

# 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.

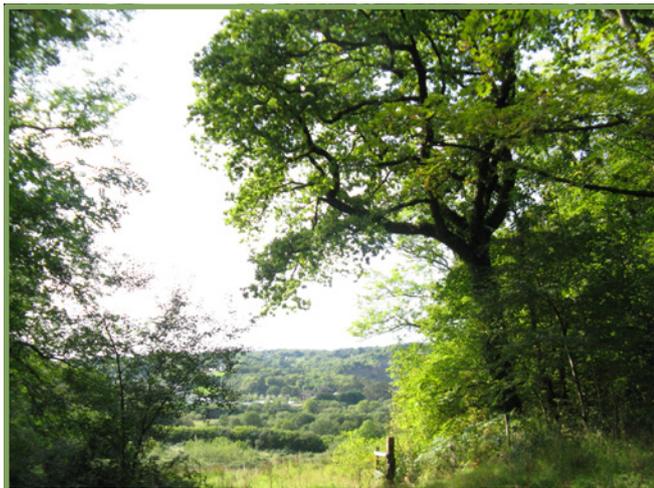


## **Coed Canol near Llandeilo, Carmarthenshire. 2.42 acre attractive stand of hardwoods for £22,500 (freehold)**

A former Victorian quarry fully re-greened with maturing hardwoods, protected by limestone bluffs and with a terrace of oak above. All just west of the Brecon Beacons.

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## Coed Canol, Llandeilo, Carmarthenshire



### Description

Coed Canol lies near the mid-section of a larger wood that runs up a broad shoulder towards the western fringe of the Brecon Beacons Park. It is surrounded by a mosaic of fields, hedges and coverts amidst a rolling agricultural landscape, with the higher moors of the Brecons off to the east.

It is essentially a wood of two parts, with the lower and upper sections separated by the crumpled limestone cliffs of the former quarry face. It thus has the unusual combination of both shelter and views.

The lower area is the level base of the historic quarry. It is better described as a glade, being thoroughly greened with mixed hardwoods up to 50 years of age and with a rich ground flora including wild garlic, fern and bluebell. The dominant tree species here is ash (which of course enjoys the base-rich conditions), supplemented by occasional oak and sycamore. Amidst its leafy tranquillity, it is now hard to imagine the industry which must have occurred here a century ago.

The upper woodland to the southeast overlies largely unmodified topography and is more diverse in terms of species with a higher oak content. Thanks to surrounding woodland and a south-easterly aspect, it is also sheltered and sunny. A range of native shrubs including holly, hawthorn, spindle and hazel are peppered through the sub-canopy along with scattered stems of regenerating hardwoods from the older trees.

The property is well served by a surfaced track that is accessible to 4WD vehicles, and in summer by 2WD. This track leads into the very heart of the glade with a looped parking and turning area at its end. Access to the upper woodland area is via the hard track on the northeast boundary.

Coed Canol is extremely quiet with no public access. With its interesting landforms, easy access, privacy and established tree cover this property is, above all else, a wood to enjoy.

### **SAFETY NOTE**

**The limestone quarry faces to the south and east of the central glade are steep, and care should be taken when viewing the upper woodland area. There are also steep quarry faces on the west side of Coed Canol which descend to the**

**wood below.**

### **If It Were Mine**

The glade provides an obvious focus for woodland recreation being an ideal locus for private camping and barbeques. I would consider some light thinning works that could yield a moderate quantity of woodfuel to warm the hearth.

**Please note some woodland management activities may require a licence from Natural Resources Wales.**

### **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.**

### **Locators**

OS Landranger map: Sheet 159.

National Grid Ref:

- Access gate: SN 622 169.

- Centre of wood: SN 625 168.

Nearest postcode: SA18 2PQ.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### **Directions & Access**

- The village of Llandybie lies approximately midway between Ammanford and Llandeilo on the A483.
- Head north out of Llandybie on the A483 'Llandeilo Road' for about one mile.
- Go over the level crossing and after about 150 metres you will see a bridge with stone parapets.
- The entrance to the wood is immediately before the bridge though a gate on your right (**A** on the plan).
- **Please close the gate behind you.**
- Continue along the track to the conspicuous brick chimney about 200 metres in, on your left (**B**).
- **Please park by the chimney (clear of all tracks) and continue on foot.**
- Take the switchback track up the hill immediately before the chimney for about 240 metres until you

## Coed Canol, Llandeilo, Carmarthenshire



see trees marked with pink paint (**C**).

