

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



## Green Meadow Wood Cwmpengraig, Drefach Felindre, Carmarthenshire. A delightful productive oak wood of about 7.4 acres with car access above a pretty hamlet in rolling South Wales countryside. Freehold for £35,000.

Seventy-year-old oak with minor elements of other hardwoods on a warm sunny bank above the village, plus a small area of open ground, all served by a good hard track. Harvestable stems coupled with a beautiful location.

# Green Meadow Wood, Drefach Felindre, Carmarthenshire



## Description

Green Meadow Wood lies on east and south-facing slopes just above the hamlet of Cwmpengraig. Local facilities are available at Drefach and Felindre just a mile to the north and the market town of Newcastle Emlyn is just 10 minutes further on.

Green Meadow Wood is a typical combe woodland occupying fairly steep ground with fields above and a river below. The wood is a near-continuous canopy of oak dating from the earlier part of the 20th century and includes both maiden and coppiced stems. The under-storey is comprised of typical oak associates including hazel, hawthorn and holly plus regenerating saplings from the parent trees. There are minor elements of other species including a few substantial beech stems plus birch, cherry, ash and the occasional Scots pine and yew. The woodland floor is very clean, extensively carpeted with bluebells and largely free of bramble, making for easy access throughout.

The oak is growing strongly and would respond well to an early thinning to favour the best stems. The network of broad well-found paths would, with a little upgrade, readily support such an operation which would yield both marketable mill-wood and firewood for the hearth.

At the top west end of the property there is an area of open ground. With south-facing views over the valley this site could easily be developed as a delightful recreation area perhaps with the installation of a deck. Green Meadow Wood is accessed via a short-length of recently upgraded all-weather track into this open area, enabling cars to access the property directly from the minor county road close by.

This is a charming self-contained wood in a delightful village situation. The high percentage of oak and other native species provides ideal habitat for a rich array of woodland birds whilst the wood itself

promises amenity aplenty and small-scale harvesting if desired.

## If It Were Mine

I would apply for a licence to thin the oak and also consider extending the clearing round the caravan to create a superb locus for quiet recreation.

## To View This Woodland

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.

## Residential Planning Permission

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

## Locators

OS Landranger map: Sheet 145.  
Access point: SN 347 366.  
Nearest postcode: SA44 5HT.

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

- From Newcastle Emlyn drive east on the A484 for 2.2 miles until the road bends sharp left in the middle of the village of Pentrecagal.
- Turn right at this point onto the minor county road signed for Drefach-Felindre and the National Woollen Museum.
- Continue for 3 miles through the villages of Waungilwen and Felindre to Cwmpengraig.
- Turn right down the hill into the village proper, cross the stream via the small bridge at the bottom then drive up the other side parking in a lay-by (H) on the right about 200 metres after the bridge.
- Green Meadow Wood is now on your right and can

# Green Meadow Wood, Drefach Felindre, Carmarthenshire



be accessed by footpaths above and below the lay-by (**G** and **J**), or via the vehicular access point **A** (on foot only please), which is about another 100 metres up the road on the right.

## Boundaries

- The west boundary (**BJ**) is a line of blue-topped posts.
- The northwest boundary (**BCD**) is defined by field-edge fences.
- The north boundary (**DE**) is a remnant bund with trees and shrubs growing out of it. A timber kissing gate marks the lower east end of this boundary (**E**).
- The east and southeast boundary (**EFG**) is below the path. Please do not confuse this path with the larger track (**EK**) which leads into the village below.
- The south boundary (**GHJ**) is the side of the public road.

## Sporting Rights

The sporting rights are included and are not let.

## Mineral Rights

The mineral rights are not included in the sale.

## Rights of Way

- There is a vehicular right of access to the property AB for all purposes with maintenance according to use as detailed in the attached **Transfer**.
- A public footpath (**JLEFG**) runs through the property.
- There are third-party rights to erect TV aerials within the property. With the advent of satellite TV it is believed that these rights are no longer exercised.

## Fencing Liabilities

There are no known fencing obligations.

