



FREEHOLD FOR SALE BY PRIVATE TREATY

71.62 Acres (29.98 Hectares)

Alt y Waun

Meiros Lane, near Drefach, Carmarthenshire

Offers Around £285,000 are invited for this property

OS Grid Ref: SN364390 Lat/Long: 52.025470,-4.384393 Nearest Post Code: SA44 5UW
what3words: pavilions.weedy.oasis

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John 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 April 2023. Re-issued December 2023.

LOCATION

The wood is near to the village of Dre-fach Felindre, five miles from Newcastle Emlyn in South Wales and 30 minutes' drive to the coast. All distances are approximate.

DESCRIPTION

Allt y Waun is a broadleaved woodland occupying gently undulating, low lying land in a very pretty area of Carmarthenshire. The nearest village, Dre-fach Felindre, lies at the confluence of three fast-flowing streams which were utilised to power substantial mills in the late 19th century.

This broadleaved woodland is a fine example of the effects of rewilding and what can be achieved in as little as 60 years. The former hay meadows once provided forage for livestock until they were abandoned and left for nature to take its turn.

You will find practically every native tree species in this woodland, but the dominant trees are oak and birch with significant ash and alder. Hazel is a popular smaller tree but there is also an abundance of younger trees from all species. This wild and beautiful natural woodland was once completely inaccessible, and the owner has recently thinned the trees creating openings and rides into the woodland.

The age of the trees is fairly uniform except for some older trees that appeared in the former field boundaries where hedges have grown out. There is also a slight stream to the east of the wood and a ditch to the west, and numerous dew ponds in wetter areas.

The entrance has recently been updated with some fresh stone, a new gate and railings. The hard standing through the gate way has served as a loading area to remove the stacked timber harvested from the thinning operation. The ground here is a little bare following this work but will green over next year. From here the soft tracks fork off in different directions into the wood.

This woodland offers a great combination of amenity and recreation potential. There is also opportunity to undertake some further silvicultural work to enhance the development of the trees and their surroundings.

SPORTING AND MINERAL RIGHTS

These are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

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.

