



Woodland Adjacent to Lancych, Lancych Boncath SA37 0LJ

Here we have 20 acres of largely sloping mature woodland set in the magical Cych Valley with a derelict woodsmans cottage onsite adjacent to the lane running through the woodland (please note no planning currently exists to rebuild the cottage, please make your own enquiries if this were of interest) and direct access to the River Cych (tributary of the famous River Teifi). Interesting opportunity either as a wildlife sanctuary, for coppicing or for rebuilding the cottage (subject to planning).

- ❖ 20 Acres Of Mature Woodland
- ❖ Derelict Woodsmans Cottage Onsite
- ❖ Currently No Planning To Rebuild
- ❖ Direct Access To River Cych
- ❖ Ideal Wildlife Reserve
- ❖ Set In The Magical Cych Valley
- ❖ Lane Runs Through The Woodland
- ❖ Cottage Adjacent To Lane

£100,000



Land Plan



Ruin



Inside Ruin



Inside Ruin - Another View



Another View



Sloping Woodland

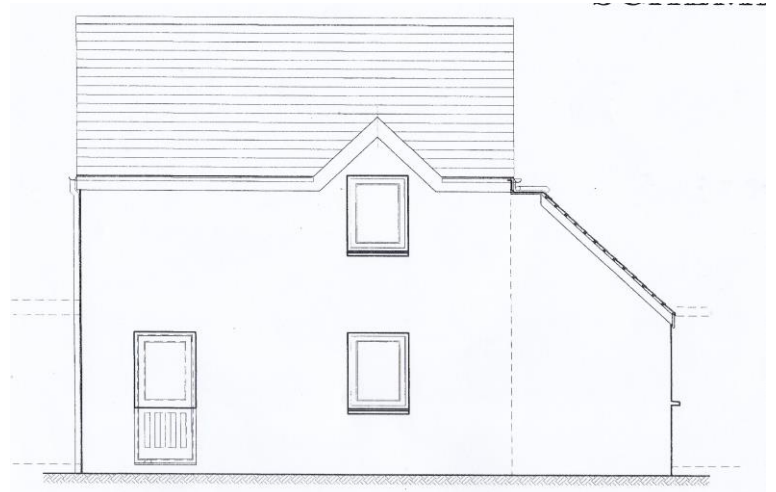


Woods & River

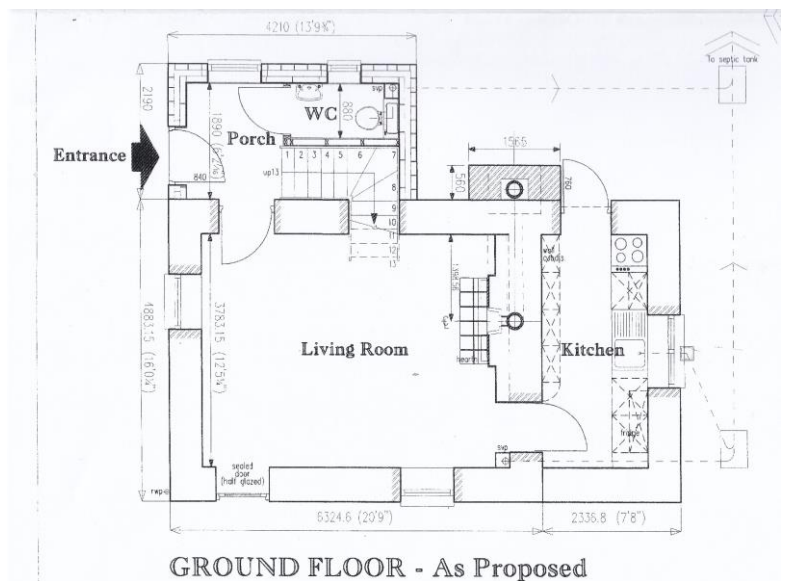


Proposed Plan for Cottage

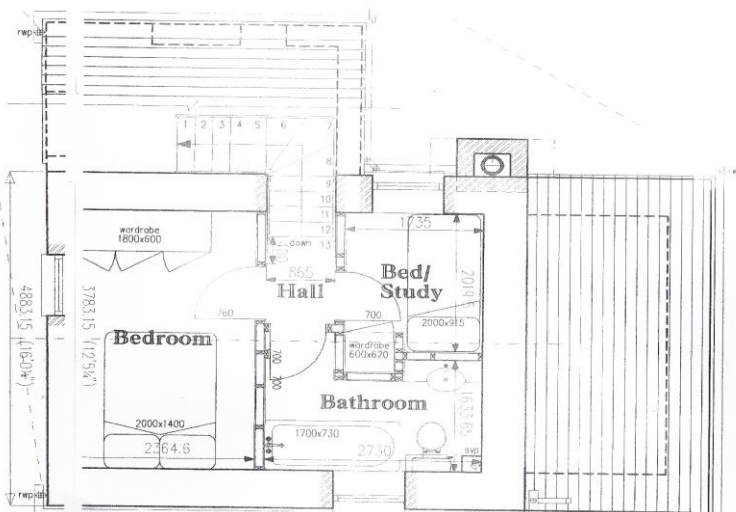
There is no planning consent in place but our vendor has had plans drawn up to show proposed building.



Proposed Ground Floor Plan



Proposed First Floor Plan



Directions

From Newcastle Emlyn, take the A484 towards Cardigan. In Cenarth, turn left onto the B4332 sign-posted Boncath. Stay on this road until you reach Abercych. Turn left here in front of the Nags Head pub. Stay on this road for 1.5 miles and the woodland parcel is on both the left and right-hand side of the road.

General Information

Viewings - Strictly via the agents, Houses For Sale in Wales

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.