



Coed Y Garn Fawr Monmouthshire

Combination of open heathland and a small area of woodland with excellent access.

Details

Price: £55,000 Freehold

Location: Llanellen, Abergavenny, Monmouthshire

Size: Almost 4½ acres for sale

OS Landranger: OS No 161

Grid ref: SO 294 102

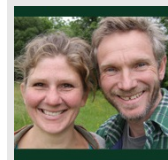
Nearest post code: NP7 9LD

Local manager

Tamsin and Matt Brown

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tamsinandmatt@woodlands.co.uk



Description

Coed y Garn Fawr is quiet and private at the southern extremity of the woodlands up at Coed y Prior. A robust stoned access track brings you to the entrance of the woodland which is marked by a ride stop with a wooden name board. The track continues for a good way into Coed y Garn Fawr essentially bisecting the wood into two halves, of very differing habitat. The track itself provides an ideal area for constructing a tool or log store, siting a caravan for shelter or just as a practical level area for bushcraft or other forestry activities. Young birch, some oak and conifer provide a shelter belt along the right hand side of the track.

Just before the ride-stop, a short length of stoned track branches off to the right, taking you up into the western half of Coed y Garn Fawr. The land opens up here with 180' views to north, west and south taking in the Mynydd y Garn Fawr to the west and Blorenge to the north. It is rough pasture underfoot, with a lot of bracken and dotted with many hardy upland stunted oaks, some downy birch and rowan. It is a serene and beautiful spot.

The eastern sector of the woodland, below the track, is uneven ground, sloping away steeply in parts but with some small, more level areas, and a large bowl shaped quarry dug out in the eastern quarter. It is mainly conifer, for the most part Sitka, but there is also a good quantity of young birch, and some hazel and hawthorn. A dry stone wall forms the southern boundary, most likely constructed from the stone quarried from the wood. From the track which runs along the bottom of the woodland, along its eastern boundary are wonderful views out over the Usk valley.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The varied habitats result in quite different trees, with the stumpy gnarled oak and downy birch characteristic of upland areas, combined with areas of conifer, silver birch, oak, hazel downhill in the more sheltered eastern sector of Coed y Garn Fawr. At understory there are many mosses, ferns, and foxglove especially to be found in the quarry area, as well as bramble and gorse along the fringes of the tracks.

Wildlife

Deer have been seen wandering through, otters have been seen in the Mon and Brec Canal below the woodland, and many bird species including great spotted and green woodpeckers and [pied flycatchers](#), chiff chaff and mistle thrush populate the area.

Features

Several characterful features including a dry stone wall which forms its southern boundary. A section of the wall requires some repair which could be a rewarding project!

There is a large dipped hollow within the woodland, an area which has been quarried for stone in the past and is a source of good quality red sandstone. The resulting area has potential to create a sheltered nook for enjoying the surroundings. Foxgloves, ferns and mosses grow well here.

Access, tracks and footpaths

Access to the woodland is very good by way of a minor public road onto a hard surfaced forestry track.

There are no public footpaths running through Coed y Garn Fawr but various public footpaths are easily accessible close by, connecting to some fabulous walking routes, including up the Blorenge and connecting down to the Usk Valley walk.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

There is opportunity to thin the Sitka which would produce some useful timber either for constructing a shelter, or to stack and dry for firewood.

The open land in the western half of Coed y Garn Fawr has potential for tree planting to increase the broadleaf and resulting biodiversity of the land.

Local area and history

The Roman fort of [Gobannium](#) was built at Abergavenny in approximately AD55 on the south west side of Ysgyrd Fach directly in view from Coed Gobannium.

There is also much industrial history locally with the [Blaenavon World Heritage Site](#), which also boasts Big Pit National Coal

Museum, Pontypool and Blaenavon Railway, Blaenavon World Heritage Visitor Centre and Blaenavon Ironworks.

The Mon and Brec Canal which you cross over enroute to the woodland, hugs the mountainside high above the Usk valley, a result of the skilful design of the 19thC engineer Thomas Dadford. At the time, it was employed to transport iron, coal and limestone to the port of Newport, towns of South Wales and further afield to the factories of the midlands but is now a beautiful and tranquil place transporting holiday makers in boats and providing a welcome flat route for walkers and cyclists.

