



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**8.75 Acres (3.54 Hectares)**

## **TOWY VALLEY WOOD**

Llanarthney, Carmarthenshire

**Offers Around £55,000 are invited for this property**

OS Grid Ref: SN557194 Lat/Long: 51.854705 ,-4.094056 Nearest Post Code: SA32 8JH  
what3words: sharp:challenge.eternity

### **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 November 2023.



## LOCATION

Towy Valley Wood is located 10 miles to the east of Carmarthen just off the B4300 Landeilo road. The wood is around 5 minutes off the A48 access to the M4 and the Welsh National Botanic Gardens at Brynhawddgar are just 2 miles away. All distances are approximate.

## DESCRIPTION

Towy Valley Wood is an easy to access small commercial woodland that has been managed for timber production by the current owners. The wood has the benefit of direct road access through a large gateway, shown at point X on the sale plan, and thence onto a short length of stoned track that serves the wood adequately.

Stocking is currently straight forward with an area of p.93 Sitka spruce that is in need of thinning and a recently felled and replanted area protected with a deer fence. Replanting has been carried out to satisfy the replanting conditions in the felling licence with a mixture of commercial tree species and native broadleaves to improve how the woodland sits in the local heavily wooded landscape.

The wood is north facing and overlooks the meanders of the river Towy. The property sits on deep well drained fertile brown earth soils typical of this area. All tree species are capable of thriving in this habitat and a new owner will be able to select tree species for the future and maintain the species of choice in the replanted area. Natural regeneration has been prolific within the fenced area and further maintenance to select the appropriate species to retain will be necessary.

The wood is not classified by Natural Resources Wales as a plantation on an ancient woodland site. This will give a new owner a lot of flexibility with regard to what tree species can be planted to replace the existing crops with no pressure to plant only native trees.

## SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner. There is little evidence that these are currently in use.

Mineral rights are owned and included in the sale. .

## 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.

There is an easement for a water pipe which crosses the wood.

## 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 subject to the Sporting reservation.

## 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. Parking is possible just outside the wood for the purpose of viewing.

The entrance gate is locked. Please contact the Selling Agents for the lock code if you wish to access the wood with a vehicle.

