



Coed Ochram Monmouthshire

A manageable birch woodland with good access, tucked on the southeastern foothills of the Bloreng, with breathtaking views across the Usk Valley

Details

Price: £59,000 Freehold

Location: Llanellen, Abergavenny, Monmouthshire

Size: Almost 4½ acres for sale

OS Landranger: OS No 161

Grid ref: SO 295 104

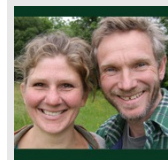
Nearest post code: NP7 9LD

Local manager

Tamsin and Matt Brown

07950 379533 or 07956 256101

tamsinandmatt@woodlands.co.uk



Description

It's a real joy making the journey up to Coed Ochram. Once off the Abergavenny road, the tiny road immediately starts to climb quite steeply flanked by great gnarly beech trees which form a tunnel for much of the journey. Arriving at the main gate you cross the 'plateau' of Coed y Prior Field where views open up all around and then drop down slightly into a shared parking area with views of the Usk Valley stretching out before you.

Taking the right fork southeasterly out of the parking area, a solid stone track providing good, all weather vehicle access leads you to Coed Ochram at the southeastern corner of the larger woodland.

There is a 'hammerhead' entrance to Coed Ochram, shared with the neighbouring wood, which leads on into a private stoned parking area for Coed Ochram's sole use. This is big enough for a camper van or would make a sheltered camping spot.

Continuing along the vehicle track past the entrance to Coed Ochram, you will come to a track forking off to the left. This track takes you all the way through the woodland following the contour of the hillside, and provides useful access to the middle of the wood, as well as more practical level areas for forestry activities or taking in the view which is superb! Although this track continues through the neighbouring woodland to rejoin the track to the main shared parking area, access has been limited as far as the boundary of Coed Ochram in order to preserve privacy for the neighbouring woodland.

It would be very feasible to create a zigzag foot path through the woodland, linking the hardstanding to the lower track, and opening up some small clearings would make Coed Ochram even more enjoyable. There are some wonderful mosses and lichens of many varying hues which highlighted against the white of the birch bark are quite spectacular.

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.

Trees

Common to upland woodland, Coed Ochram is predominantly birch, both silver and downy. Around the fringes there are small numbers of conifer, hemlock and spruce, and some multi stemmed hazel. There is the occasional young beech along the track edges and one or two more mature specimens within the woodland. Another upland staple, gorse, is dotted along the track edges along with many different mosses of intricate shapes and forms to be enjoyed if you get down on your hands and knees ! There are various species of fern throughout the woodland as well.

Wildlife

It is off the beaten track up here on top of the mountain which is always favourable to wildlife. Roe deer have been spotted here and there is plenty of birdlife.

Features

Stunning views out across the Usk valley; to the east a view of the Skirrid, to the northeast, Y Fâl (The Sugar Loaf) and rising majestically to the north is the Blorengge.

You are both within a few minutes of Abergavenny and also feel a million miles away on top of the world.

Access, tracks and footpaths

Good year round access off a very minor public road directly onto well made forestry track.

There is no public footpath through Coed Ochram itself but a wide network of public footpaths are easily accessible nearby which provide fabulous walking routes.

The Monmouthshire and Brecon Canal which runs below the woodland provides a level [walking and cycling route](#) for several miles.

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.

Activities

Birch trees have traditionally been tapped for their [spring sap](#) which, being full of minerals and electrolytes is sought after for its restorative and rejuvenating properties. Birch leaves and bark, and their oil are also prized for their [health benefits](#) so there is much potential in Coed Ochram for the budding herbalist!

It is a walker's paradise here with footpaths to the neighbouring Blorengge, and the Sugarloaf and Skirrid all within spitting distance as well as canal [boating](#) on the Monmouthshire and Brecon Canal which runs at the bottom of the hill.

Local area and history

There is 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.

How to find this woodland

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, continue along this road for a short distance and you will see the main entrance gate on the right, marked with a Woodlands for Sale sign, you can either park up in the lay-by near by or drive through the first gate up the track until you come to a second gate, once through this gate you can park up.

