

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 Pistyll, near Llandeilo, Carmarthenshire

5.65 acres of established broadleaves with a lake

£58,000 freehold

A fascinating property incorporating a 1.4-acre lake, a historic stone lime-kiln and a dramatic Victorian brick chimney, all surrounded by hardwoods amidst beautiful scenery just west of the Brecon Beacons National Park.

Coed Pistyll, Carmarthenshire



Description

Coed Pistyll lies towards the lower western edge of a larger broadleaf woodland amidst an undulating agricultural landscape punctuated by fields, woods and hedgerows. The larger mass of the Brecon Beacons National Park rises to the east of the wood.

A hundred years ago Coed Pistyll was an industrial landscape with smoking chimneys, a substantial lime-kiln, a railway loading tunnel and a large noisy quarry. Today the scene could not be more different. Much of the quarry floor has flooded to form an attractive lake with a mass of reeds, while the former railway tunnel now provides a unique hard access track to this private haven which is surrounded by banks of hardwoods and the quarry face to the east above the lakeside.

To the west are two notable architectural legacies, both of which are listed. The substantial and unusual stone lime kiln had four lime-pits and these fed down to the sidings in the tunnel for loading onto trains. Just to the west of this is a tall brick chimney which dispersed smoke from the engine house. An old tub cart from the tramway lies just to the east of the kiln.

That which is not under water or building has developed over the last seventy years or so into a delightful mixed woodland with an array of native species including ash, birch, willow, oak and alder atop a shrub layer of holly, hawthorn and hazel. The woodland floor is heavily populated with fern and where there is sufficient light there are extensive banks of wild garlic lending heavy scent and a carpet of seasonal flowers. The lime-rich conditions also favour some less common species including orchids.

The property is well served by a hard track that links the public road to the heart of the wood, with the recently upgraded hard-standing area by the lake providing ample parking. The lake itself appears



smaller than it is due to the extensive banks of reeds which could be cleared back to reveal its true extent. The excellent recreational credentials of this property (including angling, camping and BBQs) are self-evident.

Coed Pistyll combines an extraordinarily wide range of attractive features within its modest boundaries and is certain to attract early attention.

SAFETY NOTE

The limestone quarry faces at or near the east boundary are steep (CDEF) and care should be exercised if in this area. It should also be noted that some of the four kiln chimneys have not been filled in and viewers who climb up the wooded bank to the top of the kilns should keep well back from them.

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 about 200 yards later you will see a bridge with stone parapets. The entrance to the wood is immediately before the bridge on your right (**A** on the plan). Continue along the track for about 200 metres and then turn left at the conspicuous brick chimney (**H**). Coed Pistyll is straight ahead of you.

Please park by the chimney (clear of all tracks) and continue on foot.

To access the heart of the property, walk along the track through the tunnel under the large stone lime-kiln to emerge at the lake. Alternatively take the switchback track up the hill immediately before the chimney to enter the northern part of the wood.

Coed Pistyll, Carmarthenshire



Locators

OS Landranger map: Sheet 159.

National Grid Ref:

- Access gate: SN 622 169.

- Centre of wood: SN 624 167.

Nearest postcode: SA18 2PQ.

Boundaries

The north boundary (**BCD**) is the field edge fence.

The east boundary (**DEF**) is marked by pink-topped posts at **D** and **EF**. Between these points the boundary is the top of the quarry face.

The south boundary (**FG**) is the field-edge fence.

The west boundary (**GH**) is the east side of the hard track.

The west boundary (**BH**) is the west side of the hard track.

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

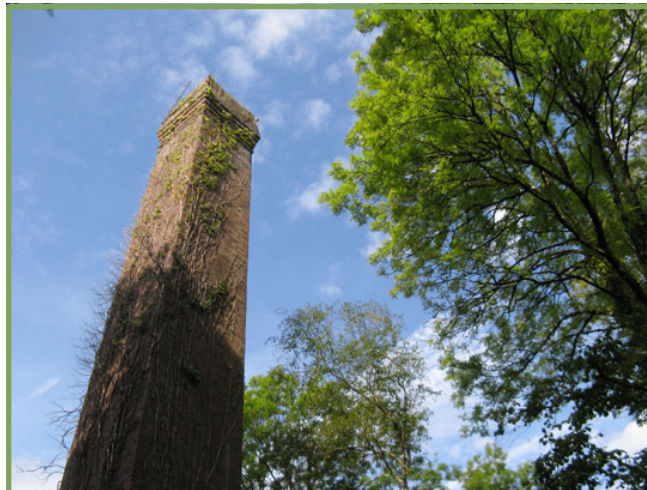
The track **ABHG** is a 'Byway Open to All Traffic' which allows unrestricted vehicular access.