## 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.

## 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.

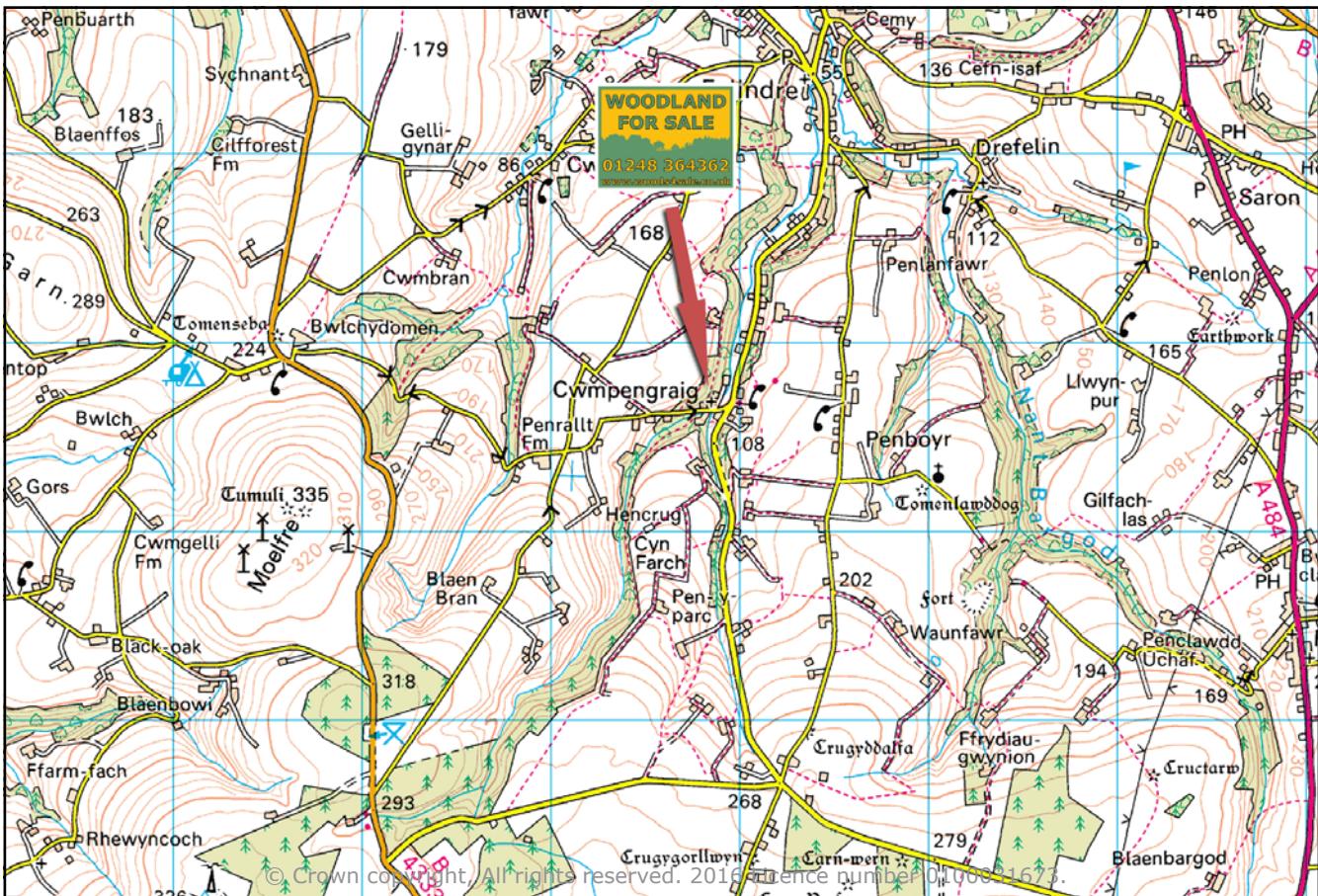
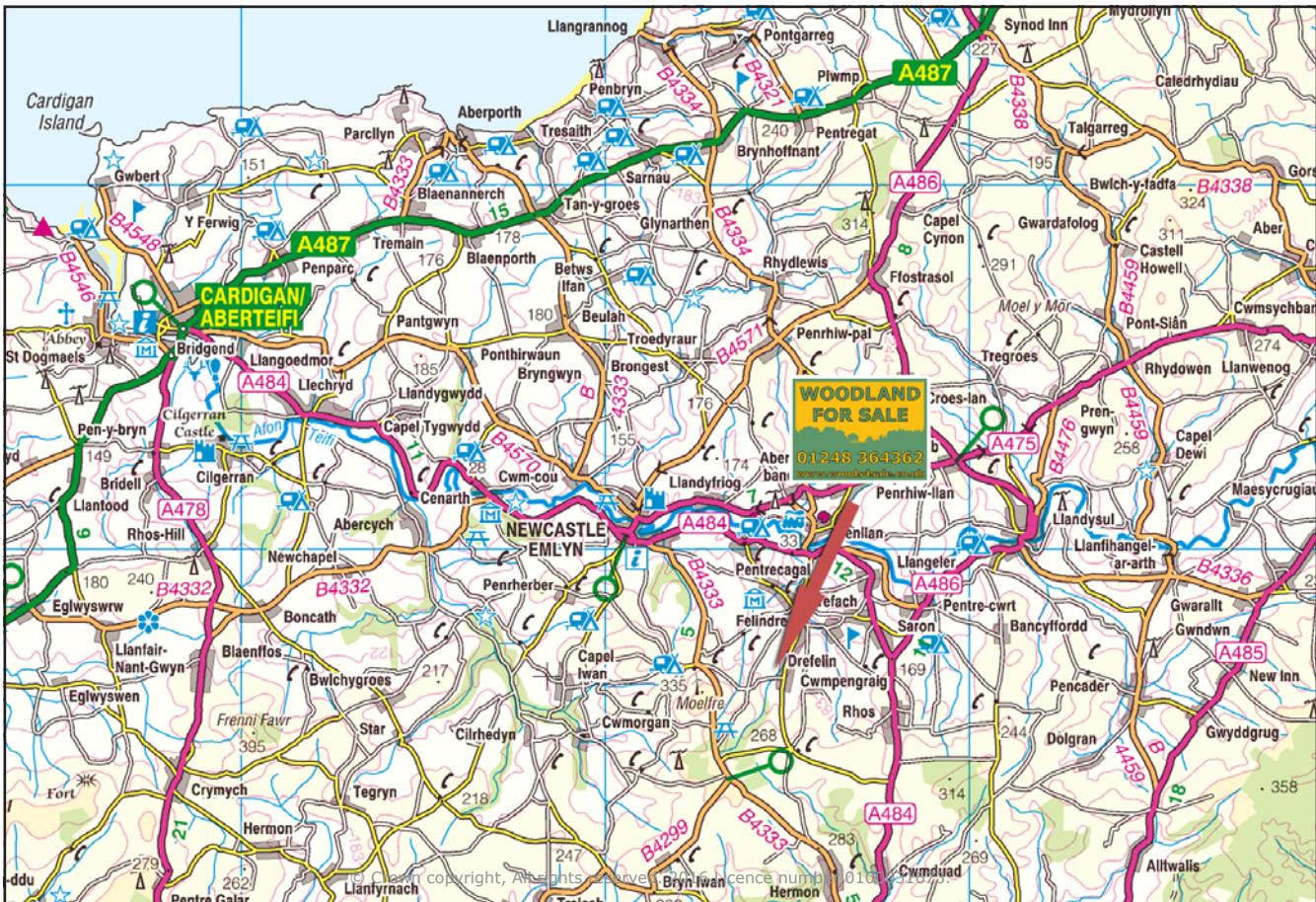
## Note