- You are now in Coed Canol. Continue another 40 metres and turn right to enter the glade area.
- To view the upper wood, either continue another 60 metres up the main track and then turn next right up the hairpin to **E**, or walk up the path at **J** near the southwest corner of the glade.
- **Please take care of quarry faces near both these routes.**

### Boundaries

- The north boundary (**CD**) is the field edge fence.
- The east boundary (**DE**) is the south and west side of the track marked periodically by blue paint on posts and trees.
- The east boundary (**EF**) is marked periodically by blue paint on trees.
- The south boundary (**FG**) is marked periodically by orange paint on trees.
- The south boundary (**GH**) is just inside the woodland fence.
- The west boundary (**CJH**) is marked by pink paint on trees at **C** and **H**. Between these points the boundary is the top of the quarry face.

### Sporting Rights

The sporting rights are included and 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' which allows unrestricted vehicular access.
- There is a vehicular right of access to the property for all purposes over the track **BC**.
- A right of access is reserved to others over the route **CD**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way in this wood.

### Fencing Liabilities

- There is an obligation to maintain the agricultural fence between points **C** and **D**. This fence appears to be in reasonable condition.
- There are no other known fencing obligations.

### 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.
  - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### 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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

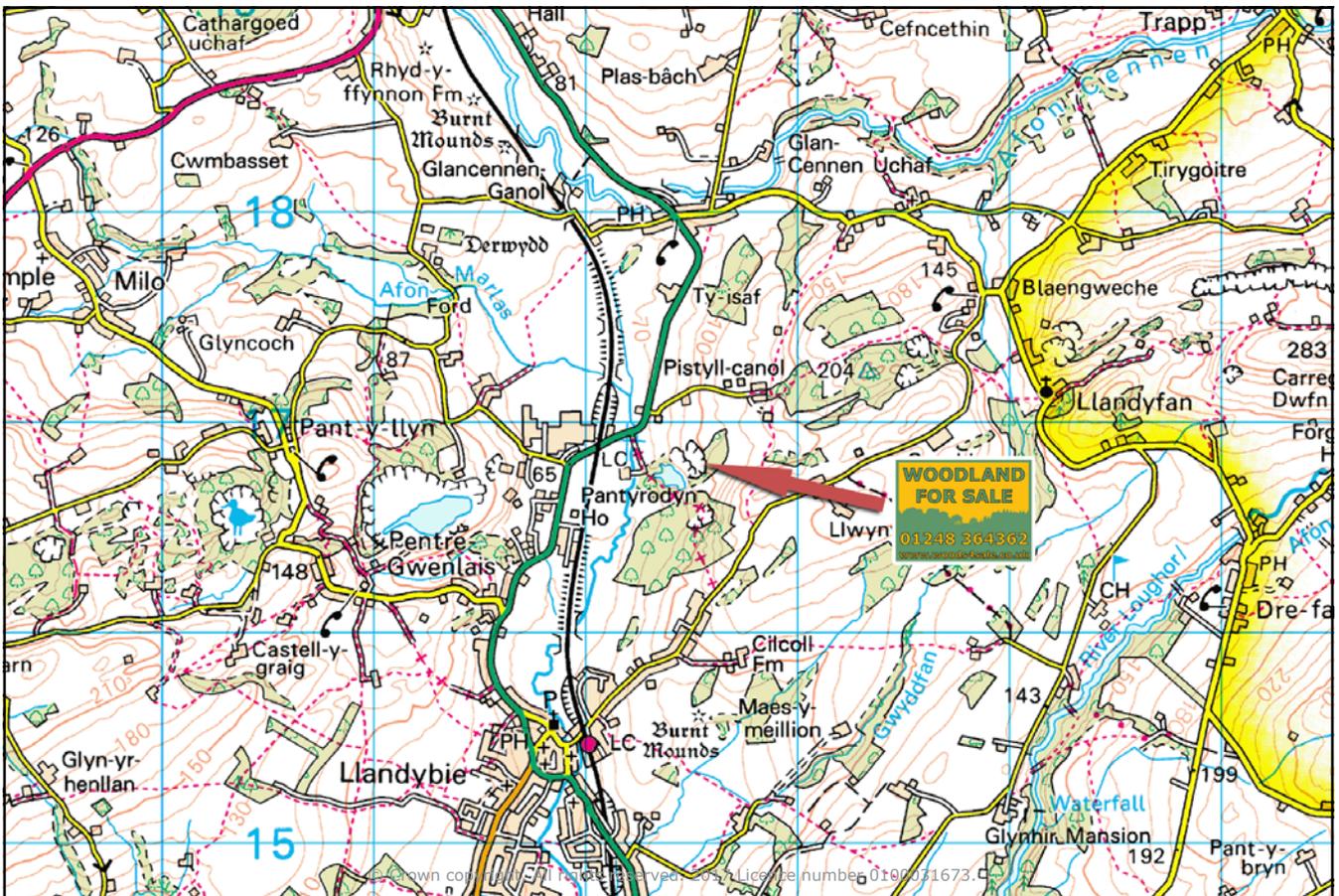
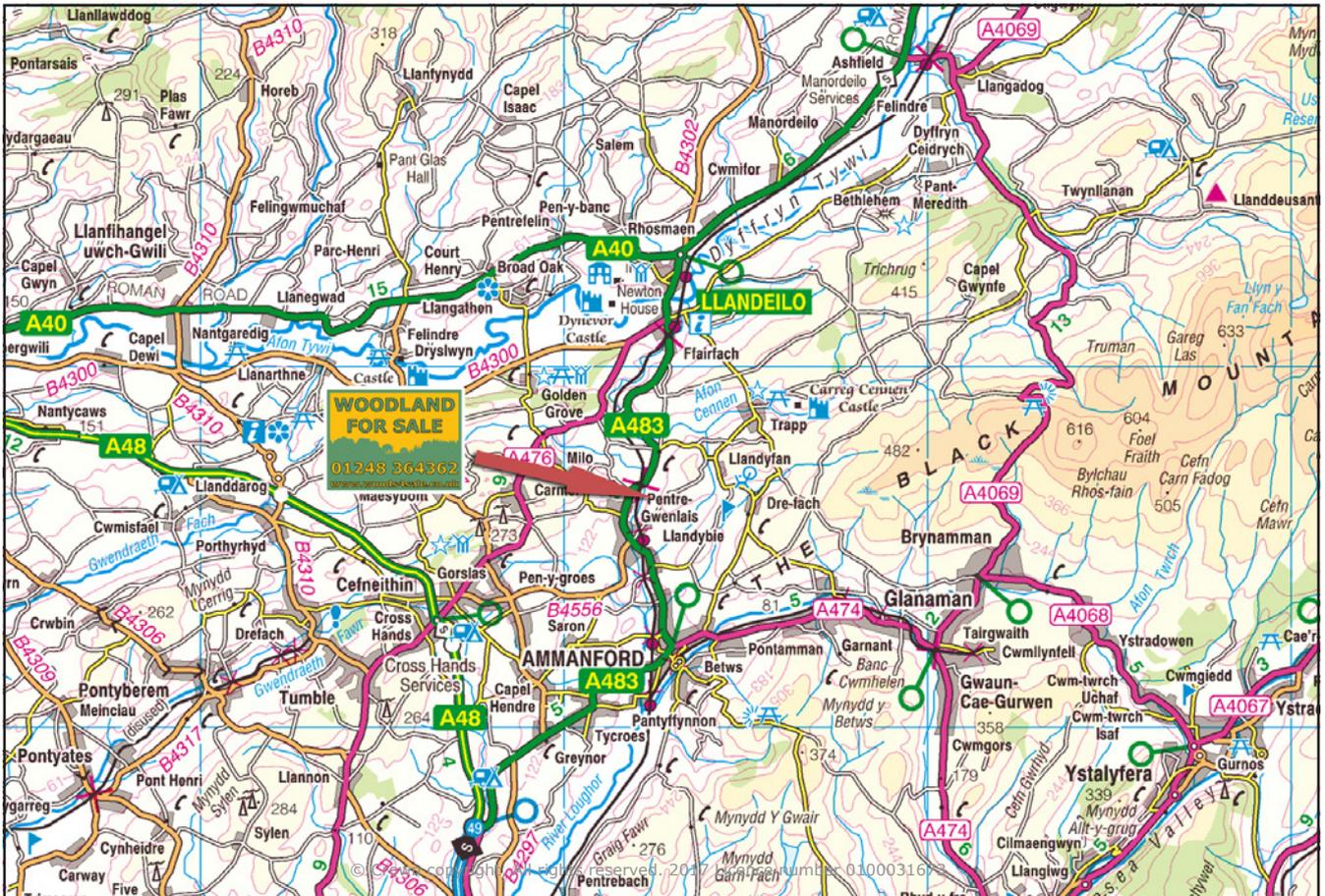
### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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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	
 Minor Road	 Public Foot Path	 Broad Leaf	
 Unclassified Road	 Public Byway	 Conifer	
 Railway	 Path		
 Water Course	 Wall		

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