



Coed Blorems Monmouthshire

Upland heathland with wonderful views over the Usk valley from its elevated position just southeast of Bloreng, and looking out towards Pen y Fâl and Ysgyryd.

Details

Price: £59,000 Freehold

Location: Llanellen, Abergavenny, Monmouthshire

Size: Just under 4 ¾ acres for sale

OS Landranger: OS No 161

Grid ref: SO 291 107

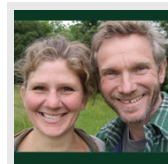
Nearest post code: NP7 9LD

Local manager

Tamsin and Matt Brown

07950 379533 or 07956 256101

tamsinandmatt@woodlands.co.uk



Description

A hilltop retreat which feels a million miles from the cares of the world, Coed Blorens sits overlooking Abergavenny and the Usk Valley. The hard standing area at the entrance to Coed Blorens, which is found on its northeastern side, is large enough for a camper van and is nicely sheltered by a line of thick conifer which grows along the eastern boundary, also giving privacy and shelter from the shared access track along which the boundary runs.

The land slopes gently up and away from the entrance, undulating to its highest point about halfway back towards the western boundary of the woodland, from where there are superb sweeping views out in all directions. To the northwest, the Blorengie rises majestically, to the east you can see Pen y Fâl and Ysgyrd through the tops of the conifers and Mynydd y Garn Fawr wraps round to the west. At this level the land flattens off and there are dotted about some hardy trees, standing alone and in small copses, providing good opportunity to supplement the planting and increase tree cover if you wished.

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

Trees

There is very little tree cover on Coed Blorens as it is mostly grass and bracken but there are dotted about some hardy upland species including oak, downy and silver birch and beech, shortened and shaped by their exposure to the elements.

Along the eastern boundary which runs along the track, there is a sheltering line of conifer, including Douglas fir, spruce and hemlock which also provide privacy from the track.

Wildlife

Deer are known to wander through, otters have been seen in the vicinity and many bird species including great spotted and green woodpeckers and [pied flycatchers](#), chaffinch and mistle thrush populate the area.

Features

Breathtaking views

Set within Bannau Brycheiniog (Brecon Beacons) National Park

Great potential for new woodland creation

Excellent access

Access, tracks and footpaths

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

No public footpaths run through Coed Blorens but various public footpaths are easily accessible close by, connecting to some fabulous walking routes, including up the Blorengie!

Rights and covenants

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

Activities

Apart from providing remarkable surroundings within which to enjoy nature and its beauty, there is great potential here to plant trees, create copses and shelter belts and expand the areas of woodland. This will in turn benefit and support more wildlife and birdlife in the area.

There is plenty of space for a camper van here, and this is a fabulous place to camp in order to take advantage of all the Brecon Beacons have to offer, including walking, cycling and climbing.

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 meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

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

Cross over the river bridge at Llanellen and after approx. 1/2 mile, turn right into 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.

As you go through the gate from the turning circle/parking area onto the shared access track leading to the woodlands, the entrance to Coed Blorens is immediately on the right.

