



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**56.94 Acres (23.04 Hectares)**

## **COED CAPEL**

Pen-y-Cae, Powys

**Offers Around £225,000 are invited for this property**

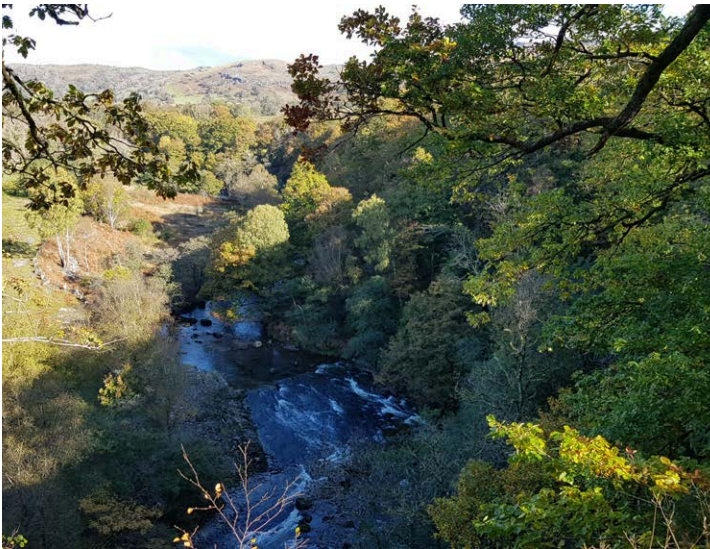
OS Grid Ref: SN846132 Lat/Long: 51.805773,-3.672987 Nearest Post Code: SA9 1FH  
what3words: jeeps.answers.shifts

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
**For further information contact Jack Clegg**

**Find more woodland properties for sale on our website**





#### IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared August 2025.



## LOCATION

Coed Capel is located to the south of the village of Pen-y-Cae, 19 miles north-east of Swansea and 21 miles south-west of Brecon. All distances are approximate.

## DESCRIPTION

Occupying an appealing setting on the banks of the River Tawe in the Brecon Beacons National Park, Coed Capel incorporates a mixture of woodland and open land and provides an exciting opportunity for a would-be purchaser, especially with a conservation focus, to take on a restoration project and create a real wildlife haven.

The woodland element accounts for much of the property and includes birch, willow and alder in the main with strong natural regeneration featuring throughout. This results in an appealing mixed age structure through the property and offers much management potential for a new owner.

The remainder, comprising the open land, has been left unmanaged but may be suitable for further planting subject to the necessary permissions being obtained.

Adding to the appeal, the property benefits from frontage onto the River Tawe which runs from the Black Mountains to the sea at Swansea. Direct access to the river is possible from the north-eastern corner of the property. We understand the freeholder has the right to fish the river, for personal use only.

Coed Capel benefits from excellent vehicular access off the highway on the eastern boundary, shown marked A on the sale plan.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## RIGHTS OF WAY

The woodland is sold subject to a right of way in favour of a neighbouring landowner over the pathway between points AB and along the riverbank between points CD, as shown on the sale plan.

## V.A.T.

The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. **In particular, take note of the steep cliff edge along the northern boundary.**

## METHOD OF SALE

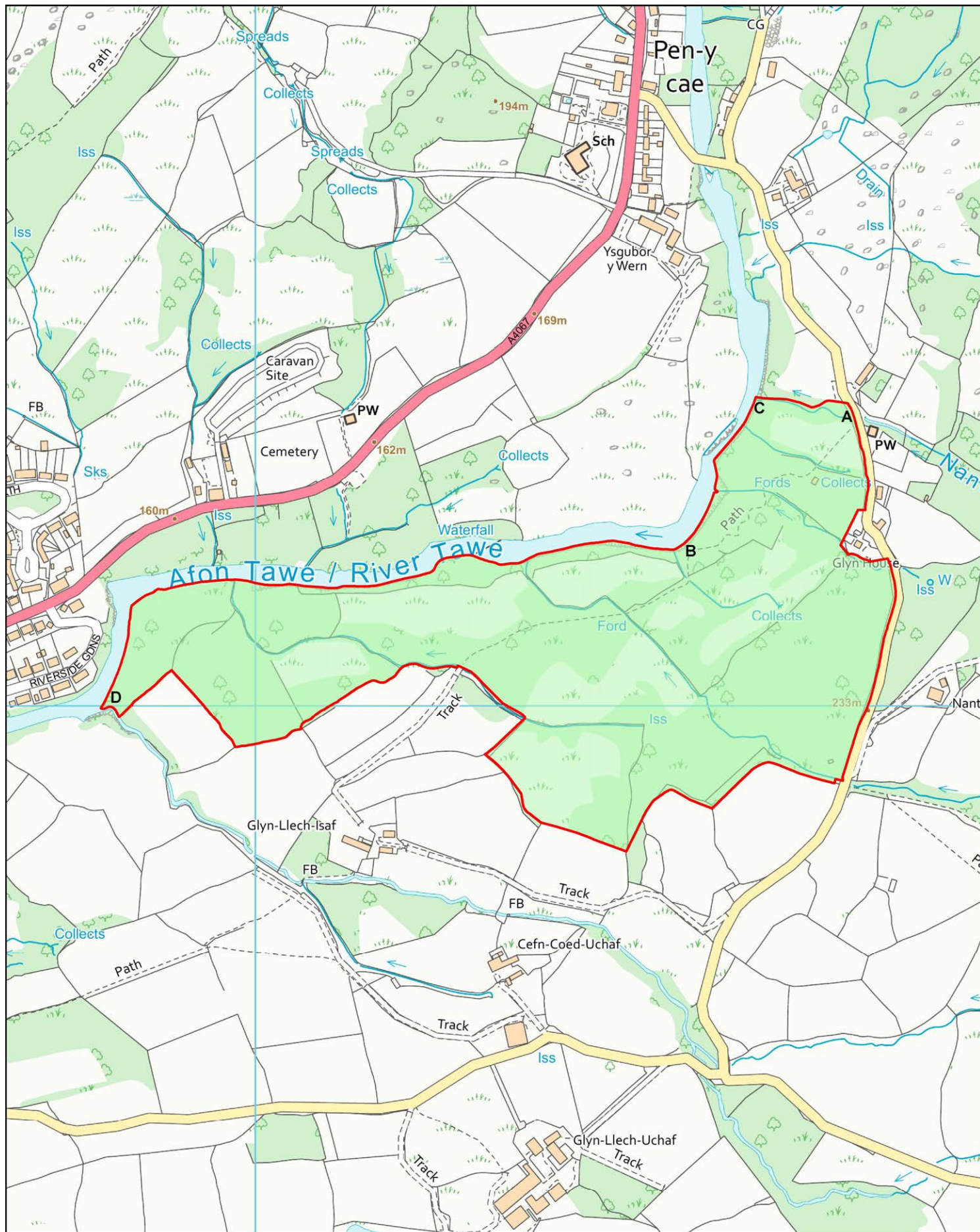
Coed Capel is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)







