



For Identification Only

Cefn Eithin Wood, Maenclochog, SA66 7LD

Offers Over £100,000

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@ijmorris.com

ijmorris.com



Cefn Eithin Wood, Maenclochog

Clynderwen, Pembrokeshire

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 with excellent gated access and hardstanding with ample space for vehicles/machinery, plus 2 useful storage container sheds.

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. The Woodland is 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.



Further Information

Sitka Spruce (*Picea sitchensis*) is a conifer native to the north west coast of America, introduced to the UK in 1831 by David Douglas. Valued for its fast growth and high quality, versatile timber, it is widely grown commercially. With a yield class of 14 cubic metres per hectare per year (compared to oak at about 4), it reaches maturity in 40–60 years, much faster than oak. Its timber was first used in aircraft construction and is now common in boatbuilding, pallets, boxes and board manufacture; smaller trees are used for papermaking due to their pale wood and strong fibres. The tree can grow up to 20m tall with a straight, conical trunk, grey brown bark, sharp needles, and red flowers that develop into brown cones. It thrives in deep, moist, well-drained soils, especially in northern and western uplands, and regenerates easily from seed. Dense canopies limit ground growth but provide shelter for wildlife such as deer, foxes, frogs, and birds of prey.

Directions

What3words: [///mammal.skims.disengage](#) From Maenclochog, pass the primary school on your right and take the first right hand turning just before leaving the village. Follow this road for a third of a mile or so and follow the road to the right, continue straight on until you get to the end of the track where there is the gated entrance to Cefn Eithin Wood on the right.

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.

General Planning Information

Forestry buildings and access tracks can be built without full planning permission under Permitted Development (PD) rights in Part 7 of the GPDO 1995, provided they are genuinely for forestry, not leisure or education. There are no size limits, no requirement for forestry to be a business, and no minimum holding size. However, osier growing counts as agriculture and follows stricter agricultural PD rules, especially for holdings under 5 hectares. Buildings must not be used as dwellings, must be at least 25 metres from a classified road, and must be reasonably necessary for forestry. Their design must clearly reflect a forestry purpose and not resemble a house or provide overnight accommodation.

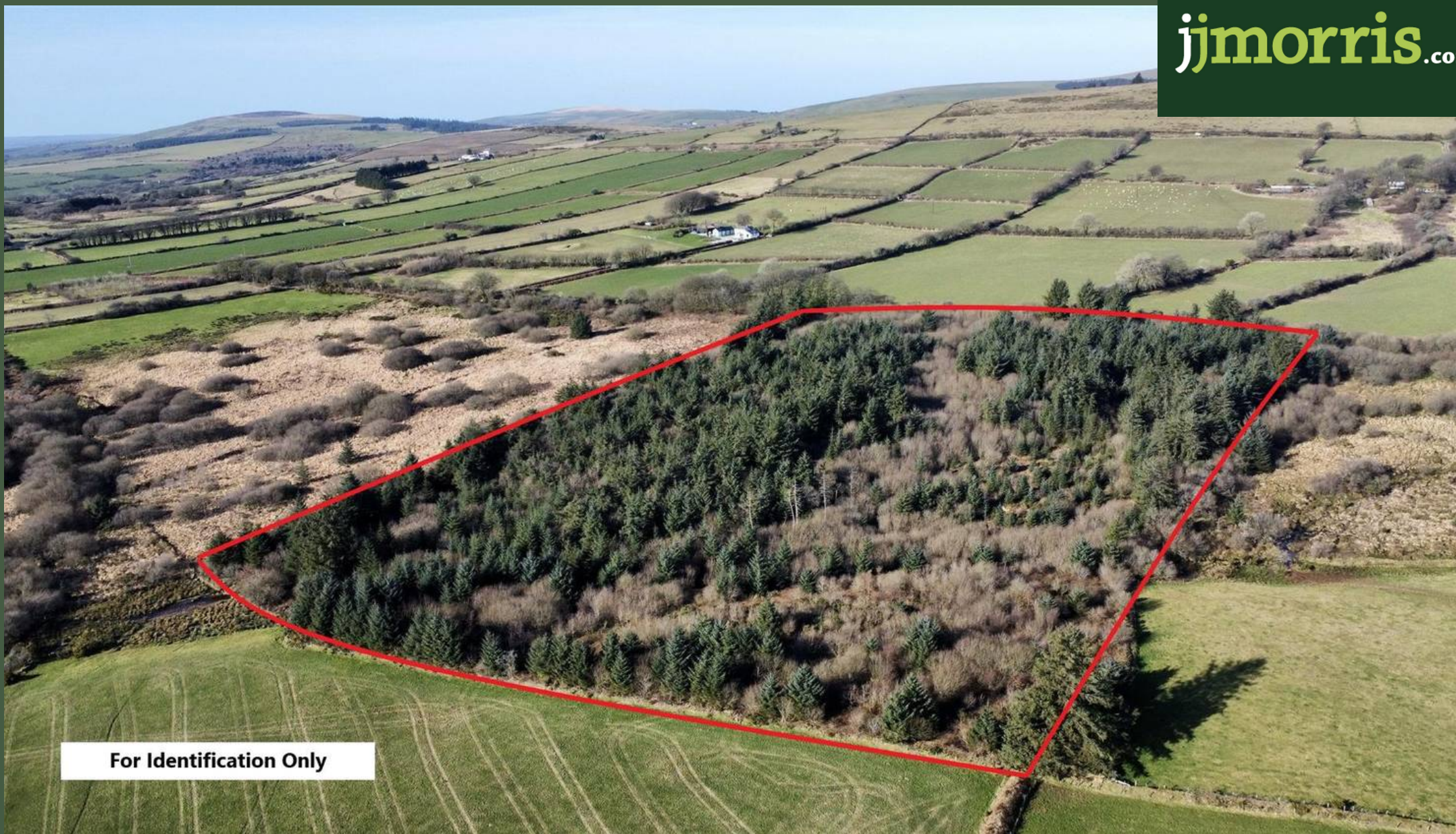
Before building, landowners must notify the local planning authority through the Prior Notification Procedure, submitting a form, map and drawings. The authority has 28 days to require prior approval of siting, design and appearance, or to reject the proposal if it is not reasonably necessary. Planning appeal T/APP/V2255/A/97/2861 93/P7 confirmed that a 6m by 18m wooden building for equipment storage, fence post production and office use was acceptable for managing a 21-hectare coppice woodland. Caravans used for forestry purposes, such as storage or worker shelter, fall outside planning control if not used residentially. Under the Caravan Sites Act 1968, caravans (including mobile or self-built structures) need not have wheels but must meet size limits (60ft x 20ft x 10ft), be transportable in no more than two sections, and be movable as a single unit when assembled.

Grant Infomation

Under the Welsh "Glastir" scheme, there are two types of grant are available: the Woodland Creation Grant, for planting trees on land that is not currently woodland, and Glastir Woodland Management for thinning, restocking, infrastructure, pest control, and so forth For more information on the Welsh grant schemes, see <http://wales.gov.uk/topics/environmentcountryside/farmingandcountryside/farming/schemes/lang=en>







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JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

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