



## Coed Gobannium Monmouthshire

Mixed conifer and broadleaf woodland in an upland setting above Abergavenny with stunning views out across the Usk valley, taking in Ysgyryd Fawr and Fach and the Sugar Loaf.

### Details

**Price:** £75,000 Freehold

**Location:** Llanellen, Abergavenny, Monmouthshire

**Size:** Just under 5 acres for sale

**OS Landranger:** OS No 161

**Grid ref:** SO 294 106

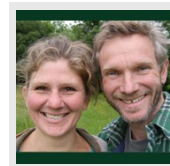
**Nearest post code:** NP7 9LD

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

Coed Gobannium is named for [Gobannium](#), the [fortified settlement](#) built by the Romans in approximately AD 54 which, over time, has evolved into Abergavenny and which can be seen just below the woodland across the Monmouthshire and Brecon Canal. There are far reaching views out over the Usk valley beyond the Sugar Loaf looking north, and Ysgyrd Fawr looking due east.

The woodland is situated on an east facing slope with birch making up the majority of its planting. Underfoot is mossy with ferns and bramble in parts and there are hazel and holly dotted throughout.

Conifers and gorse line the western and eastern fringes but also there are two stands of Sitka in the middle of the woodland which add nice variety.

There is a stoned hardstanding area at the entrance to the woodland at its south western corner. This opens off a stoned entrance shared with neighbouring woodland Coed Ochram. The hardstanding itself is private and large enough to accommodate a camper van.

A level track running the full width of the woodland just inside the eastern boundary at the bottom of the slope, provides more useful level ground for either camping, woodstacking or bushcraft activities. Creating a zig zag path would be a practical and feasible way of connecting the hardstanding at the top of Coed Gobannium to this track at the bottom of the slope, and improving access throughout the woodland.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

The predominant species in Coed Gobannium is birch which thrives in this upland setting. There is hazel here as well, and some holly dotted about. The western boundary is lined with conifer including Western hemlock, Norway spruce and Douglas fir.

Towards the southern boundary and located midpoint between west and east boundaries, there is a small stand of sitka spruce. There is a another stand of conifer further into the northern half of the woodland.

Gorse, another upland stalwart, is dotted along the track which runs along the eastern edge of the woodland.

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### Wildlife

Deer are known to wander through, otters have been seen in the vicinity and many bird species including great spotted and green woodpeckers and [pied flycatchers](#), chiff chaff and mistle thrush populate the area.

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### Features

Stunning views out east.

Plentiful [birch trees to tap](#) in spring!

Good access for a camper van and private area for parking up, camping or just taking in the views.

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### Access, tracks and footpaths

Access to the woodland is very good by way of a minor public road onto a hard surfaced forestry track.

No public footpaths run through Coed Gobannium but various public footpaths are easily accessible close by, connecting to some fabulous walking routes.

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### Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Activities

Birch is a one tree pharmacy and hardware store, beloved of herbalists and [outdoor survivalists](#) for its [medicinal and other useful properties](#) so there is much potential to put the many birch trees present here to good use!

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### Local area and history

The Roman fort of [Gobannium](#) was built at Abergavenny in approximately AD55 on the south west side of Ysgyrd Fach directly in view from Coed Gobannium.

There is also much industrial history locally with the [Blaenavon World Heritage Site](#), which also boasts Big Pit National Coal Museum, Pontypool and Blaenavon Railway, Blaenavon World Heritage Visitor Centre and Blaenavon Ironworks.

The Mon and Brec Canal which you cross over enroute to the woodland, hugs the mountainside high above the Usk valley, a result of the skilful design of the 19thC engineer Thomas Dadford. At the time, it was employed to transport iron, coal and limestone to the port of Newport, towns of South Wales and further afield to the factories of the midlands but is now a beautiful and tranquil place transporting holiday makers in boats and providing a welcome flat route for walkers and cyclists.

[Abergavenny](#), just northwest of the woodland within 10 minutes drive, is a lovely market town with good pubs, b&bs and restaurants and all amenities.

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## How to find this woodland

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You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands 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 woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

From Abergavenny - proceed south on the A4042 towards Pontypool/Cwmbran.

Cross over the river bridge at Llanellen and after approx. 1/2 mile, turn right into Oak Lane.

At a fork in the road, keep right and cross over the canal bridge. Proceed for 1 mile and at the fork in the road, keep right. Proceed uphill for a further 3/4 mile.

At the T-junction turn right and you will see the gated entrance to the woodlands on your right marked with a Woodlands for Sale sign.

You can either park up in the lay-by here (please do not block the access) or drive through the first gate, follow the track across the field until you come to a second gate. Once through this gate, please park up here in the large turning circle.