A right of access for all purposes is reserved to others over **HD**.

Maintenance of shared tracks is according to use.

Fencing Liabilities

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



Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

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

Contact

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

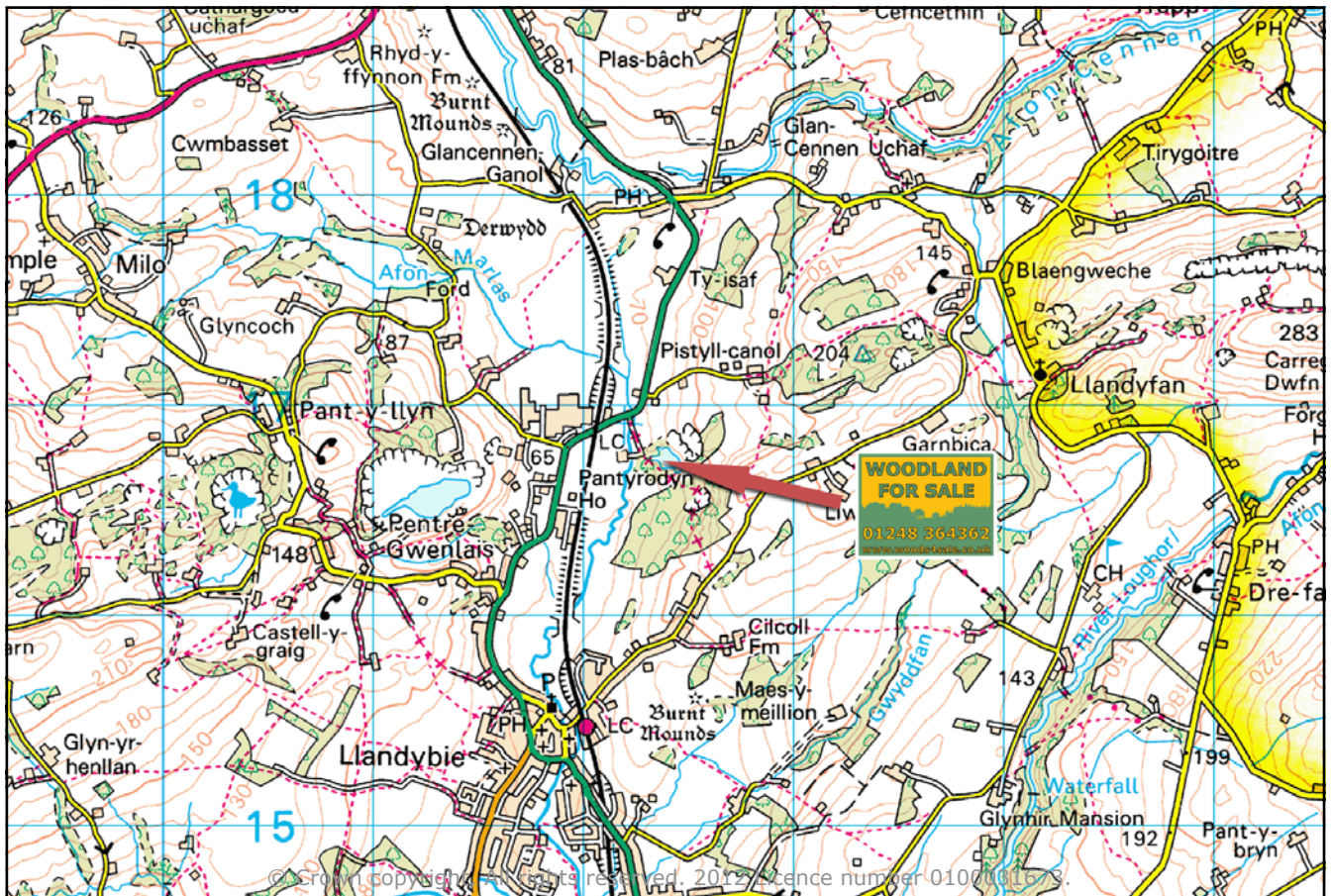
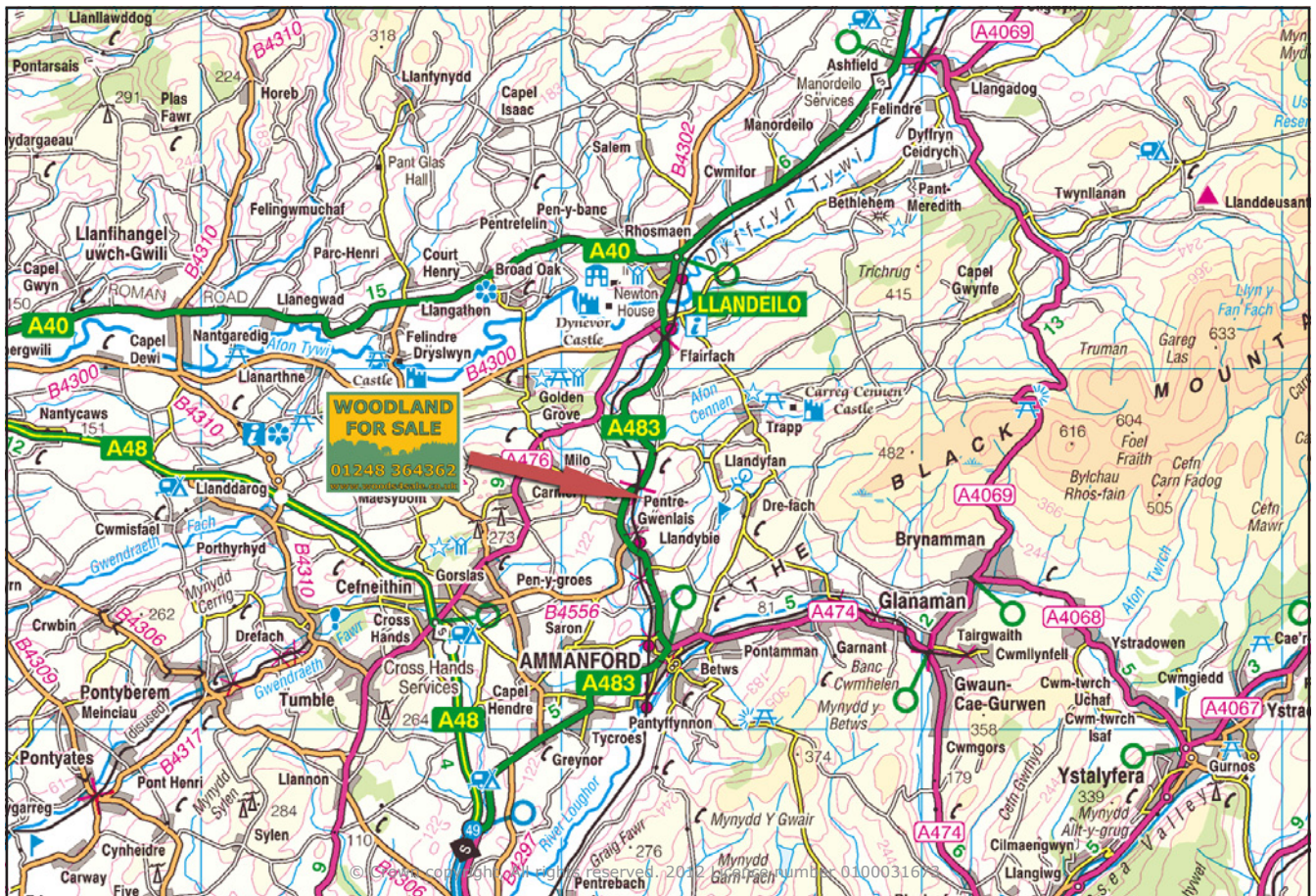
How to Buy this Woodland

Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

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