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).

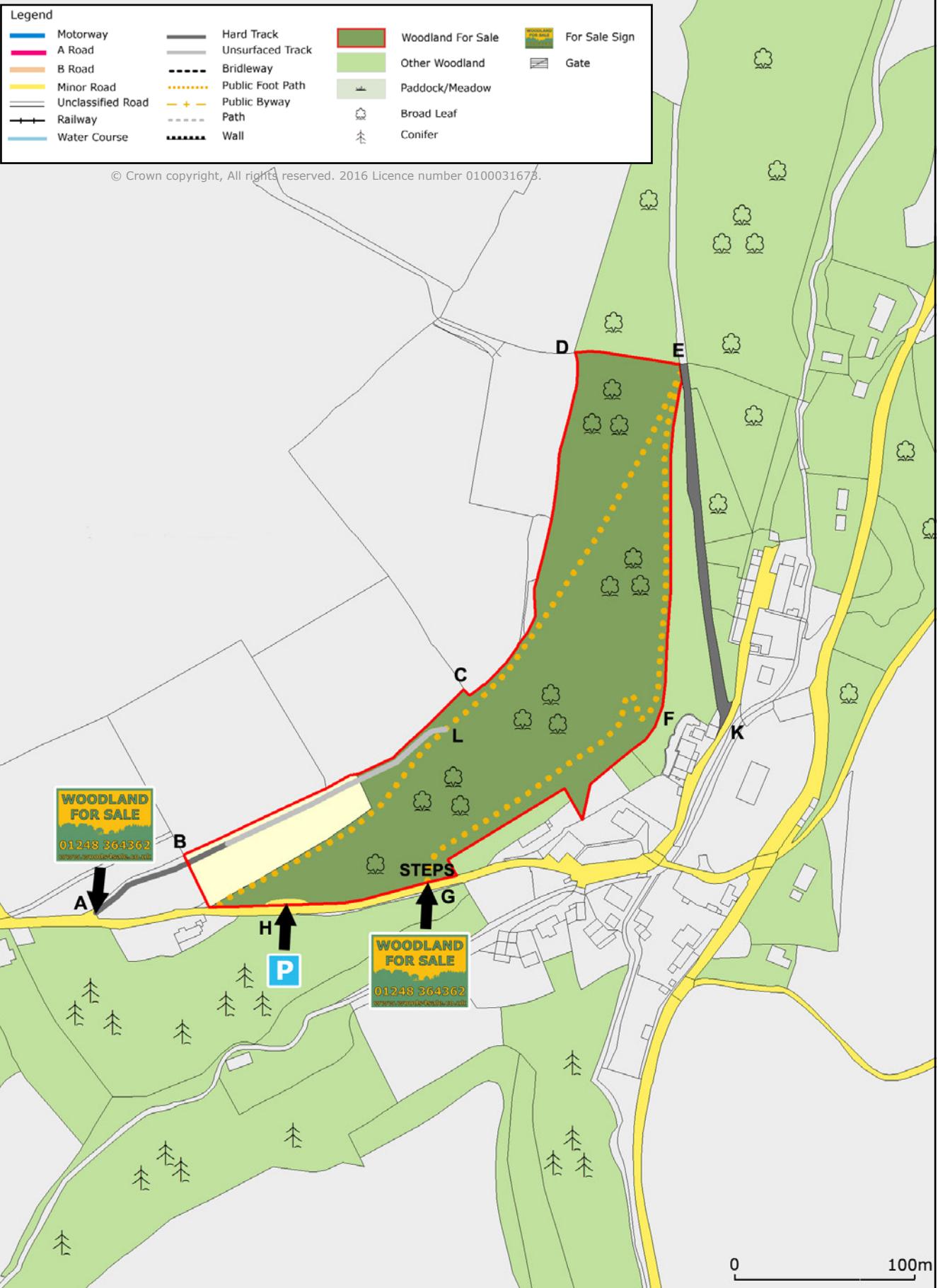
## Green Meadow Wood, Drefach Felindre, Carmarthenshire



Woods4Sale Ltd. Felin Hen Farm Felin Hen Bangor Gwynedd LL57 4BB UK

Phone: 01248 364 362 Fax: 01248 364 232 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

# Green Meadow Wood, Drefach Felindre, Carmarthenshire



Woods4Sale Ltd. Felin Hen Farm Felin Hen Bangor Gwynedd LL57 4BB UK

Phone: 01248 364 362 Fax: 01248 364 232 info@woods4sale.co.uk www.woods4sale.co.uk