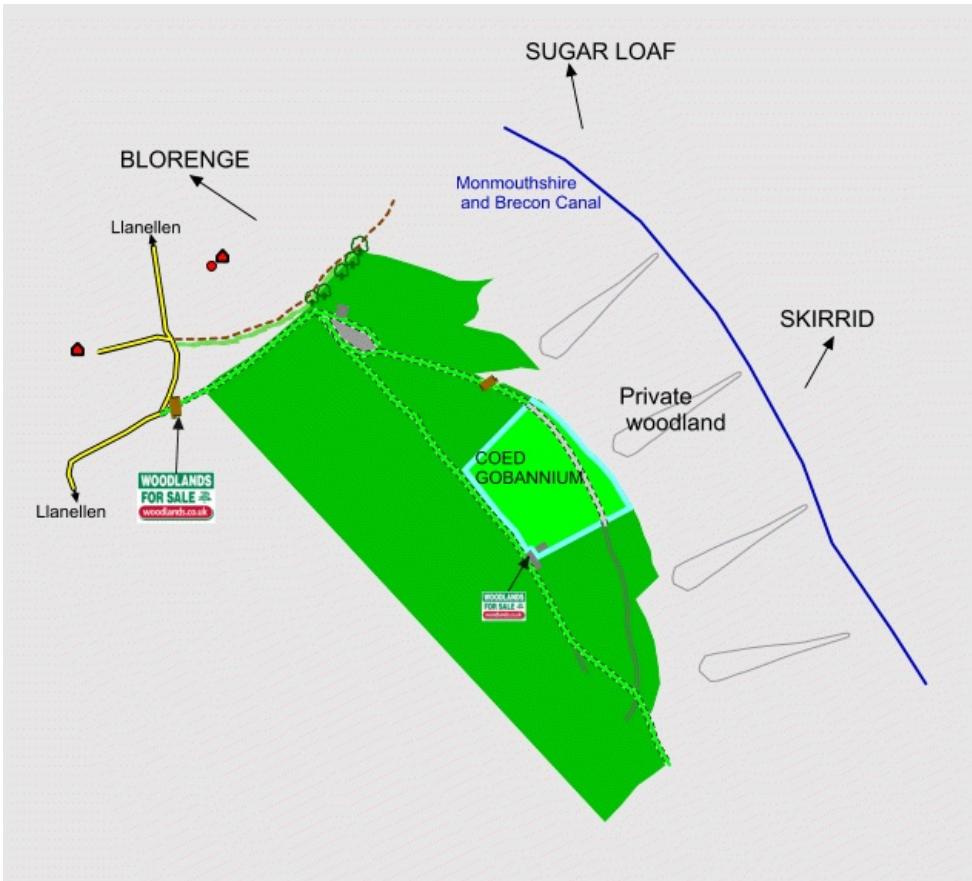
what3words for main entrance gate: enveloped.bouncing.curries

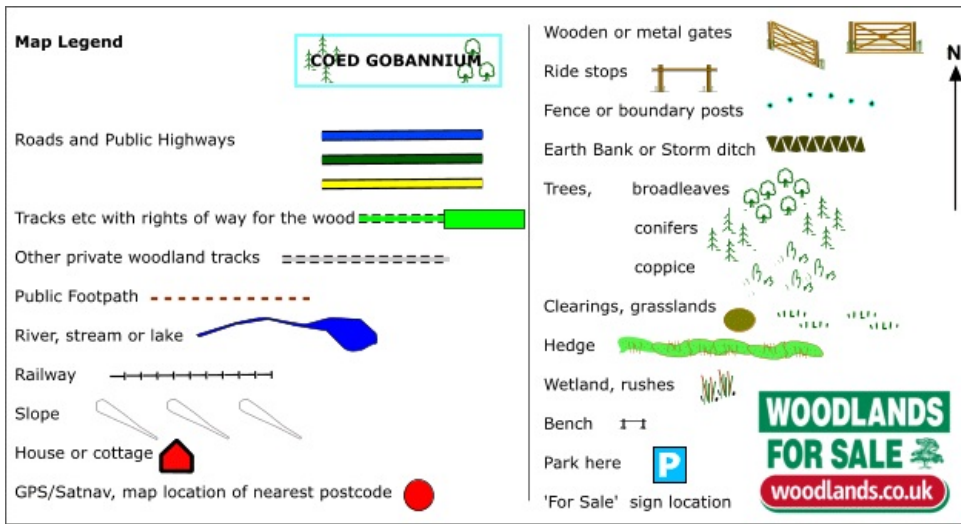
**Boundaries:**

The boundaries of Coed Gobannium are marked in pale blue paint on trees and marker stakes.

The south-western and north-eastern boundaries are defined by tracks (but please note that the track running along outside the the perimeter of Coed Gobannium's north-eastern boundary is not part of the woodland or accessible from the woodland).







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.