

WOODS 4 SALE

Phone: 01248 364 362
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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 Dulas

4.47 acres of mixed standalone woodland near to Llandeilo, Carmarthenshire for £19,500 (freehold)

A lovely hilltop mixed species woodland enclosed by a fence to the north of Llandeilo in South Wales.

Coed Dulas, Llandeilo, Carmarthenshire



Description

Coed Dulas is found on a small hilltop looking out easterly towards Afon Dulas (River Dulas) and the beautiful Carmarthenshire countryside. This woodland offers great variety, consisting of a mixture of conifer and broadleaf species. The majority of the conifers are found on the southern and western boundary, tall and magnificent looking, they are striking, even in the winter. There are some fantastic quality Douglas fir and western red cedar, with some younger western hemlock in between - there are even a few larch along the edges. Oak and cherry are the dominant species in the rest of the woodland and there are a few ash, silver birch and the occasional sycamore.

The woodland has frequent visitors of the animal and bird kind. A few squirrels were seen scampering among the leaf litter looking for food, and there are signs of badgers and foxes too. Surrounded by farmland, with views out across rolling countryside and other hilltops in the region, the woodland has a very wild feeling without being a long way from civilisation.

Access is found next to an incredible veteran oak tree (over 250 years old!) just off the B4302 heading northward from Llandeilo; there is a handy layby on the road to park a car. From here a short walk up through 2 farm gates and across a grassy field, and you are at the woodland edge. Internally there a few faint paths, probably made by animals, that could be widened to allow the woodland to be turned into a secluded retreat.

Mineral soils and good drainage provide excellent growing conditions for the varied trees and plant species. A small stream runs along the eastern boundary at the bottom of a small gully so there is no chance of flooding even during the rainy season.

Coed Dulas is a delightful little gem of a Welsh woodland waiting to be discovered.

If It Were Mine

I would install a side gate and clear a path through the woodland to allow better access, then clear an area in the most secluded part. I would pitch a tent here and enjoy a few evenings away from it all with nothing but the sound of the wind in the leaves and the birds chirping in the treetops.

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.

Locators

OS Landranger Series Sheet No: 146
Ordnance Survey Grid References:
- Roadside access: SN 653 285
- Centre of wood: SN 651 285
Nearest postcode: SA19 7DD

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

- From Llandeilo, head north on the B4302 for approximately 4 miles.
- On the left-hand side of the road you will see a

Coed Dulas, Llandeilo, Carmarthenshire



small layby adjacent to a very large oak tree and a metal gate.

- Park in the layby, without blocking the gate.
- Go through the gate and immediately through a second gate on the left-hand side and walk up the field to the woodland.
- There is no gate, but the fence is low enough to step over.

Boundaries

- The woodland boundary is ring fenced with an agricultural fence.

Sporting Rights

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

Mineral Rights

The mineral rights are owned and included in the sale except where reserved by statute.

Rights Of Way

- There is a right of way from the roadside field gate (point **A**) through the second gate (point **B**) across the field to the woodland boundary (point **C**).
- There is no public right of way within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

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.

