



Rooks Pond Pembrokeshire

A private, tranquil setting for Rooks Pond, sheltered by woodland, with scope for more planting and of course many aquatic activities. A fantastic prospect for wildlife watching.

Details

Price: £69,000 Freehold

Location: Abercych, Cardigan, Pembrokeshire

Size: Just over 4 acres for sale

OS Landranger: OS No 145

Grid ref: SN 230 406

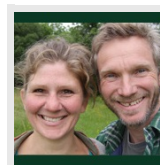
Nearest post code: SA37 0HH

Local manager

Tamsin and Matt Brown

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Description

Lakes, or ponds (and Rooks Pond could be either!) rarely come up for sale so here is an exciting opportunity to have one of your very own! Tucked in the farthest western corner of the larger woodland of Gallt Sena, it is very private and benefits from plenty of level land providing good options for camping or woodland activities. In winter, there are pretty views northwards across the rolling fields up to Pentre Mansion and Farm.

The access to Rooks Pond is over a long stretch of recently upgraded stoned track. There is one moderately challenging section of steep track, but only in wet or winter weather and will be no problem to a 4 wheel drive in any weather. At the top of the slope you come to the entrance to Rooks Pond, on the right hand side of the track. From the ride stop entrance into Rooks Pond, there is a good stretch of flat, grassy track, perfect for a camper van or setting up a tent. A path has been brush cut along the southern edge of the pond which enables access to the woodland at the western end of the pond.

This provides a nice contrast with mature sycamore and oak and ferns and ivy at forest floor and hazel, holly and hawthorn dotted throughout at understory. A seasonal stream runs along the inside of the northern boundary feeding into the pond through an area of reeds and grasses and there is a spring approximately 500m to the south west of the woodland which feeds into the pond at its south west corner.

From the woodland at the western end of the pond, turning to a southerly direction, the ground drops away, forming a sort of bowl which levels out towards the southern and eastern boundary. This area planted with a mix of Sitka and Norway spruce in 2019 is dense with a good quantity of naturally regenerated alder, birch, hazel, some oak between. As these trees gain height and stature the canopy will shade out much of the undergrowth, and in time and with management this will develop into a lovely diverse woodland. There is scope to plant more broadleaf here, of choice, to supplement the natural regeneration. There is also scope to cut paths or make a clearing within here, perhaps a great place to construct a wildlife hide from which to observe bird, insect and other wildlife attracted to the pond.

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

Various broadleaf of mixed ages including sycamore, oak, alder, birch, willow, hazel of varying age along with a small number of mature conifer.

There is very dense area of new planting from 2019 to the south of the pond. The planting comprises of mixed conifer; Norway and Sitka spruce but a quantity of alder and birch, hazel, willow has naturally regenerated here. Towards the western boundary there is an area of an acre or so of mature standing broadleaf, sycamore, oak and alder with one or two conifer. There is holly and hazel at understory and hawthorn at the fringes.

The land to the northern side of the pond sloping up gently to the northern boundary is made up of mixed broadleaf of varying ages, some mature oak and some large hazel over growing the pond margins, providing nice cover for waterfowl and wildlife.

Wildlife

The pond of course is an important asset for wildlife and will attract a wide variety of creatures including red deer which have been seen wandering through the area. Birdlife is prolific and large migrators including geese are likely to use the pond.

[Moorhens](#) were seen recently skittering into the reeds and the overhanging hazel, and dozens of [dragonflies](#), some [electric blue](#), zigzag erratically, skimming the pond.

There are large badger setts in other areas of Gallt Sena, the larger woodland of which Rooks Pond is a part, so you may be graced with a badger visit from time to time.

Features

Wonderful picturesque setting for this lovely lake with scenic views.

Manageable sized area of woodland for stewardship.

Opportunity for planting in the southern sector of the wood to supplement the natural regeneration.

Access, tracks and footpaths

Access to Rooks Pond is over a long stoned recently repaired track. There is one steep section on the otherwise level track which may require care in wet or winter weather and may be more suited to 4 wheel drive vehicles.

The main shared access track of Gallt Senna is a designated bridle way and partially, a public footpath, although there is no public footpath running through Rooks Pond itself.

There is a locked gate at the main entrance. Owners will have keys.

