



Cae Ewig Powys

Cae Ewig is a south facing hillside meadow with a small mixed mature woodland, it has access to a small ford across a stream.

Details

Price: £49,000 Freehold

Location: Llanerfyl, Welshpool, Powys

Size: 3¾ acres for sale

OS Landranger: OS No 216

Grid ref: SJ 052 091

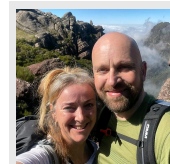
Nearest post code: SY21 0EY

Local manager

Ash Charlwood and Helen Iles

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Description

Cae Ewig is a beautiful mix of things! It has a south facing sunny meadow, a small woodland with some very old and mature trees in it and a water source.

The meadow land is a haven for insects and butterflies, it's been grazed up till recently, perfect as there is a water source at the bottom. It is steep in parts but accessible via an old unused track which traverses the meadow.

Cae Ewig has access (approx 10m) to a stream, through which there is an unused ancient ford and a gateway to an access road. With some gentle management this could be further opened up as a haven for wildlife. This ford leads to an ancient [restricted byway](#) which runs along the southern end of the meadow. The beautiful byway is very overgrown but echoes of an old ancient transport network.

The woodland has some very mature Oak, Ash and Sycamore trees which provide a wonderful canopy in the summer months. There are hazel, birch, beech, hawthorn trees to name a few.

The meadow is situated close to, but not immediately alongside the A458 which can be busy at times during the day, especially in the summer. It is often very quiet at night.

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 are a few trees in the meadow area, including sycamore and ash, but most of the trees are in an area to the south east corner. Here you will find some large mature oaks and sycamore. They provide a lovely canopy in the summer months. Below these trees are some younger trees, beech, birch, blackthorn, hazel amongst others.

There is the opportunity to do some gentle woodland management here, thinning and preserving. The meadowland aspect is also perfect for planting trees.

Wildlife

During our work in the meadowland we have observed some amazing birdlife. The birdlife is diverse here, from Canadian Geese and herons near the water sources, to large buzzards and kites circling overhead. We've also observed peregrine falcons flying overhead from the Moel Pentyrch area. There are also a few badger dens, some old and some active. The meadowland is full of insects and butterflies, which with some gentle planting could be expanded upon.

Features

Cae Ewig comprises of a inclined meadowland to the north higher point and a small wooded area to the eastern boundary.

At the southern lower point runs an unused ancient restricted byway.

Access, tracks and footpaths

There is a restricted byway which runs along the southern lower part of the meadowland. Apart from this there are signs of an old track that runs across the meadow, but this is only for the the use of the purchasers.

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

Llanerfyl is a village and [community](#) in [Montgomeryshire](#), [Powys](#), Wales. Located near the [River Banwy](#), the community includes the village of Llanerfyl, several farms and wide tracts of marchland. The village contains St Erfyl's church, rebuilt in 1870. It contains the remnants of a 15th-century shrine. The circular churchyard has in it a gravestone from either the 5th or 6th century possibly commemorating Santess (female saint) Gwerfyl.

In the village please pay a visit to the wonderful cafe and village shop - [Y Cwpan Pinc](#)

Nearby is the [Cann Office Hotel](#) - Bedrooms, restaurant and take away

Opposite the woodlands is the well maintained [Bluebell Park](#), for camping and fishing.

The area is full of things to do and places to visit, such as [Powys Castle](#) and [Rhiw Steam Railway](#).

Local area and history

This area is right on the edge of the Cambrian mountains and isn't too far from Llyn Vyrnwy. The 6000 acre Dyfnant Forest is near (described by Lonely Planet as being "where a well-signposted maze of forestry tracks culminates in one enormous hill before descending rather spectacularly toward Lake Vyrnwy").

[Llanerfyl](#) and [Llangadfan](#) are the nearby villages, full of history and close to lovely country walks.

Standing at 335m behind the meadows and woodlands is the hill, Moel Bentyrch. Here you will find the old settlement of Pen y Bwlch (Top of the Pass) a testament to a much older community in this area.

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 the North)

Head to Chester, Wrexham, Oswestry, then Welshpool.

(From the east)

Once in Welshpool follow the A458 to Llanfair Caereinion. From Llanfair Caereinion travel west for 4.5 miles along the A458.

Immediately opposite the turning for the Bluebell Camping and fishing Park, turn right along a small track which will lead you through a gate and to a parking space.

This is the parking space from which to walk and view the properties. Please be aware that access to the fields is needed for the farmer, and please do not block parking for the residents of Troed Yr Erwig house.

Parking is at SJ 0526 0914

What3words

compelled.winds.announce

52 40'18.3N

003 24'08.7W

Cae Ewig is accessed through the wooden gates at the end of the brick barn.

