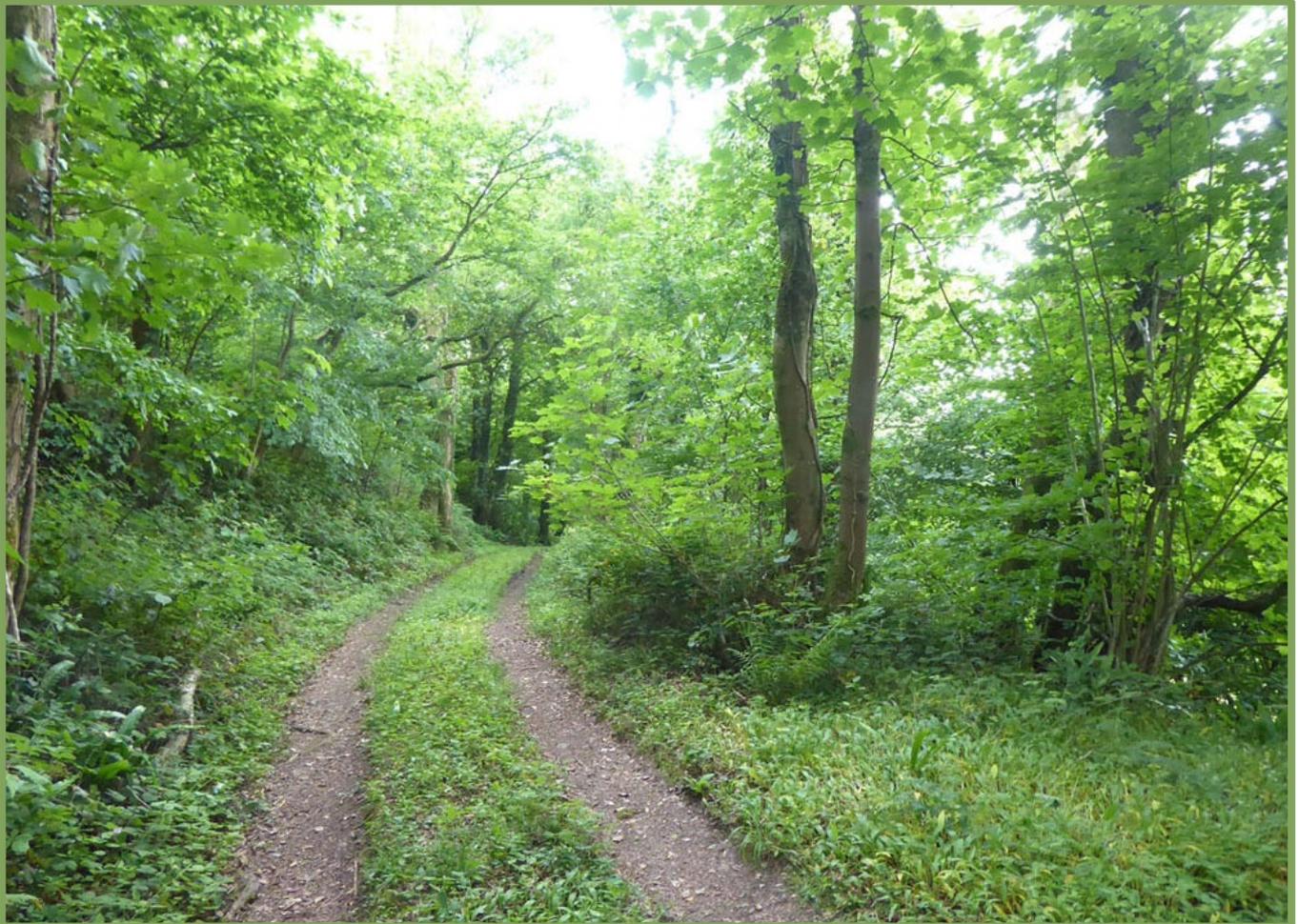


WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Coed Brigiad

Llandybie, Carmarthenshire. 2.77 acres of broadleaves at the west end of the Brecon Beacons for £42,000 (freehold)

A private amenity woodland at the end of a hard track with wide panoramic views.

SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Coed Brigiad, Llandybie, Carmarthenshire



Description

Coed Brigiad is a charming property situated at the upper end of a larger broadleaf woodland on the west flank of the Brecon Beacons National Park. Although atop an elevated shoulder, much of the wood occupies level or moderately sloping ground, from which there are wide views over adjacent farms and woods.

The mature stems are dominated by ash punctuated with occasional oak and sycamore. Sadly the ash are affected by ash dieback (now ubiquitous through Britain) but the presence of young saplings of various species means a successor crop is already largely in place.

Aside from the young saplings there is a healthy shrub layer including elder, hazel, hawthorn, spindle and holly. The woodland floor supports a variety of woodland flowers such as bluebell and wild garlic along with mosses, bramble and ferns.

The field edges of the wood are fringed with some vigorous hazel trimmed to a hedge and backed by a post, rail and wire mesh fence. Within the secluded confines of the wood there is a delightful mix of attractive spreading canopies, sylvan glades and limestone outcrops (from which the wood takes its name). Of particular note is a level open area near the top of the wood a short distance from the end of the access track. Once the tracks are cleared, the prospects for woodland recreation and camping here are self-evident.

Coed Brigiad is well served by a stoned track that runs right to the upper stands of the wood, with a second track leading onto the southern section. The main track ends in a small turning area, and there is also a pull-in lower down the track.

This woodland is undoubtedly one to enjoy with opportunities for recreation, conservation and small-



scale silviculture, all in a very private and attractive location.

SAFETY NOTE

The area below and to the southwest of Coed Brigiad was historically mined in the 19th century leaving a steep quarry face within trees below the track along the southern boundary. Viewers should take care not to venture into the wood below this track.

If It Were Mine

I'd re-establish the hard track to its end by clearing beyond the pull-in half way along the track. From there I'd strim a meandering path up to the top plateau which has become a bit overgrown but could easily be recovered to make a superb camping location.

The mature ash trees are affected by ash die-back (as is the case sadly throughout Britain). Ash is an excellent burning wood, so I'd progressively remove the worst affected trees, allowing the saplings of various species beneath to succeed them. The resultant firewood could go into my log store or perhaps be marketed locally.

Please remember some management operations require approval and/or a licence.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Coed Brigiad, Llandybie, Carmarthenshire



Nearest Postcode

SA18 2PQ (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///zones.inflamed.pocket

Centre of wood: ///condensed.double.stance

Ordnance Survey Grid References

OS Landranger Series Sheet No: 159

- Entrance: SN 622 169
- Centre of wood: SN 626 168

Directions & Access

- Llandybie is midway between Ammanford and Llandeilo on the A483.
- Head north out of Llandybie on the A483 for about a mile to a level crossing.
- 200 metres after the level crossing turn right into the woodland gate (**A**) immediately before a stone bridge.
- Drive 200 metres along the track (a Byway Open to All Traffic), and park clear of all accesses by the conspicuous brick chimney (**B**). **Please do not drive beyond this point.**
- Walk up the track to the left of the chimney for about 380 metres to enter Coed Brigiad at **C** (marked by a Woods4Sale sign).

Boundaries

- The field-edge boundaries (**CDEF**) are defined by post and rail stock fencing.
- The south boundary (**CJHG**) is the south edge of the track.
- The south boundary (**FG**) is indicated by orange spots on trees.

Sporting Rights

The sporting rights are owned and included in the

sale. They are not let.

Mineral Rights

The mineral rights are reserved to a former owner.

Rights Of Way

- The track **AB** is a 'Byway Open to All Traffic.'
- There is a right of way all times and for all purposes over the track **BC**.
- A right of access is reserved to the neighbouring wood over the route **CJHG**, and **JK** to enable vehicles to turn at **K**.
- A shared maintenance clause covers all shared rights of way with liability according to use.
- There are no public rights of way in the wood.