Rights and covenants

Mineral and sporting rights are included.

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Activities

The pond is big enough for most aquatic activities, from having a dip to rowing a boat, and perhaps fishing although it's not known what, if any fish are present. It also presents fantastic potential for wildlife and bird watching - a great place for constructing a hide from which to watch what flies or wanders in.

There is good opportunity for new planting here to supplement the natural regeneration that is occurring in the southern sector of the woodland.

Local area and history

The surrounding area of the Cych valley is rife with myth and mystery. One of the portals into the mystical realm of [Anwnn](#), or the Otherworld, as described in the famous Welsh myth tetralogy, the [Mabinogion](#), is said to be located nearby, at the Ffynnone Falls.

The stunning Cardigan coast is within easy reach, and the towns of Cardigan and Newcastle Emlyn are both within half an hours drive with all amenities, great pubs, cafes and independent shops, but even nearer is the [Nag's Head](#), a mere walk away in Abercych itself!

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

What3words: outs.delays.flanked

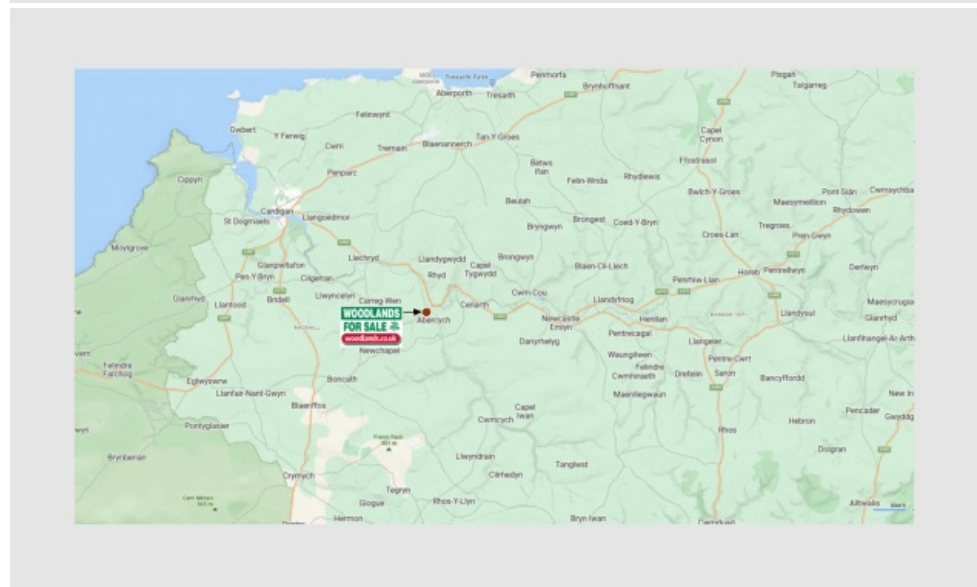
From Newcastle Emlyn take the A484 towards Cenarth. At Cenarth take the left turn just after the Three Horseshoes pub, signposted B4332. Follow this winding road for a few miles, until the road crosses the Afon Cych over a small stone bridge and turn RIGHT on the sharp bend, signposted towards Llechryd, into the village of Abercych. Follow the road all the way through Abercych, and just before you leave the village, take the left turn BEFORE you go over the small stone bridge. You will see a yellow house to the right. Look out for a Bridleway sign, and a small Woodlands for Sale arrow sign at the turning.