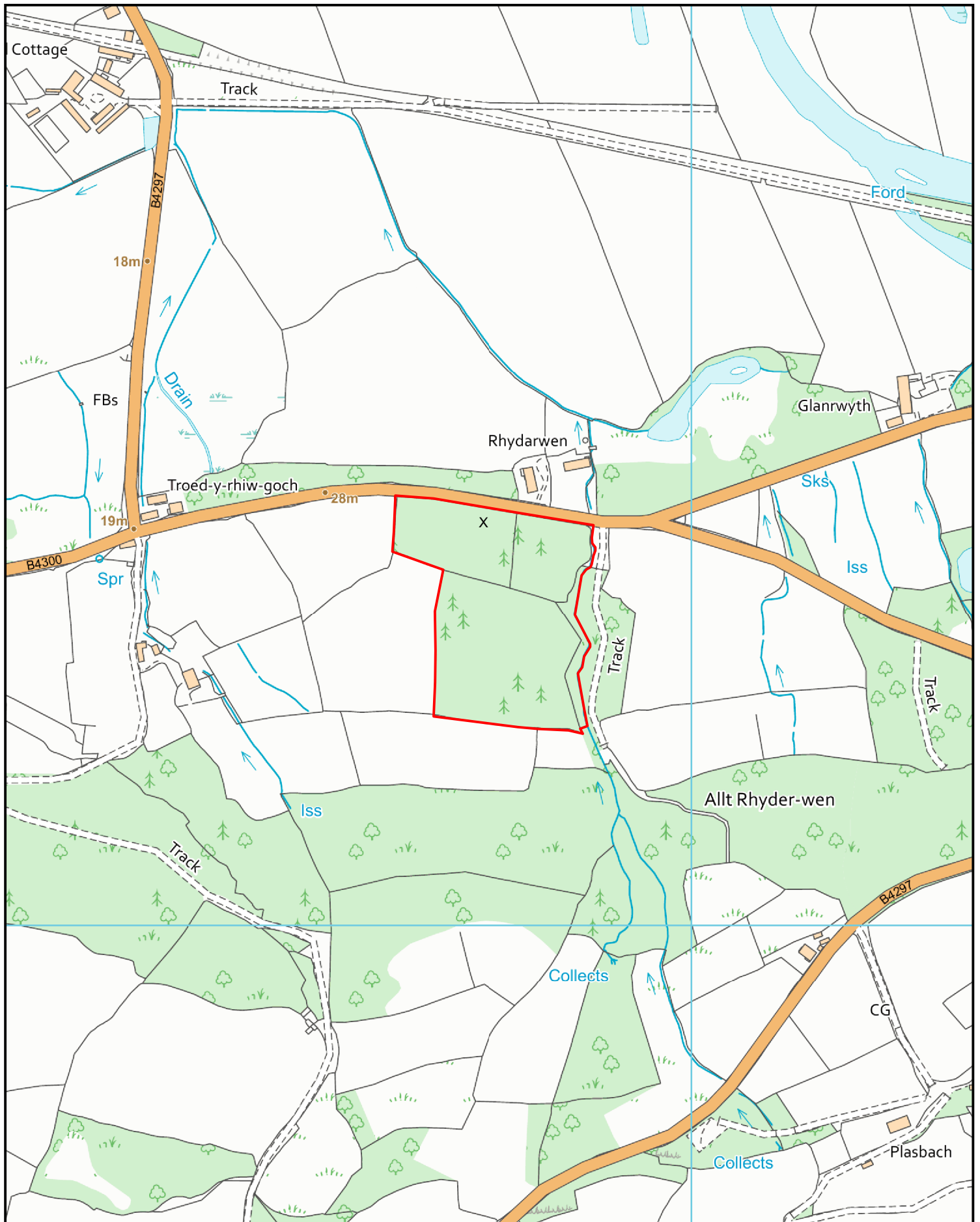
## METHOD OF SALE

Towy Valley Wood 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](http://www.gov.uk)





## Towy Valley Wood

Location SN 558 193  
 Scale 1:5,000 @ A4  
 Drawing No. X21101-01  
 Date 24.11.23

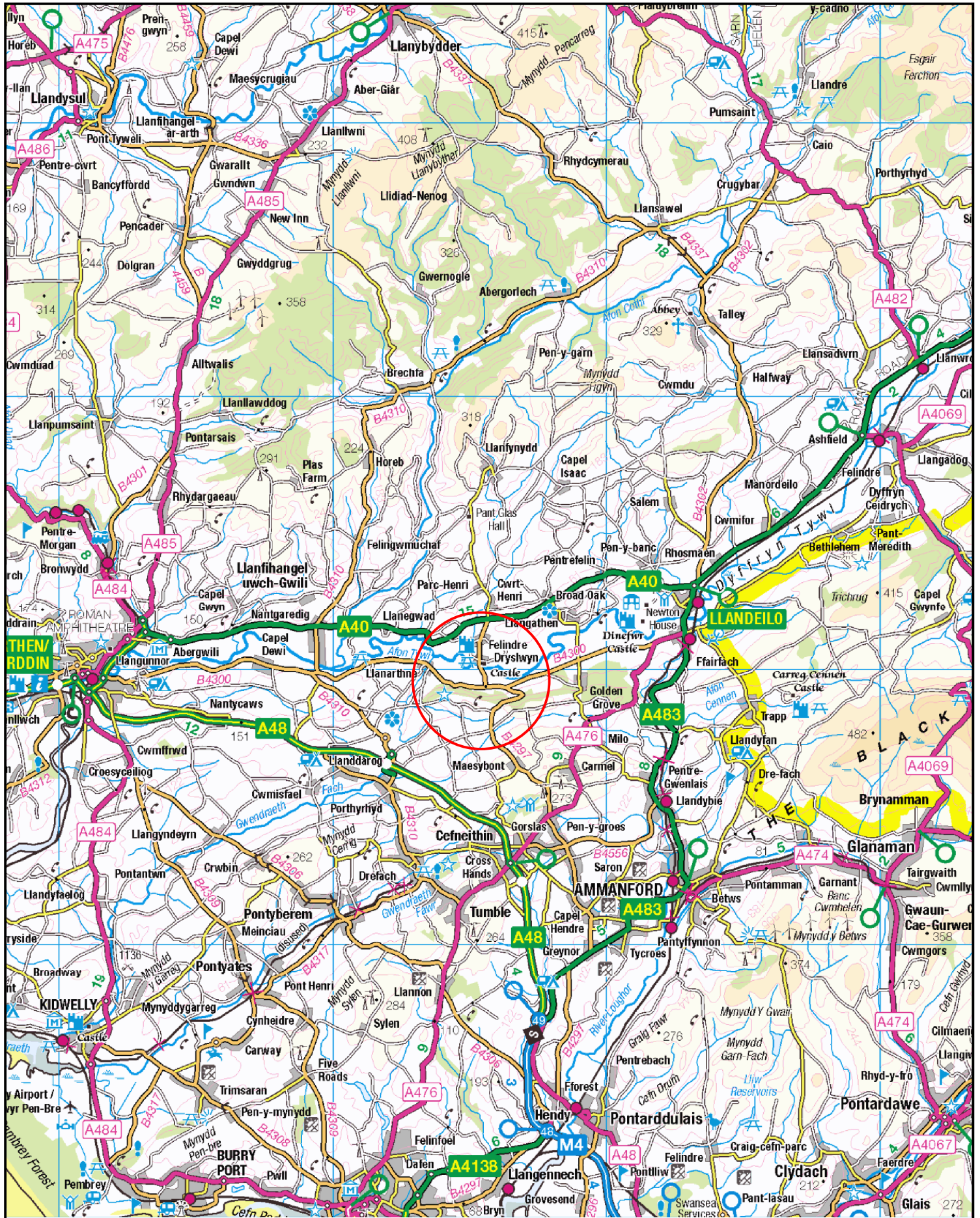


# Tustins

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

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## Towy Valley Wood

Not to Scale

Drawing No. X21101-04

Date 24.11.23



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# TOWY VALLEY WOOD

Llanarthney, Carmarthenshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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