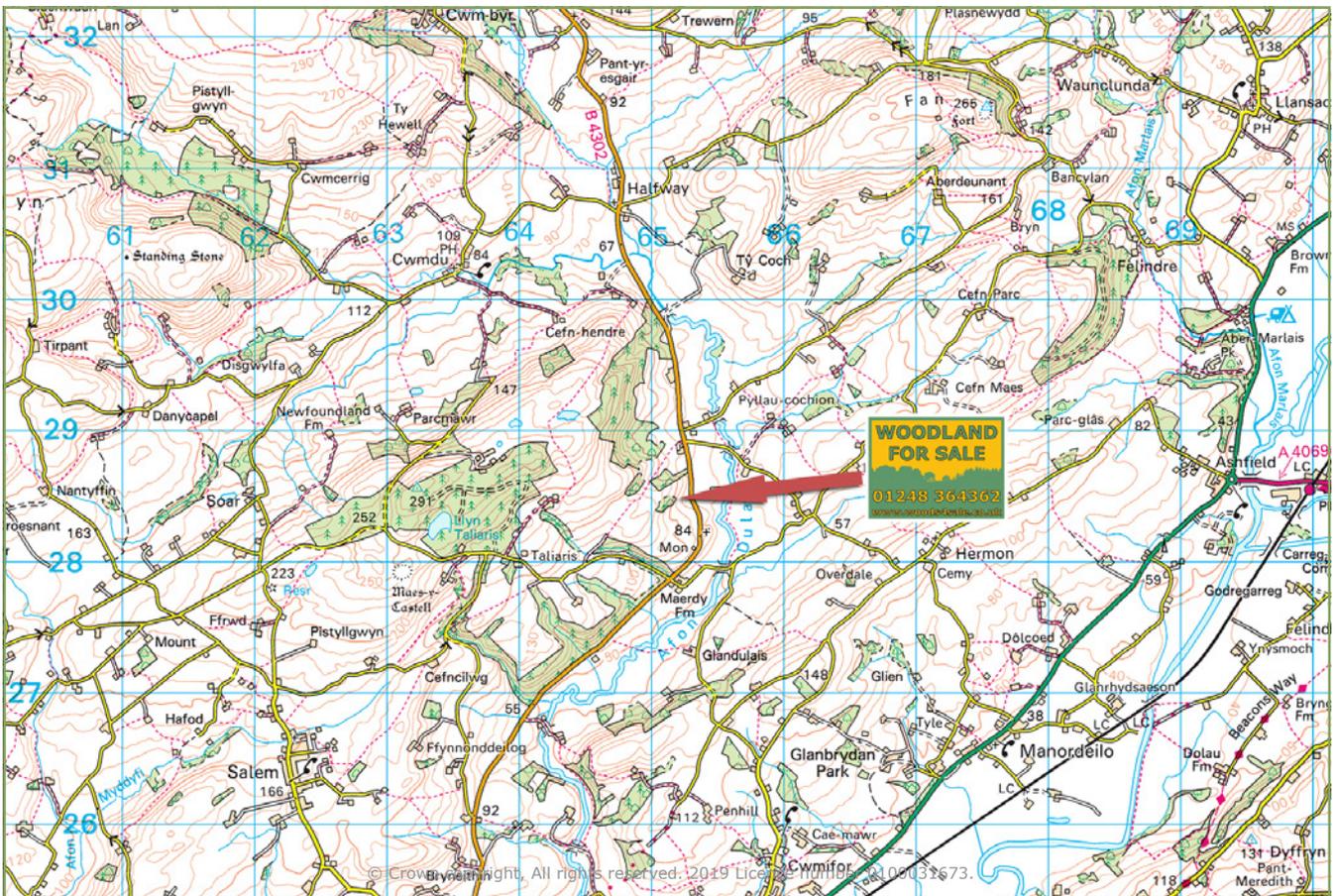
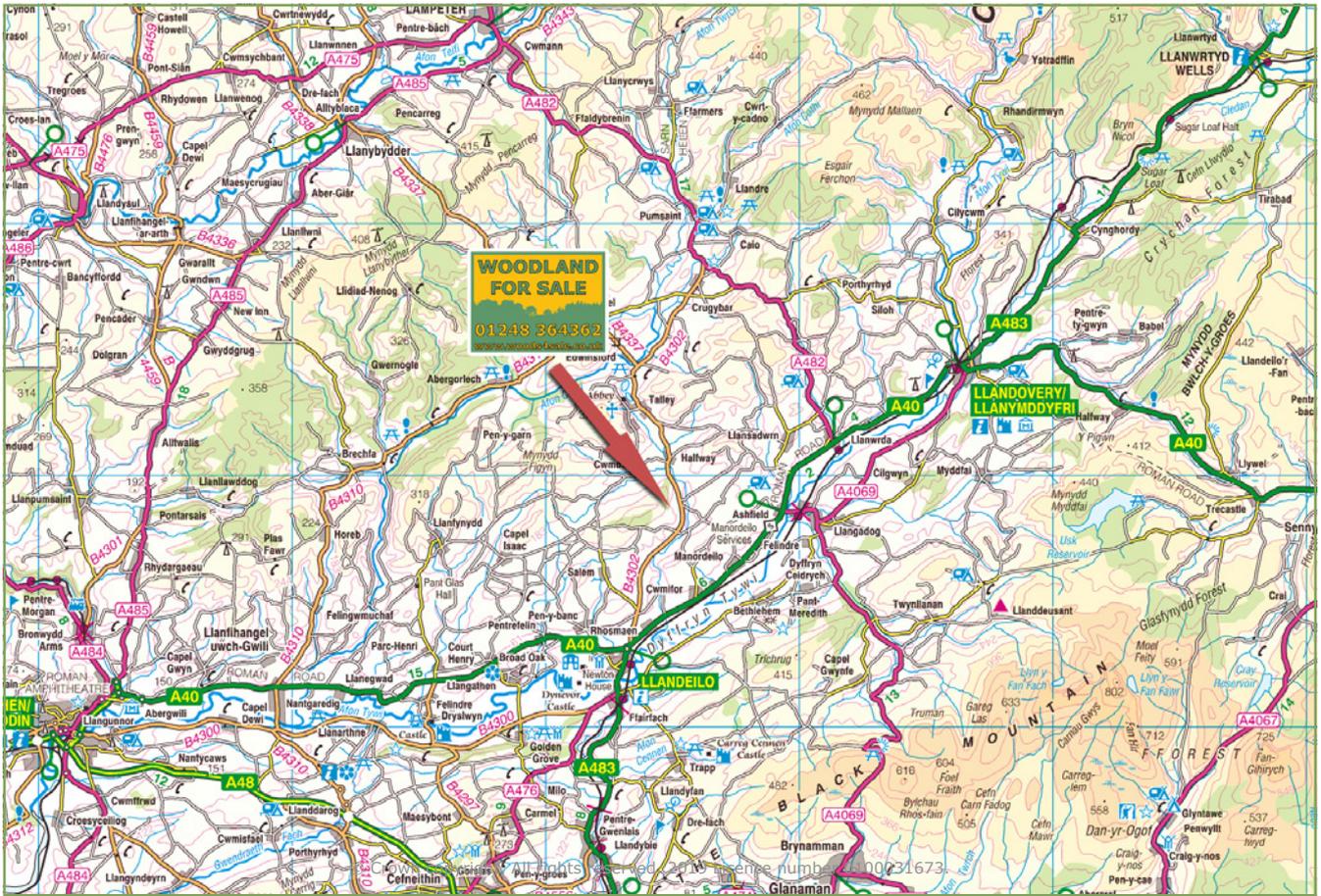
Note

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.

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