential (an oak can take up to 150 years).

Sitka Spruce

The trees can grow up to 20m in height with a straight conical shape trunk and be 2m in diameter. From a pointed crown downward flowing branches hang.

The bark is of a grey/brown colour, whilst the leaves are strong, sharp flattened needles that grow individually. Red

flowers grow at the top of older trees, which ripen into light brown, domed cones with crinkled scales protecting the seeds inside.

The tree flourishes when planted in deep, moist and well-drained soils, more commonly found in elevated positions in the north and west of the country. The trees naturally regenerate by dropping seeds from its cones, which quickly germinate in the soil to produce new growth.

A Natural Habitat

Sitka Spruce grow closely together making a dense canopy, it is therefore quite difficult for other species of flora and fauna to grow on the forest floor, due to the lack of natural sunlight.

However, Sitka Spruce Woods can provide an excellent habitat for all types of wildlife, including Frogs, Toads, Snakes, Butterflies etc as they provide shelter from the elements. Deer and Foxes can also be found sheltering beneath its canopy and birds of prey, such as the Goshawk and Sparrowhawk, are often found nesting and hunting around a Sitka Spruce Wood.

Public Footpath

A Public Footpath runs off the B4313 road and over the access lane leading to the Woodland and onwards up to Cwm Cerwyn.

Remarks

Rarely do blocks of Woodland of this nature appear on the Open Market and the opportunity to purchase should not be missed. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Local Authority /Useful Contacts

Pembrokeshire County Council

County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.
Tel: 01437 764 551.

DEFRA Woodland Grant Scheme

Information Resource Centre, Lower Ground Floor, Ergon House, c/o Nobel House, 17 Smith Square, London, SW1P 3JR. Tel 0845 933 5577. helpline@defra.gsi.gov.uk.

Countryside Council for Wales

Maes y Ffynnon, Penrhosgarnedd, Bangor, Gwynedd, LL57 2DW. Tel: 0845 130 6229.