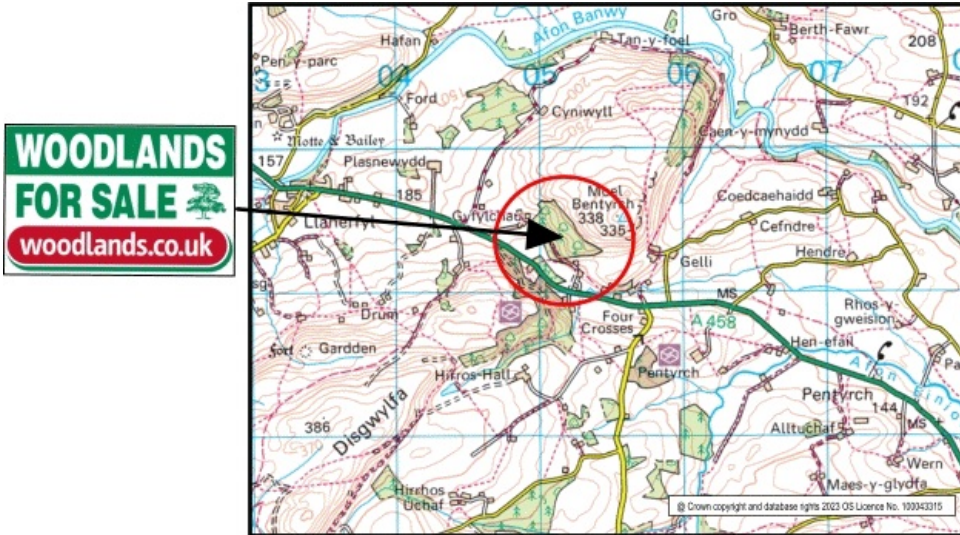
Boundaries:

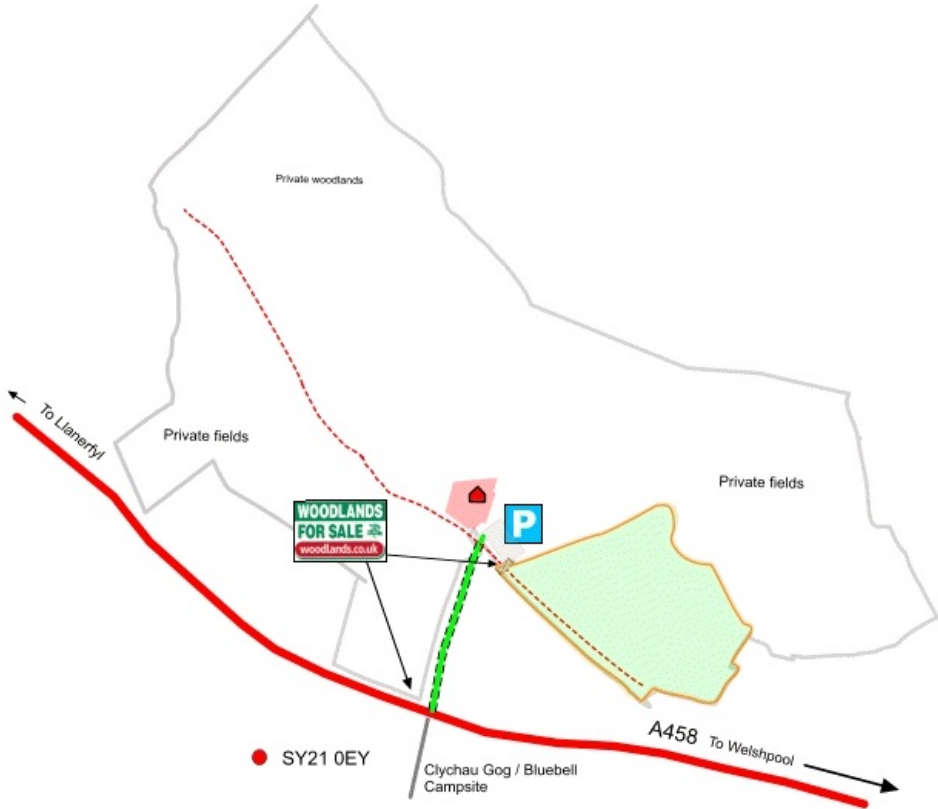
To access Cae Ewig, park in the woodlands yard and enter via the small wooden gate next to the large wooden gate. The area behind the chain is for the purchasers vehicle.

The boundaries are marked in orange.

The meadowland can be accessed anywhere here, it runs along the lower side of the track up to the higher boundary with Cae Erfyl. The shared boundary here is to the centre of the double fence.

Heading back down to the south and road, the boundary is a fence line. This zigzags around a neighbouring cottage down to the ford. The boundary then is the fence line on the southern side of the restricted byway which leads back to the parking area.





Map Legend

Roads and Public Highways		Wooden or metal gates	
Tracks etc with rights of way for the wood		Ride stops	
Other private woodland tracks		Stone wall	
Public Footpath		Trees, broadleaves	
Slope		conifers	
House or cottage		meadow	
GPS/Satnav, map location of nearest postcode		Clearing	
		Park Here	
		Shared turning circle	
		'For Sale' sign location	

Additional symbols: Cae Ewig (Cae Ewig icon), North arrow (N), and Woodlands For Sale logo (WOODLANDS FOR SALE woodlands.co.uk).



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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.