

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 Rhyal

Burry Port, between Llanelli and Kidwelly,
Carmarthenshire, 13.33 acres of mature oak
woodland. £44,000 (freehold)

A substantial oak woodland in an elevated position looking out to Carmarthen Bay in South Wales.

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Coed Rhyal, Burry Port, Carmarthenshire



Description

Coed Rhyal occupies a north west facing slope that looks out over Carmarthen Bay. A stone's throw from Burry Port this delightful woodland is almost pure, old oak with a floor adorned with a carpet of bluebells in the spring and early summer months.

From the road at the lower part of the wood, a layby delivers a permissive path following an old cart track. This ascends the slope until it reaches a public path hugging the upper boundary line before exiting the wood to the north east.

The closed canopy of the oak casts shadow on the characterful woodland habitat that lies beneath the leaf cover. With honeysuckle climbers, bilberry, primrose and ferns, Coed Rhyal is an ecological gem. There is a patchy lower canopy of holly and hazel typical of oak woodlands. Where the canopy breaks, a stunning outlook offers a feast for the eyes with views of distant land and water.

A seasonal stream trickles down the northeast boundary. Within the wood are old workings where it is believed coal may have been extracted.

This woodland offers a great combination of amenity and recreation potential. There is also potential to undertake some silviculture work to enhance the diversity within the wood and collect some firewood.

If It Were Mine

I would continue to maintain this woodland keeping the rides and tracks clear, perhaps opening up some informal paths within. A gentle phase of thinning would yield some useful timber, perhaps a few small clearings will open the floor to possible generation of tree seed dormant in the ground. A rope swing would provide hours of fun as would a clearing for an occasional night under the stars.

Please be aware that some management operations may require 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: 159

Ordnance Survey Grid References:

- Roadside gate: SN 429 027

- Centre of wood: SN 429 026

Nearest postcode: SA16 0JS

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 Burry Port Leave A484 at Gwscwm Road towards St Illtyd Rise.
- Turn right on to B4317 for 0.6 miles.
- Bear right on to road, you will see a small layby.
- Please park, being careful. The wood can be accessed from the path here.
- If you reach the B4308 Trimsaran Road, you've gone too far.

Boundaries

All boundaries are indicated with agricultural fences, in some places dilapidated.

Coed Rhyal, Burry Port, Carmarthenshire



Sporting Rights

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

Mineral Rights

The mineral rights are held under lease in favour of the Coal Board for 999 years from 1984.

Rights Of Way

There is a public foot path that runs along the south east boundary, a public footpath that intersects the west boundary and a permissive path that joins the lower road to the public footpath.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

Third Party Rights

In the extremely unlikely event that planning permission is granted, a share of any resulting increase in the value of the land is payable to a previous owner.

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.

