



Coed Rhydtir , Comins Coch
Aberystwyth Ceredigion SY23 3BJ
Guide price £120,000



Conveniently situated

some 3 miles North of Aberystwyth 41 acres of useful amenity or commercial woodland known as

COED RHYDTIR

COMINS COCH, ABERYSTWYTH ,
CEREDIGION, SY23 3BJ

This prominent woodland can be best seen from the A487 trunk road as you head south from Bow Street to Aberystwyth. The wide visible access to the woodland is direct from the trunk road a short distance from the juncture of the A487 and the road leading to Penrhyncoch.

The land in total is estimated to amount to 16.74 hectares of 41.30 acres as highlighted on the Land Registry plan included with this sales particulars. Title No WA5282952 OS Reference SN6183.

Aberystwyth is situated some 3 miles south the town having a good range of local and national retailers to cater for the local and student populations. The village of Bow Street nearby will provide for local amenities and will soon also have a railway station for ease of access from Aberystwyth.

TENURE

Freehold.

VIEWING

The woodland can be viewed at any time ensuring that the gates are kept closed at all times.

This prominent woodland forms part of a

landscaped mound with an impressive aspect to both the north and east.

The woodland is also referred to as Coed Ffynnon Caradog as this holding is situated immediately to the south.

There are internal roads for ease of management and prospective purchasers will note that the stocking is varied mainly softwood with good stands of Douglas fir and other conifers together with varying stands of chestnuts, sycamore, ash and oak.

We attach for information purposes an old only a stocking schedule together with approximate areas and year of planting which we have found. Prospective purchasers must seek their own opinion to verify this information as we have no documentation to confirm that these details are correct.

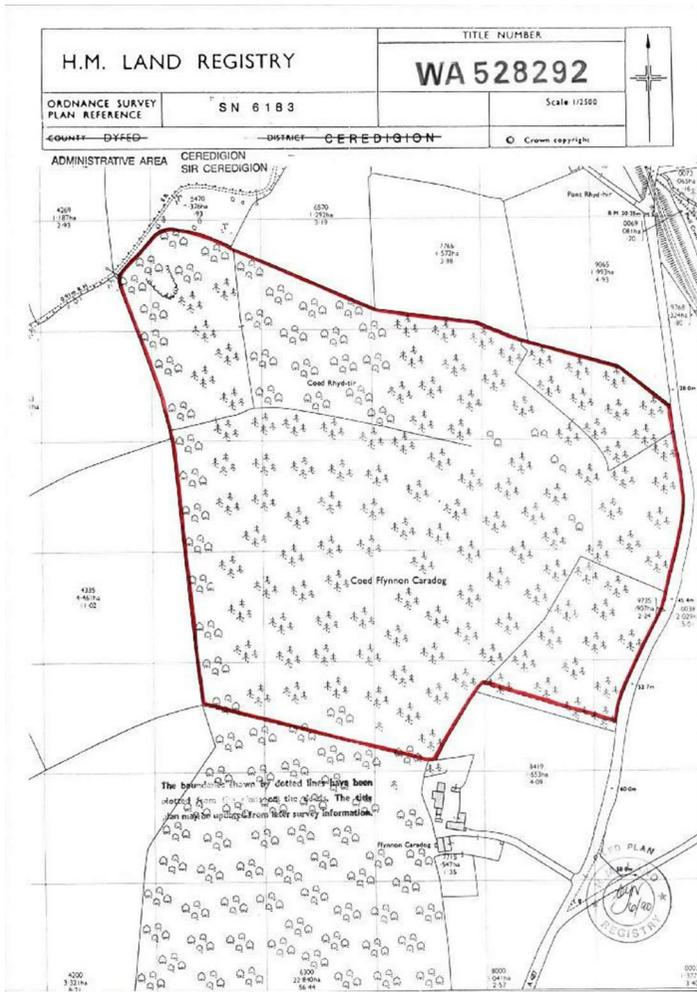
This is a rare opportunity to acquire a convenient and easily accessible parcel of woodland which may lend itself to diversification to for example an outdoor leisure pursuit subject to the necessary planning consents being obtained.

SCHEDULE (FOR INFORMATION PURPOSES ONLY)

STOCKING SCHEDULE

AREA (Ha)	PLANTING YEAR	SPECIES
2.0	1920	Sweet Chestnut
1.0 0.9	1960	Radiata Pine, Ash
0.1		Oak
5.0 4.0	1960	Western Hemlock
0.5	1960	Birch
0.5		Oak
6.0 5.4	1960	Douglas Fir
0.6	1960	Ash
1.0	1920	Sycamore
0.5	1958	Douglas Fir
0.5 0.3	1958	Japanese Cedar
0.2	1958	Mixed Conifers
16.0 Hectares		

LAND PLAN



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



DIRECTIONS

Proceed North from Aberystwyth up Penglais Hill towards Bow Street. The woodland is signposted on the left hand side a short distance after the Penrhyncoch turning (signposted) to your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	