



Woodland at Dan-Y-Graig

Tir-y-Cwm lane,
Risca NP11 6DN

A single parcel of Woodland in a very accessible location presenting a desirable conservation or amenity package.

- Excellent location a short distance from Risca •
- One compartment of woodland set within the wider Dan-Y-Graig woodland •
- Of interest to conservation and amenity purchasers •
- In all 0.70 acres •



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Woodland at Dan-Y-Graig

Tir-y-Cwm Lane, Risca NP11 6DN

The Woodland at Dan-Y-Graig provides a desirable parcel of mature broadleaf woodland. Having previously been managed with ecological protection as a priority. The woodland will be of interest to purchasers with a conservation or amenity interest.

Location & Situation

The woodland is positioned overlooking the town of Risca on the slopes of Mynydd Machen. Located within the wider woodland known as Dan-Y-Graig the property provides excellent amenity appeal.

Access is by foot only, directly from the footpath leading from Tir-y-Cwm Lane.

Description

Part of a much larger expanse of woodland overlooking Risca. Dan-Y-Graig Wood is dominated by ash, sycamore and oak trees. There is a small pond which provides excellent amenity and conservation benefits to the Property.

Much of the woodland is sloping, but, with a number of pathways providing the ability to explore the woodland and all it has to offer with ease. The purchaser will be responsible for all boundary fencing as per the existing marker posts..

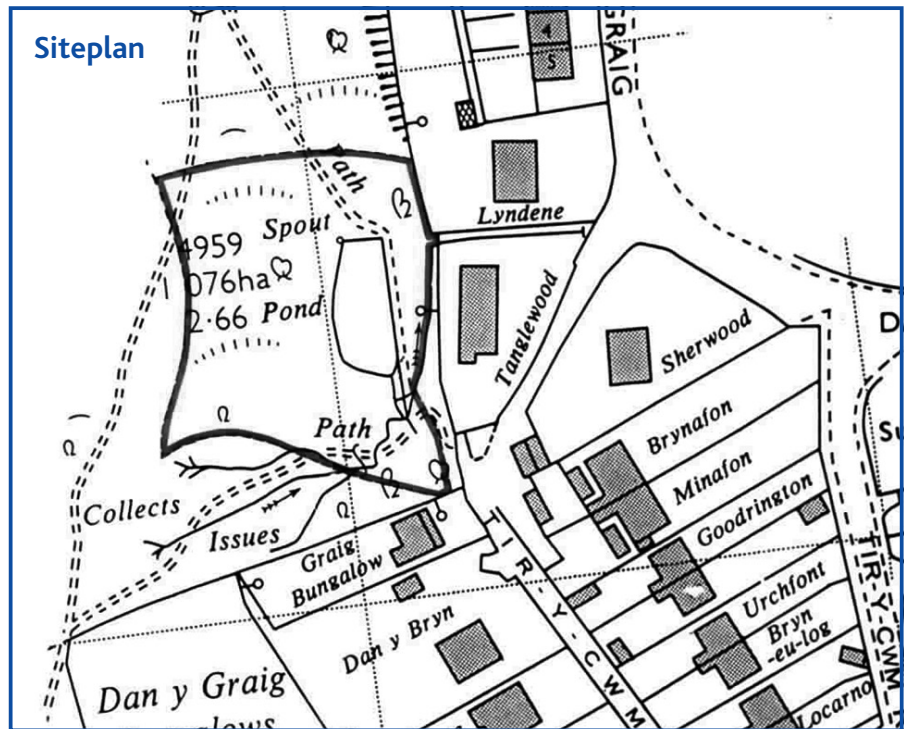
Extending in total to approximately 0.70 acre.

Wayleaves, Easements & Rights of Way

The woodland will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

Services

None.



Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the woodland by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the woodland. Do not attempt to take a vehicle into the woodland.

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Directions

Driving towards Risca from the B4591. At the roundabout where the B4591 heads west towards Risca railway station, take the second exit onto Commercial Road, leading through Risca town centre. Shortly after passing the Baptist Church on your right, turn left down Dan-y-Graig Road. Follow the road as it passes under the A467 and bear right past the row of bungalows. Cars can be parked on the road outside the brickworks.

Continue to the Property on foot by walking back down Dan-y-Graig Road and then take the first right onto Tir y Cwm Lane. Walk about 50m up the hill and the sloped path up to the gated Property entrance is on your right.



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