[Abergavenny](#), just northwest of the woodland within 10 minutes drive, is a lovely market town with good pubs, b&bs and restaurants and all amenities.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Main entrance gate what3words : enveloped.bouncing.curries

From Abergavenny - proceed south on the A4042 towards Pontypool/Cwmbran.

Cross over the river bridge at Llanellen and after approximately 1/2 mile, turn right onto Oak Lane. At a fork in the road, keep right and cross over the canal bridge. Proceed for 1 mile and at the fork in the road, keep right. Proceed uphill for a further 3/4 mile. At the T-junction turn right and you will see the gated entrance to the woodlands on your right marked with a Woodlands for Sale sign. Either park up in the lay-by here or you can continue through the gate, following the track across the field and park up in the large turning circle.

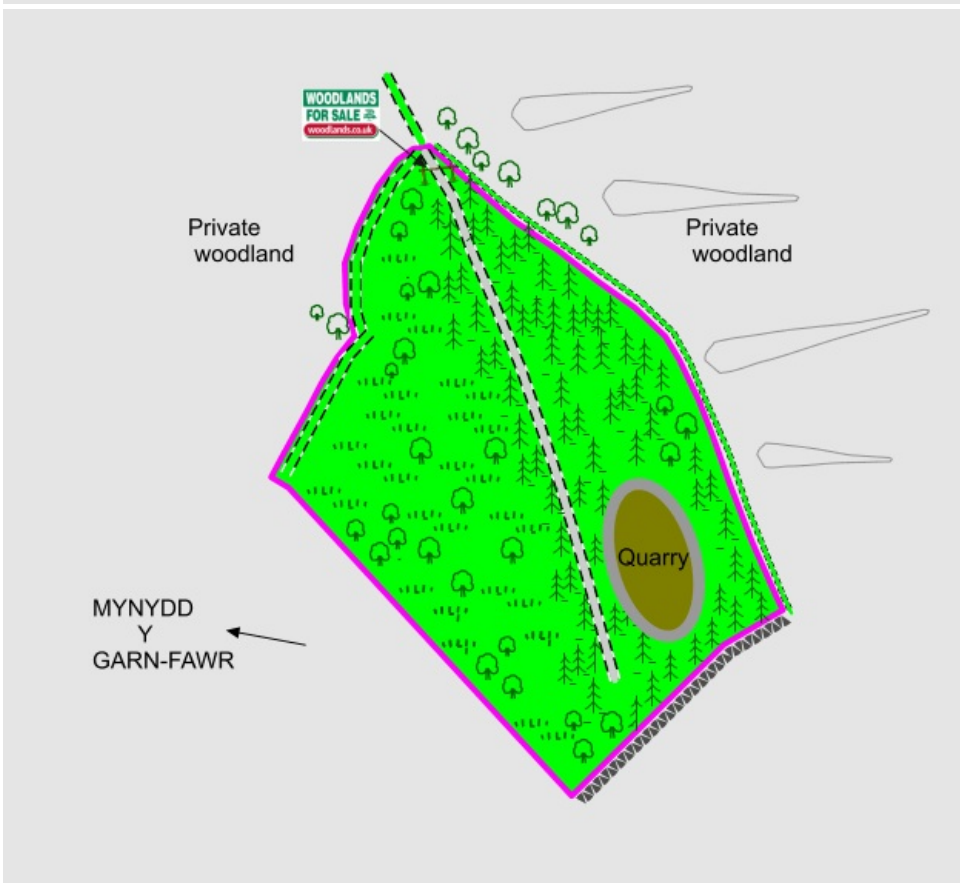
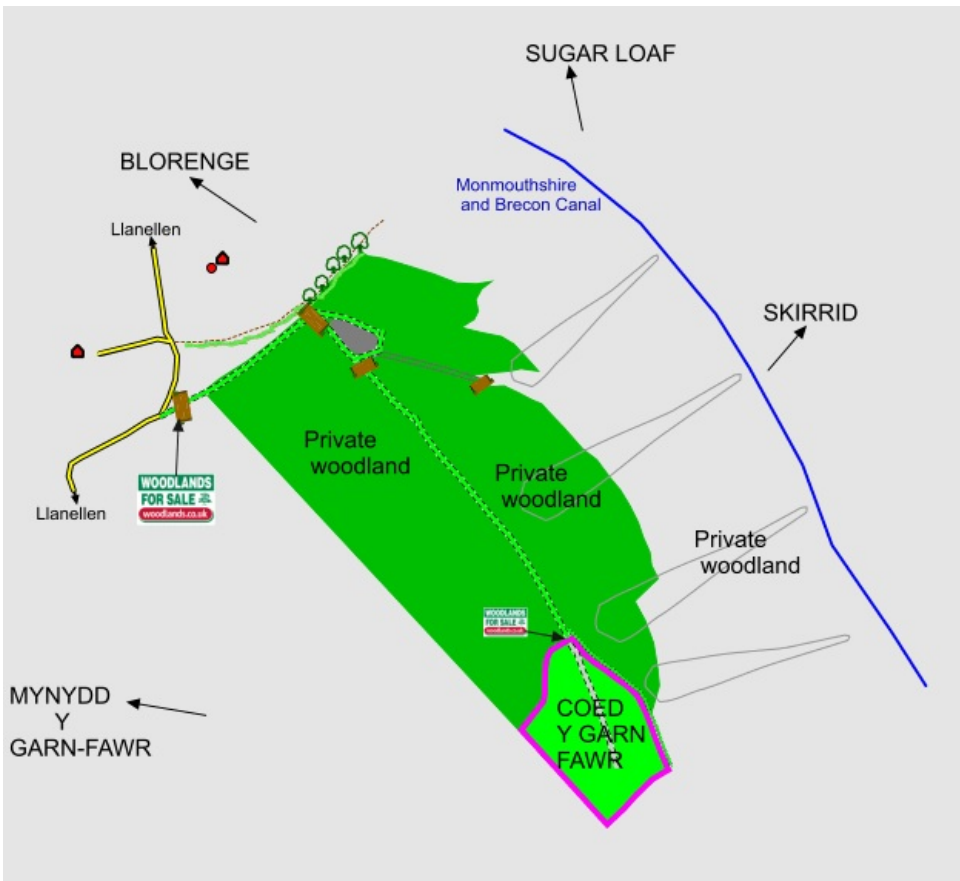
Continue from here on foot. Take the right hand upper track, over or around the gate, and follow the track uphill all the way to the end until you come to the ride stop with wooden name board for Coed y Garn Fawr, and Woodlands for Sale sign.