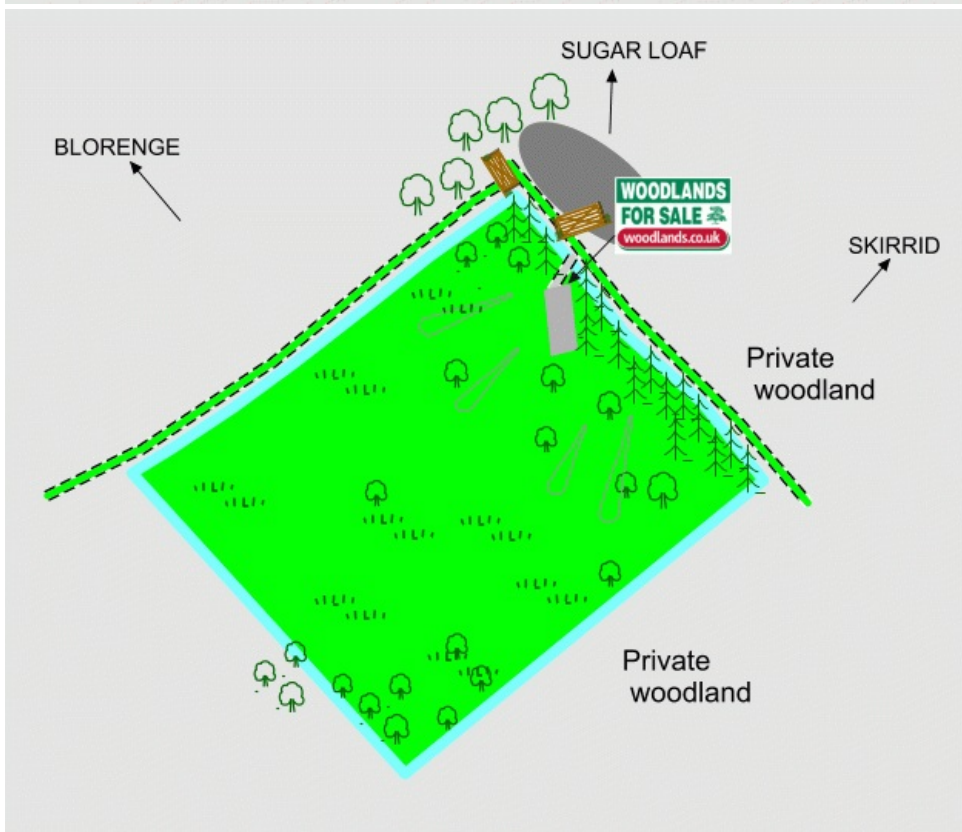
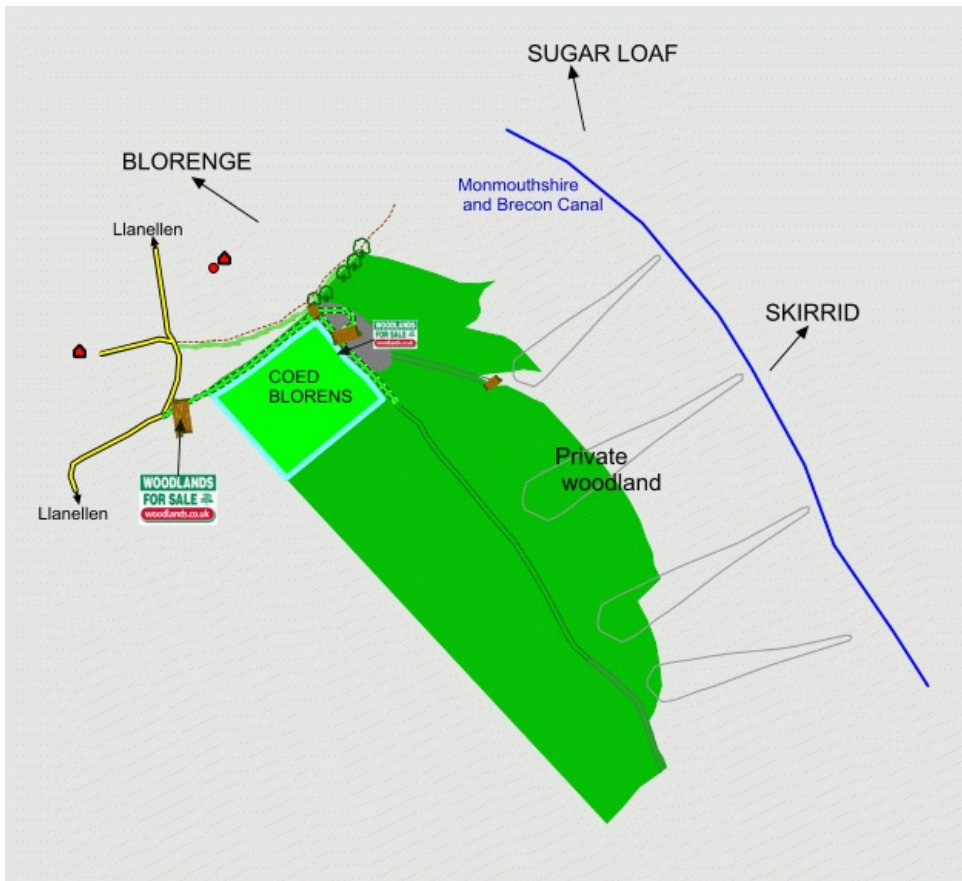
Main entrance gate what3words: enveloped.bouncing.curries

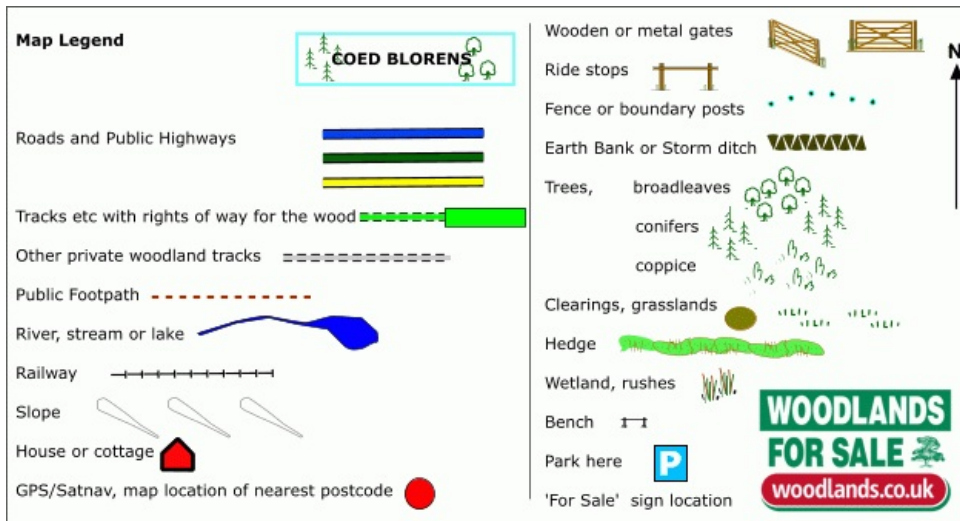
Boundaries:

The boundaries of Coed Blorems are marked in light blue paint on wooden marker stakes and fence posts.

The northern and eastern boundaries run along the shared access tracks.







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.