METHOD OF SALE



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

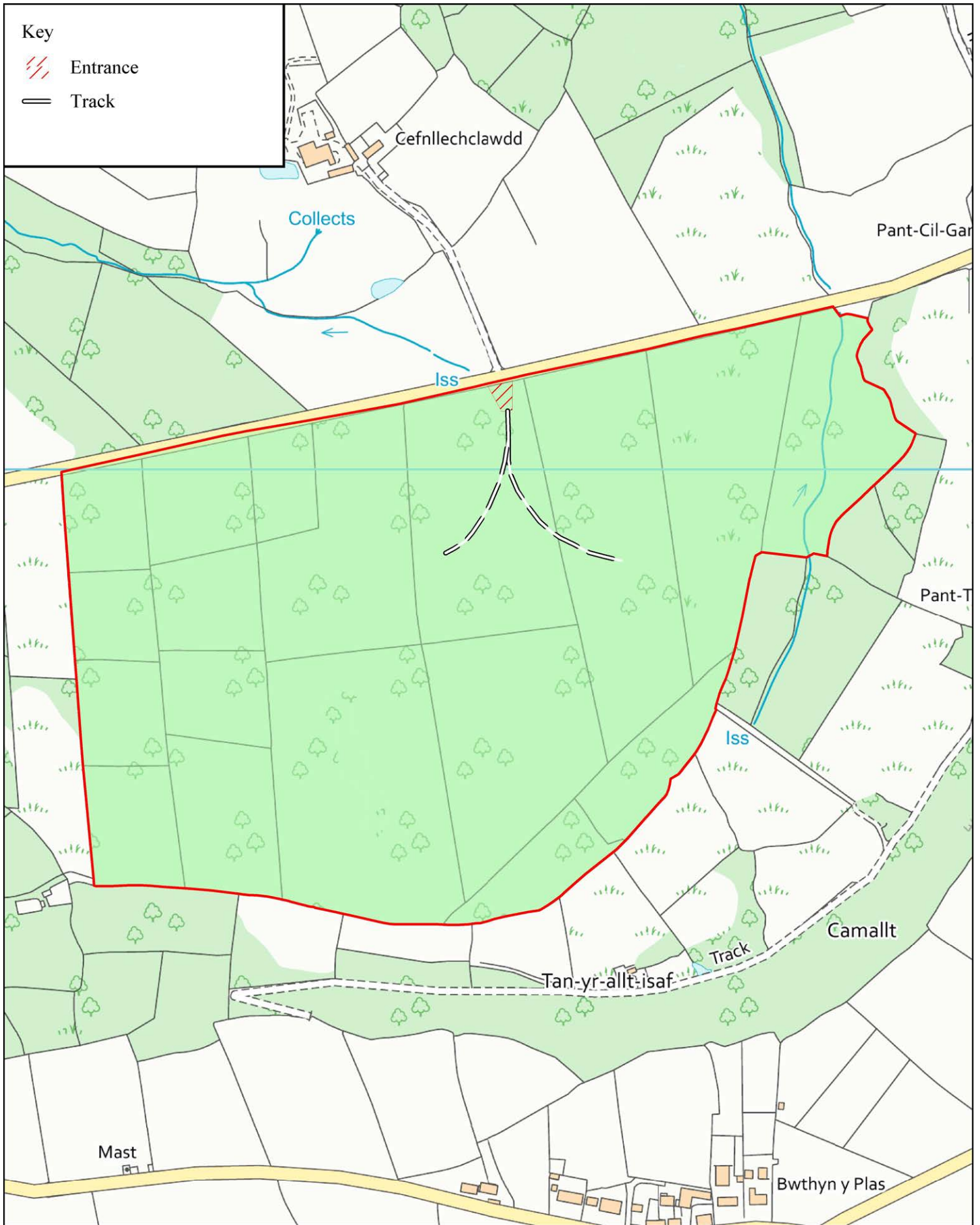
Anti Money Laundering Compliance

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 purchaser. Further information can be obtained from the HMRC website www.gov.uk



Key

-  Entrance
-  Track



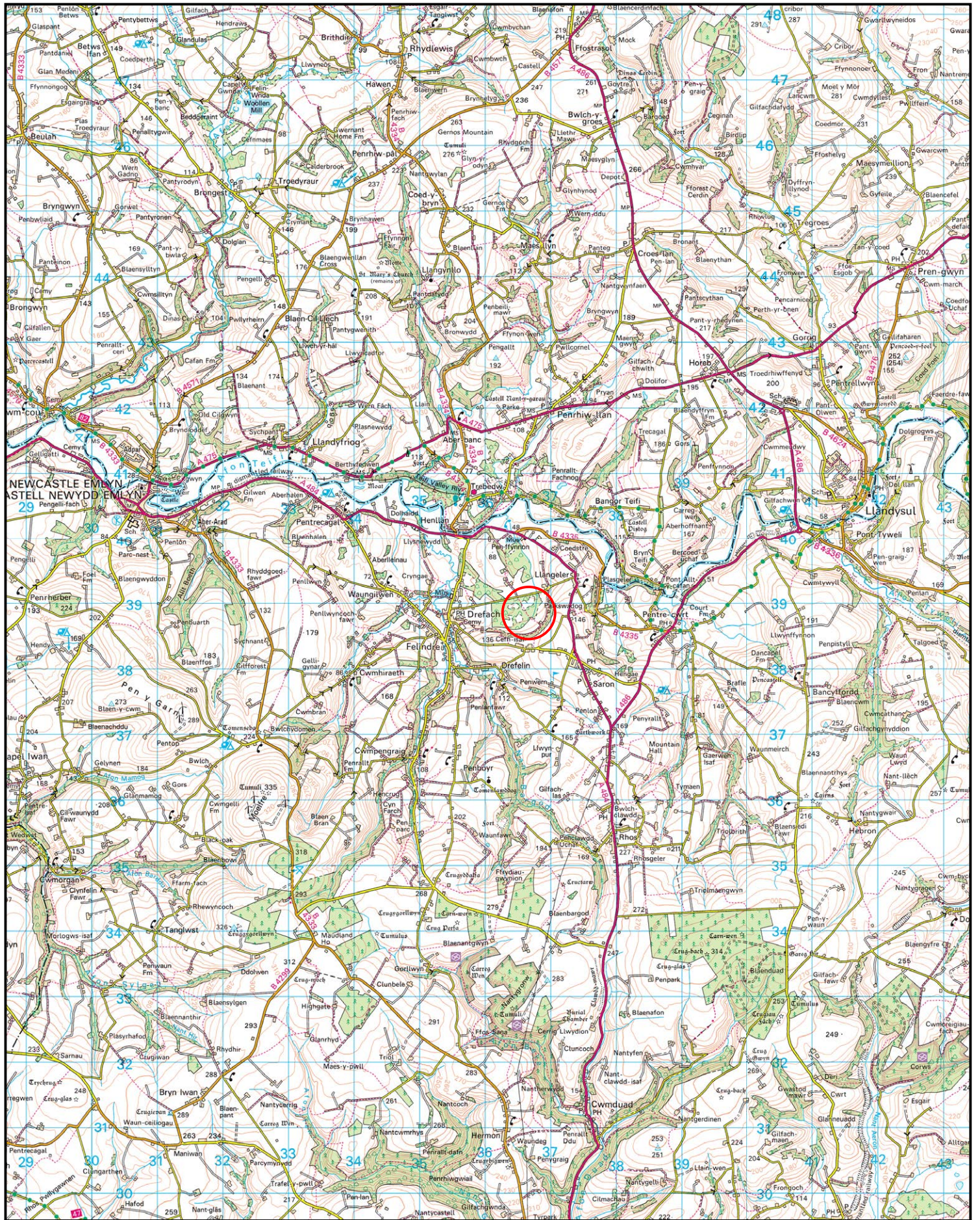
Allt y Waun

Location SN 366 388
Scale 1:4,500 @ A4
Drawing No. V15787-01
Date 20.09.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

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Allt y Waun

Location SN 366 388
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 Drawing No. V15787-02
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ALLT Y WAUN

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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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