Fencing Liabilities

There is an obligation to maintain the field edge fence on the northwest boundary between points **C** and **D**.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks
 - (b) not to dispose of part or parts only of the Property

Coed Brigiad, Llandybie, Carmarthenshire



whether by sale, lease, gift, charge or otherwise.

info@woods4sale.co.uk.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

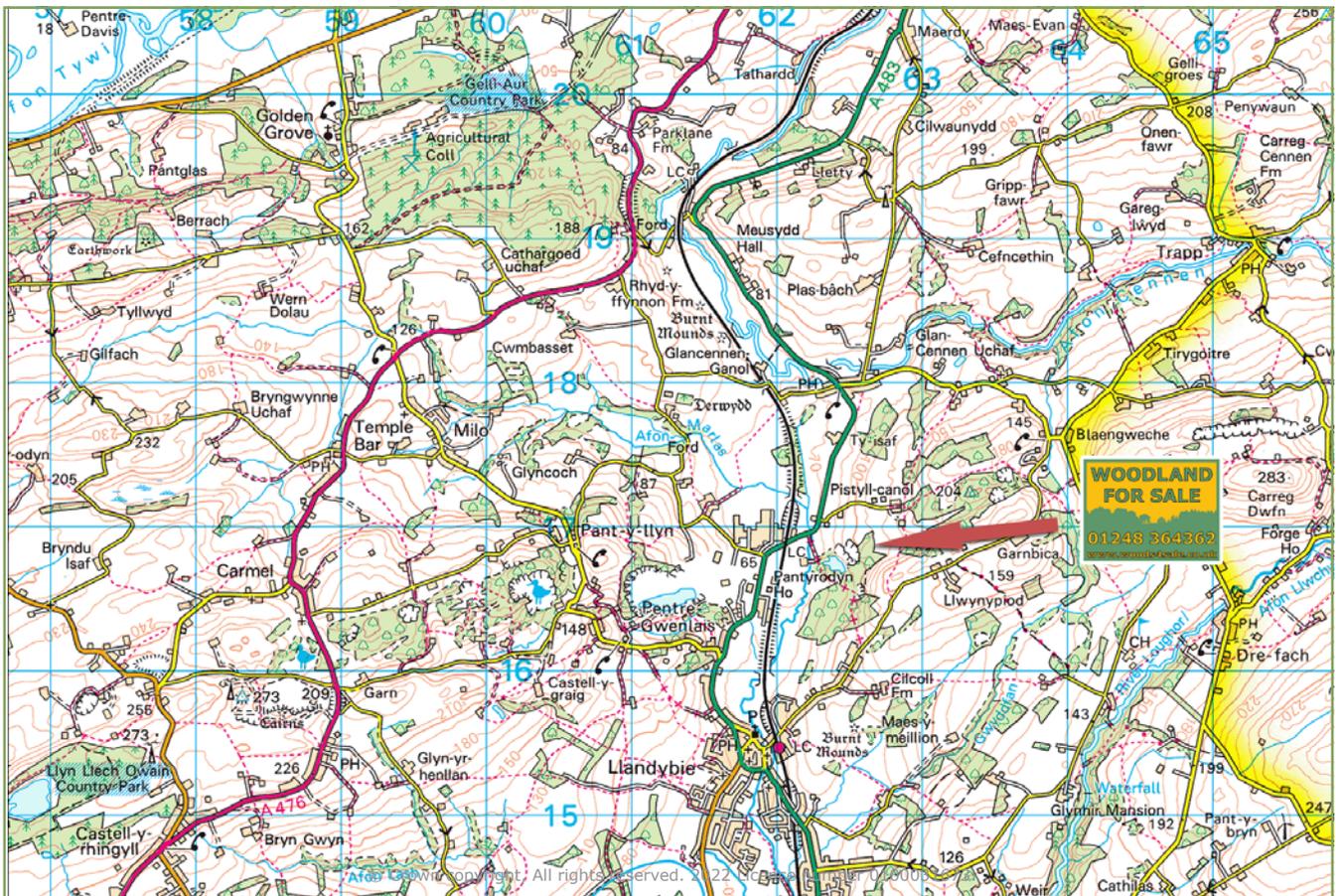
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email