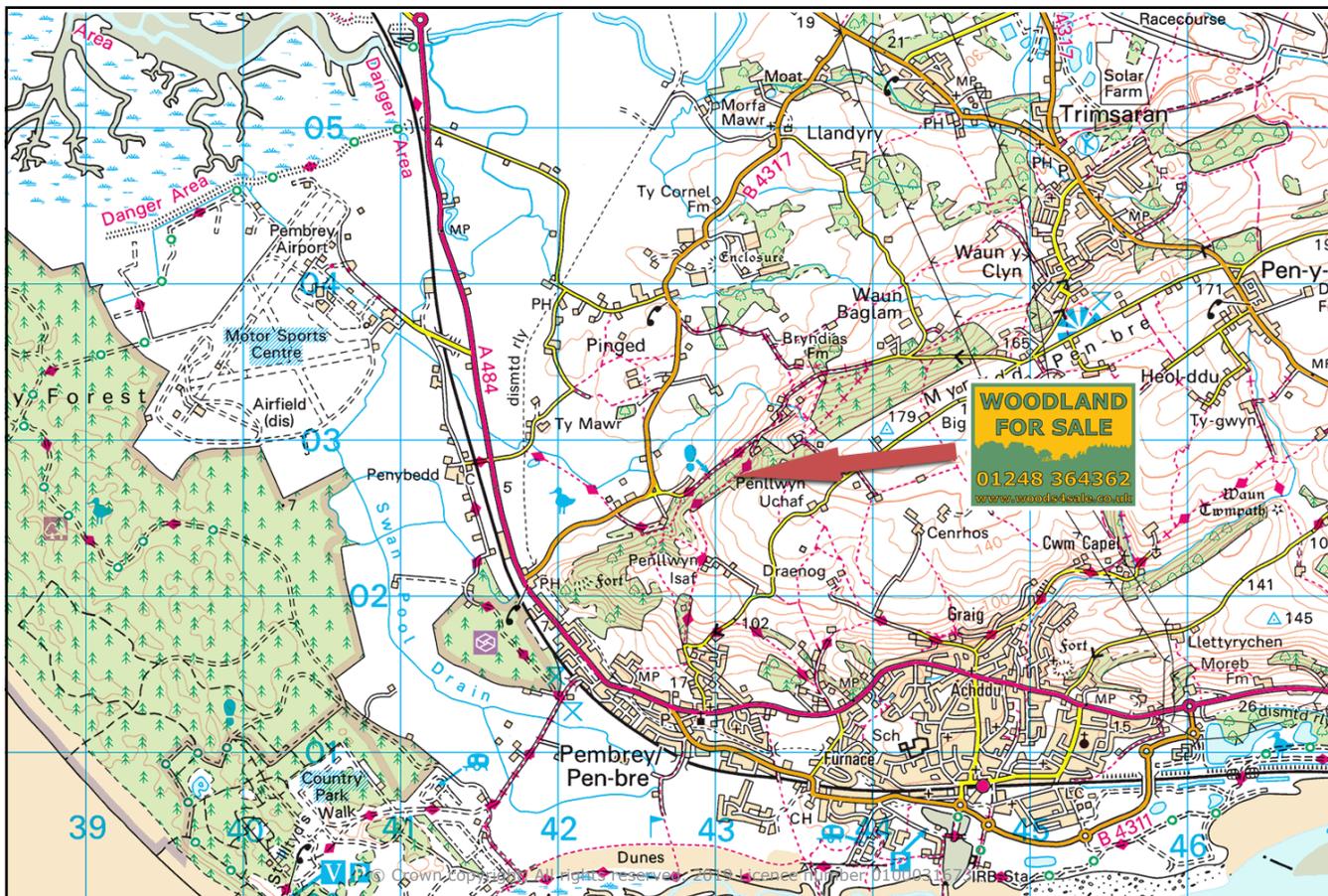
Note

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

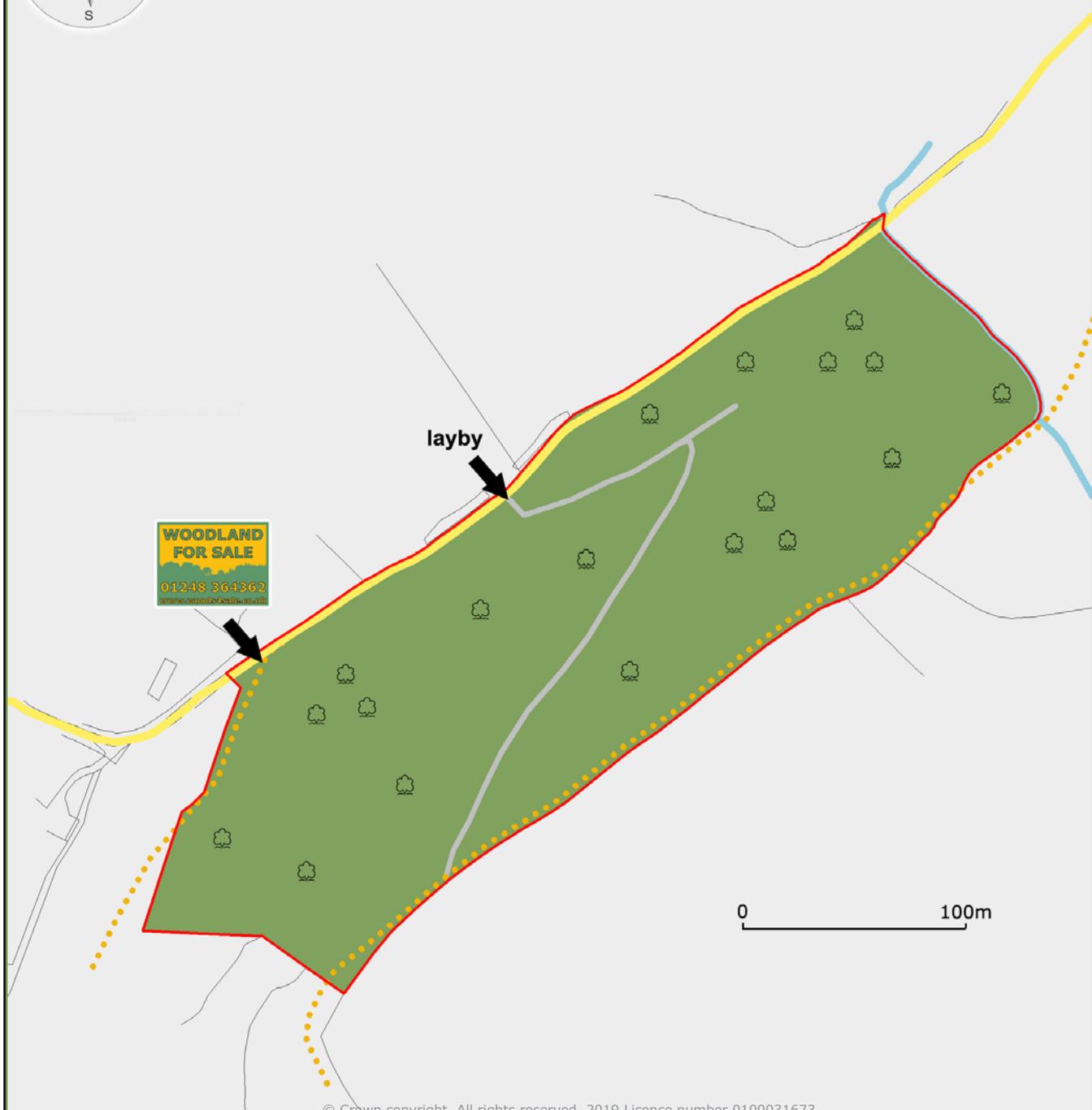
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				