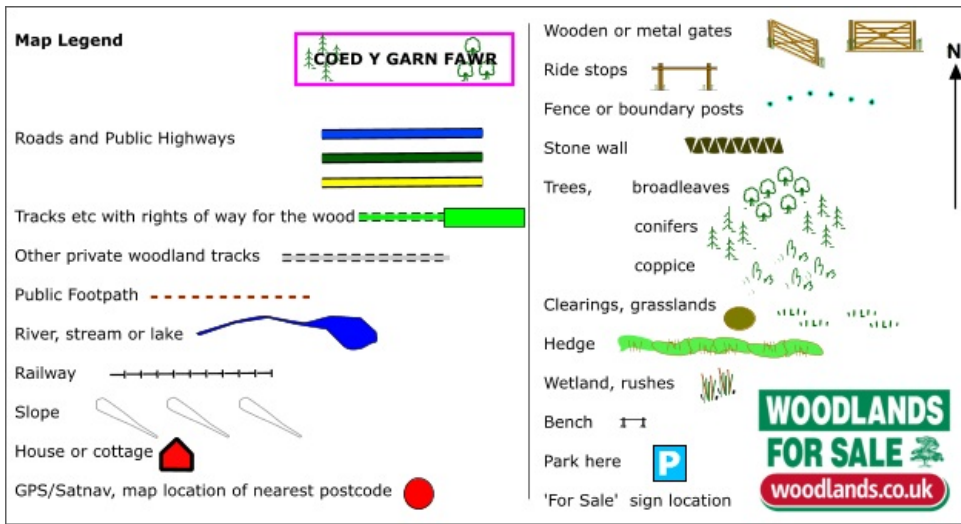
Boundaries:

The boundaries are marked in pink paint on wooden marker stakes, fence posts and trees.

The eastern boundary is defined by a shared access track.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.