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Coed Brigiad, Llandybie, Carmarthenshire



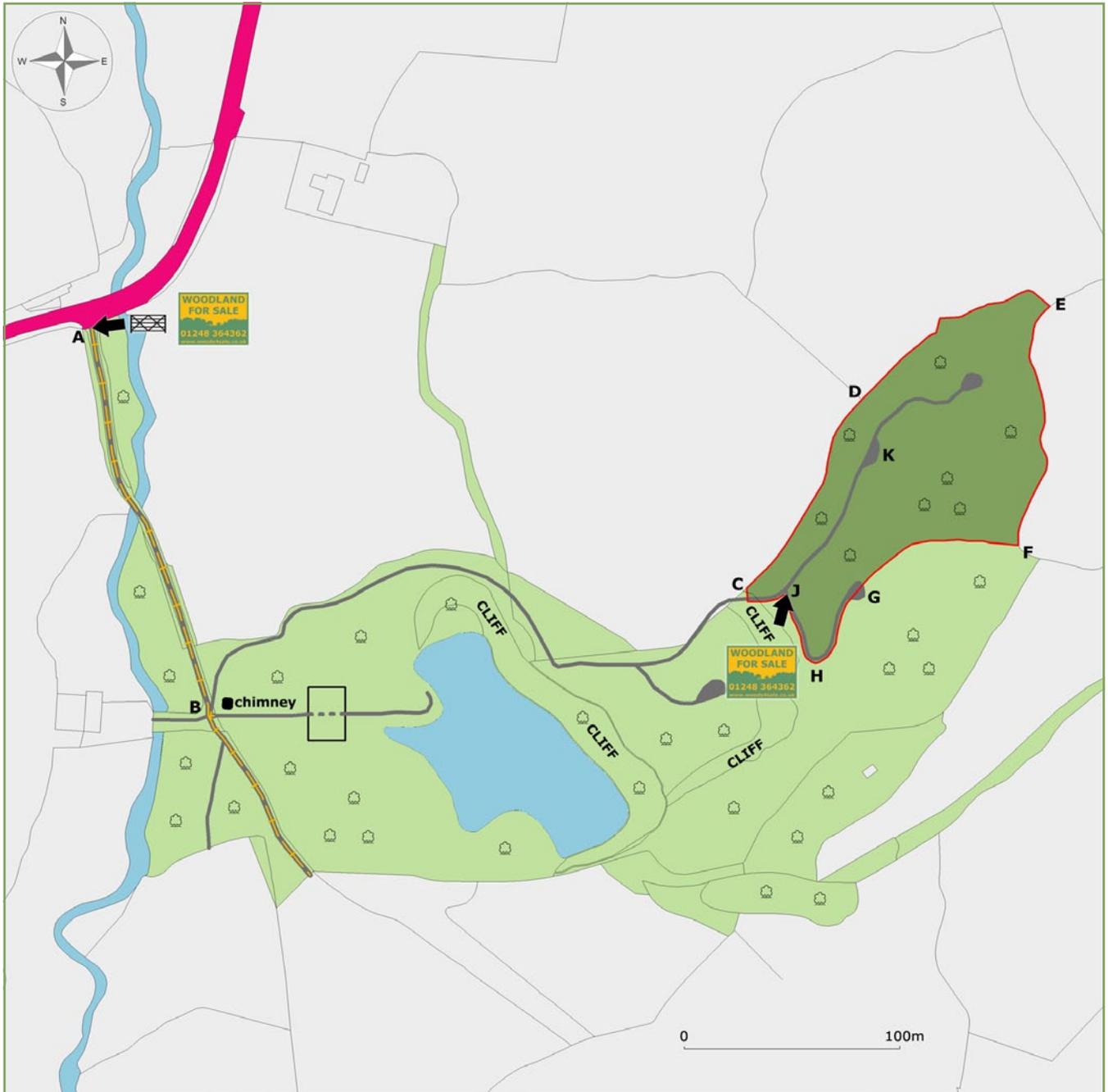
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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		