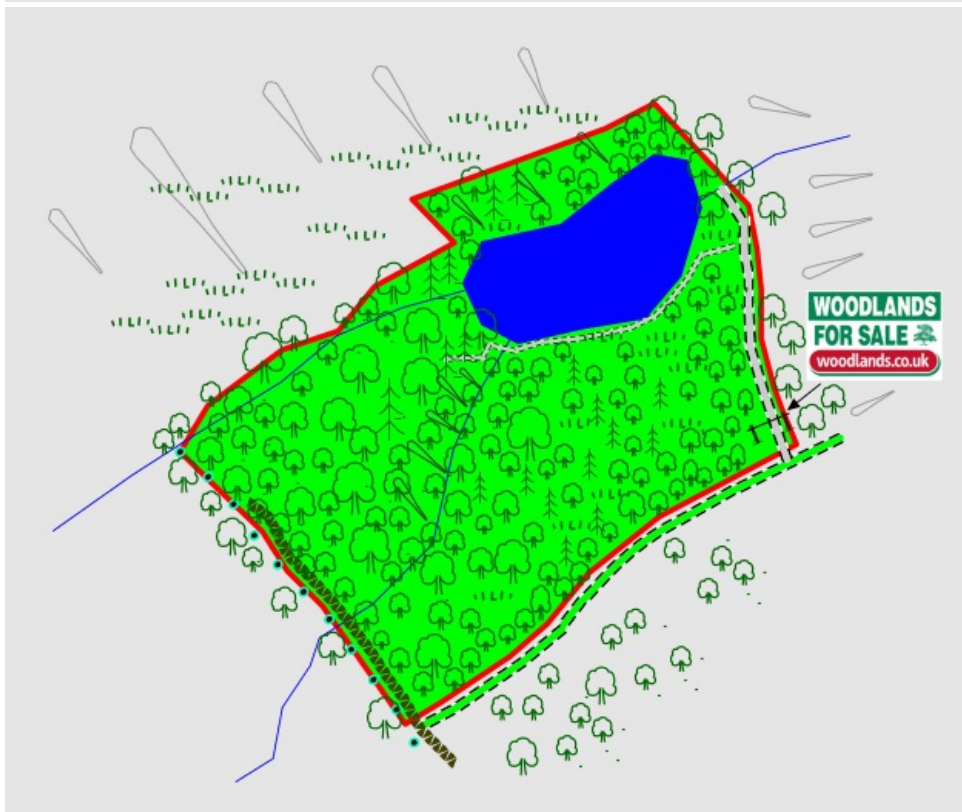
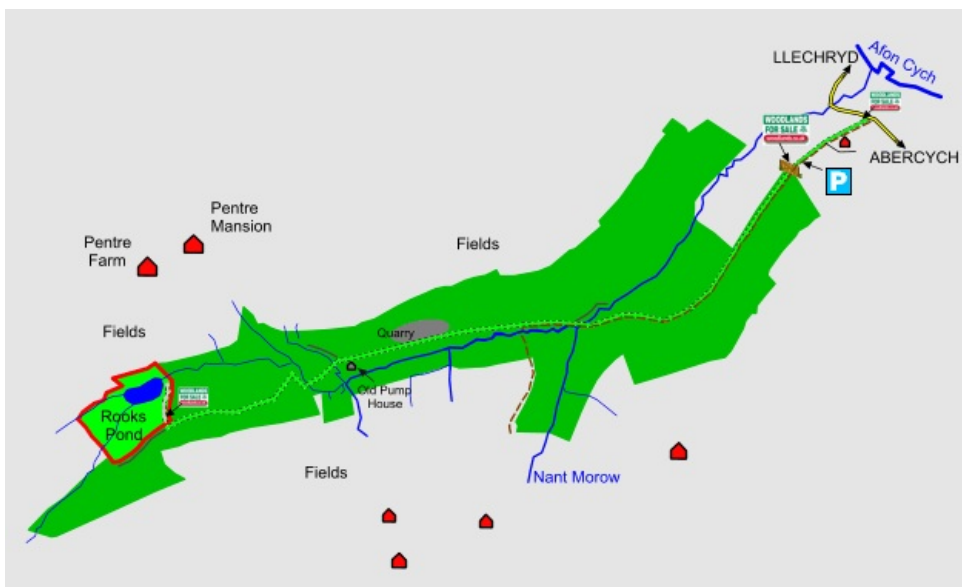
Continue along this track, you will pass a small water treatment plant on the right, until you come to a locked wooden gate with a Woodlands for Sale sign on it. Please park up on the left, making sure not to obstruct access through the gate and continue on foot. It is a long walk to Rooks Pond which is at the very opposite end of the larger woodland, Gallt Sena.

Follow the track through the woodland, through the central quarry area and continue until the track forks - take the left fork, and continue along the track up hill until you see the ride stop at the entrance to Rooks Pond on the right hand side marked with a wooden name board and a Woodlands for Sale sign.

Boundaries:

The boundaries of Rooks Lake are marked with pink paint on wooden marker stakes, trees and fence posts.





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.