Main entrance gate:

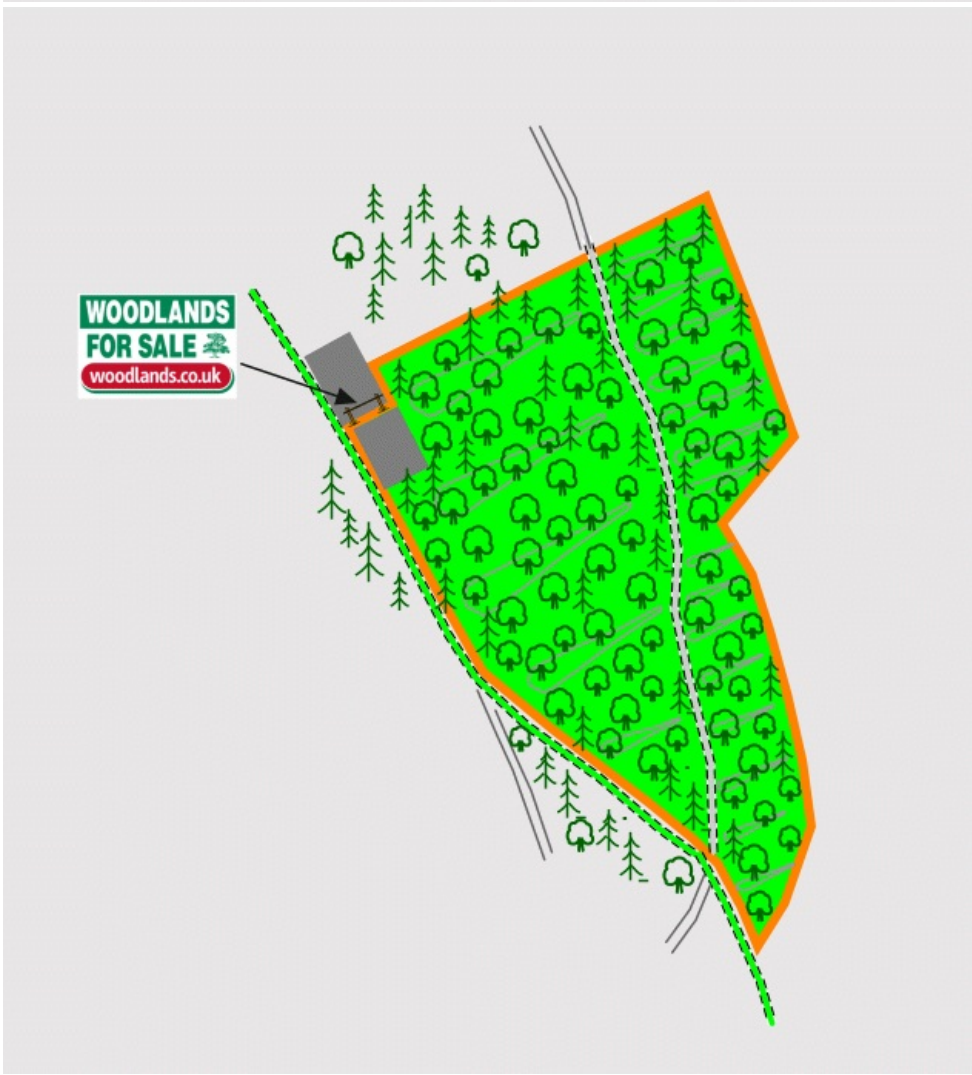
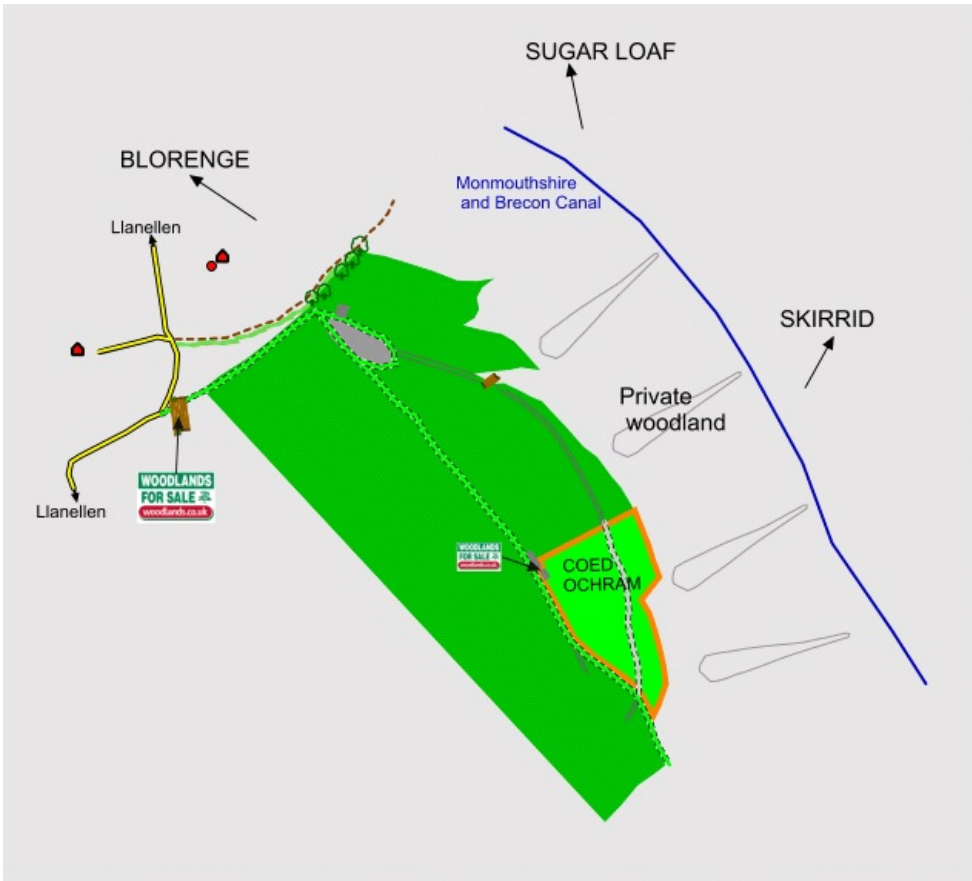
what3words : enveloped.bouncing.curries