## Coed Capel

Location SN 843 130

Scale 1:6,000 @ A4

Drawing No. Z26029-01

Date 11.08.25

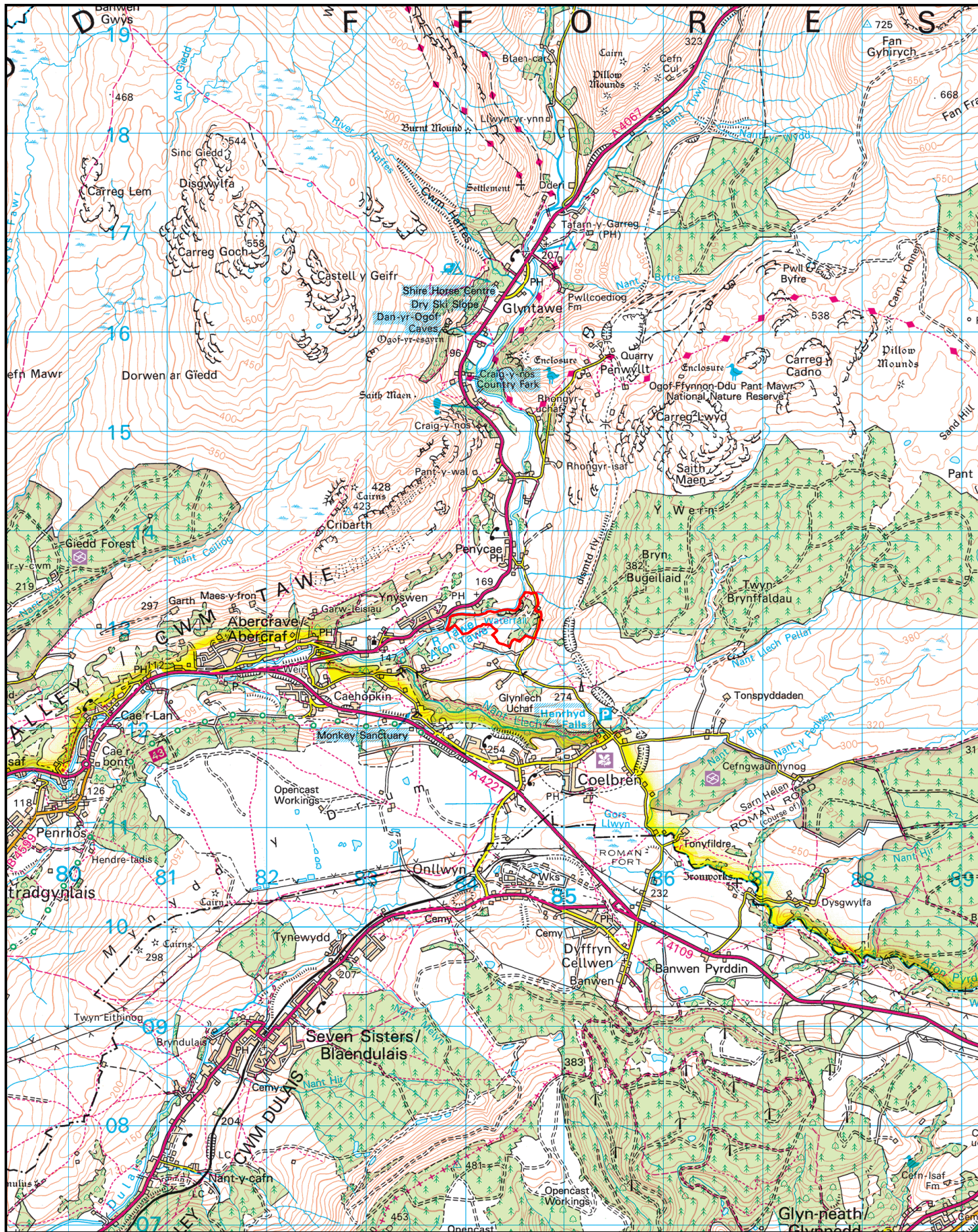


# Tustins

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500  
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## Coed Capel

Location SN 843 130

Scale 1:50,000 @ A4

Drawing No. Z26029-02

Date 11.08.25



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Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
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Pen-y-Cae, Powys



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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