H.M. LAND REGISTRY

TITLE NUMBER

WA707453

ORDNANCE SURVEY
PLAN REFERENCE

SN0827 SN0828

Scale
1/ 2500

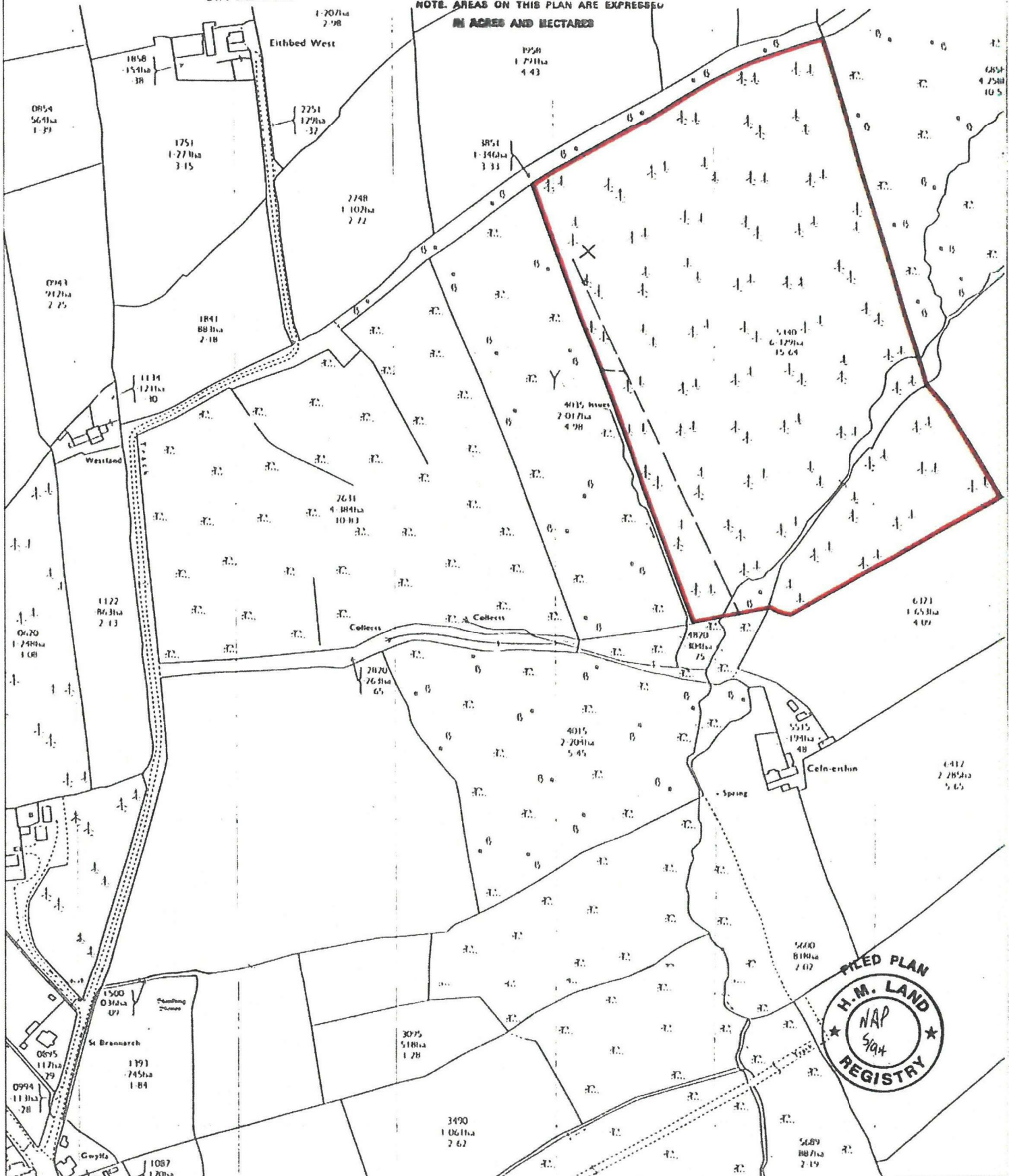
COUNTY DYFED

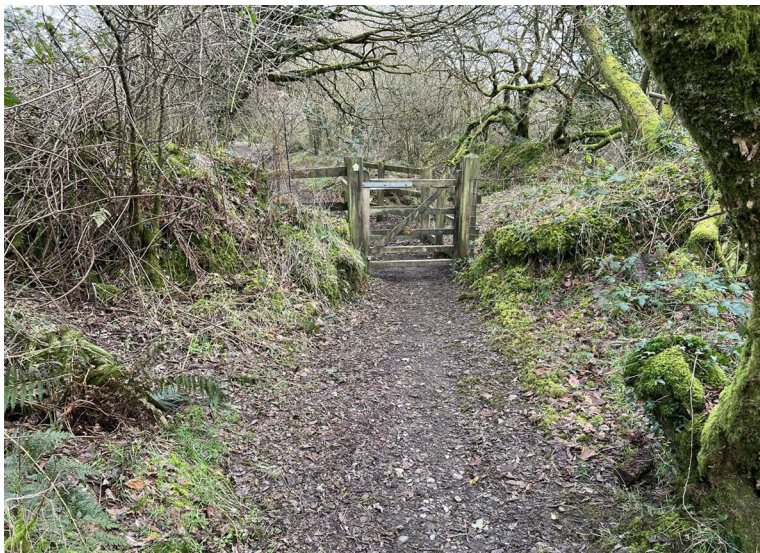
DISTRICT PRESELI PEMBROKESHIRE

© Crown Copyright

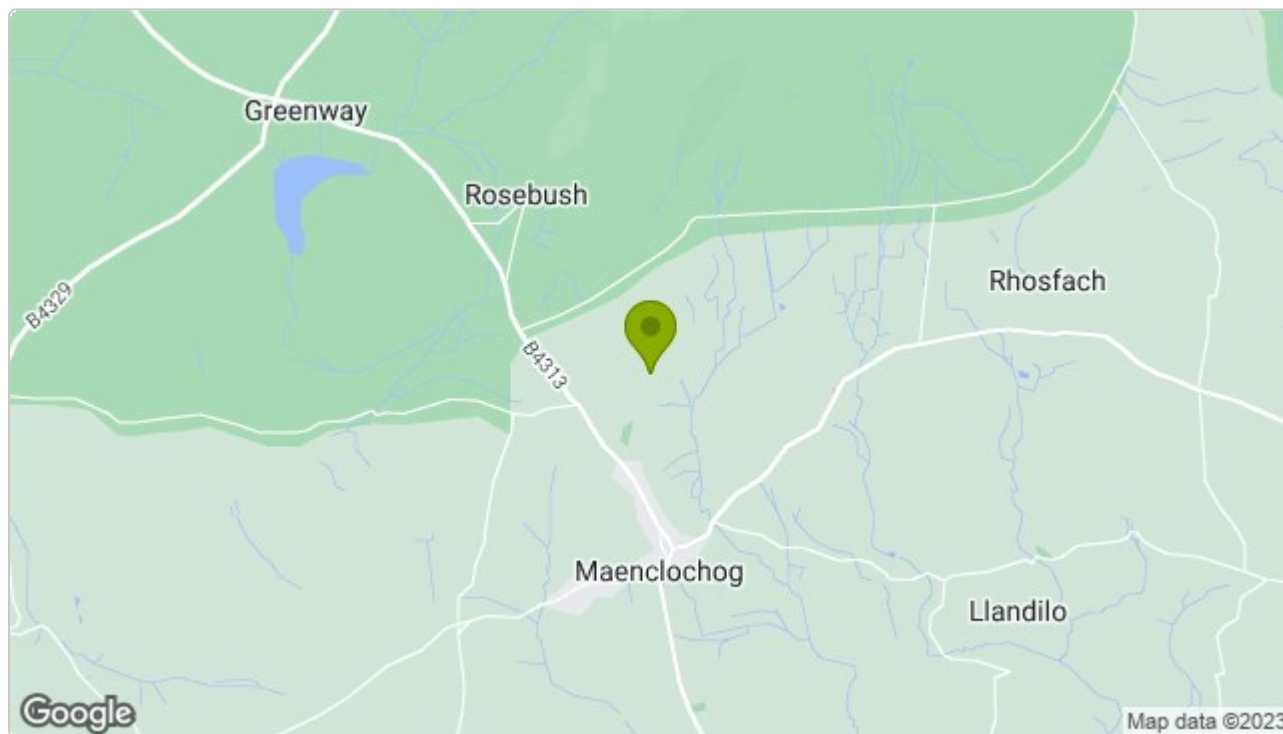
ADMINISTRATIVE AREA PEMBROKESHIRE
SIR BENFRO

NOTE. AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES





Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com