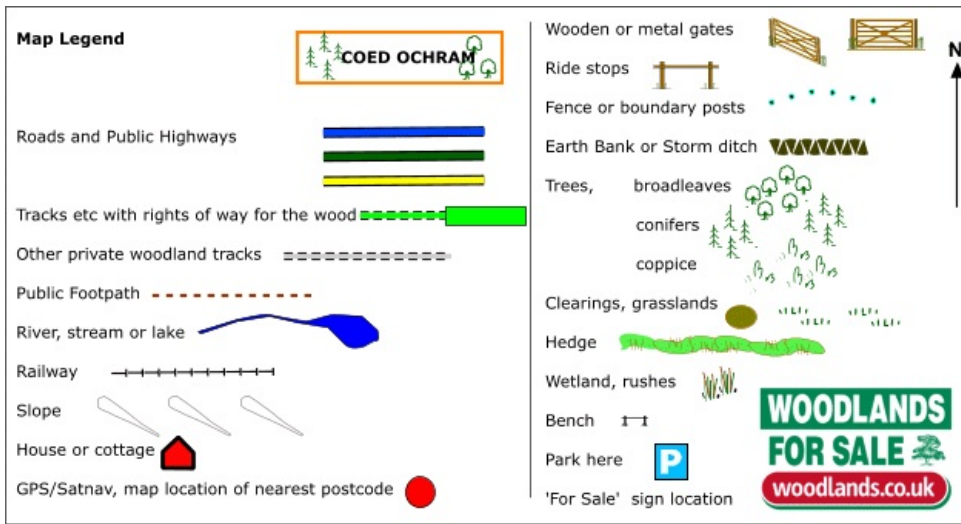
Boundaries:

The boundaries of Coed Ochram are marked in orange paint on wooden marker posts and trees.

The western, southern and part of the eastern boundaries are defined by tracks.







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.