

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.



**Riverside Wood, Llannon, Carmarthenshire,
South Wales. 4.44 acres of mixed hardwoods
with extensive river frontage
£28,500 freehold**

Mixed hardwoods from pole-stage birch to maturing oak on a south-facing bank in a private valley location just 15 minutes from the end of the M4.

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Riverside Wood, Llannon, Carmarthenshire



Description

Riverside Wood lies on the banks of Afon Morlais – a delightful clean-running stream in the heart of rural Carmarthenshire. The village of Llannon is just ½ mile to the northeast and Carmarthen is 15 miles to the northwest. The west end of the M4 is a 15-minute drive away, enabling easy access from South Wales and West England.

As its name suggests, Riverside Wood has extensive frontage to a large stream for over 250 metres and the property enjoys a sunny south-westerly aspect overlooking farmland across the watercourse. Slopes are for the most part intermediate although there are some steep banks towards the north section of the wood above level river terraces.

The wood is approximately equally split between young mixed broadleaves (principally birch) dating from the late 1990s, and a mix of more mature hardwoods dominated by oak primarily from the middle of the last century. Within these elements are some willow, alder and canopy beech along with a smattering of Norway spruce and Douglas fir which seeded in when the previous crop was felled. Hazel and occasional holly complete the woody elements.

Riverside Wood has obvious amenity credentials with excellent access from the village along a hard track which connects with the full length of its eastern boundary. At the north end of the property a soft track leads off this down to the river's edge, which with a little upgrade would give car access to a very attractive and private waterside location. A public footpath runs down the wood's eastern side to a bridge across the river. This path is fenced off from the wood, overgrown and appears unused.

The seller is a local forestry contractor who would be

pleased to assist an incoming owner with forestry or infrastructure operations. The opportunity to acquire a delightful property with enormous recreational potential will be immediately clear to any who view this attractive and affordable property.

Directions

From the A48 at Cross Hands head south on the A476 through Upper Tumble to Llannon (about 3.5 miles). Towards the south side of Llannon fork right onto 'Beidr Non' and park on this road before the end of the tarmac, and continue on foot.

The access track runs straight on from the end of the tarmac just past a house with wooden railings on the left (**A** on the plan). Continue down this track for 425 metres to the third field gate which has a Woods4sale sign on it (**B** on the plan). Riverside Wood is on your left after this point.

Locators

OS Landranger map: Sheet 159.

National Grid Ref:

- Access Point **A**: SN 537 079.

- Forest Gate: SN 534 076.

- Centre of wood: SX 532 075.

Nearest postcode: SA14 6BA.

Boundaries

The southwest and west boundary (**CDE**) is the streamside.

The short north boundary (**EF**) is marked by blue-topped posts.

The northeast boundary (**FB**) is the southwest side

Riverside Wood, Llannon, Carmarthenshire



of the hard track.

The southeast boundary (**BC**) is believed to be the fence on the southeast side of the footpath.

Sporting Rights

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

Mineral Rights

The mineral rights are not included.

Access & Rights of Way

There is a right of access for all purposes to the property via the track **ABF** with shared maintenance according to use.

A public footpath runs along the southeast boundary **BC**.

Fencing Liabilities

There are no 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 0151 339 2190, or by email at info@woods4sale.co.uk.

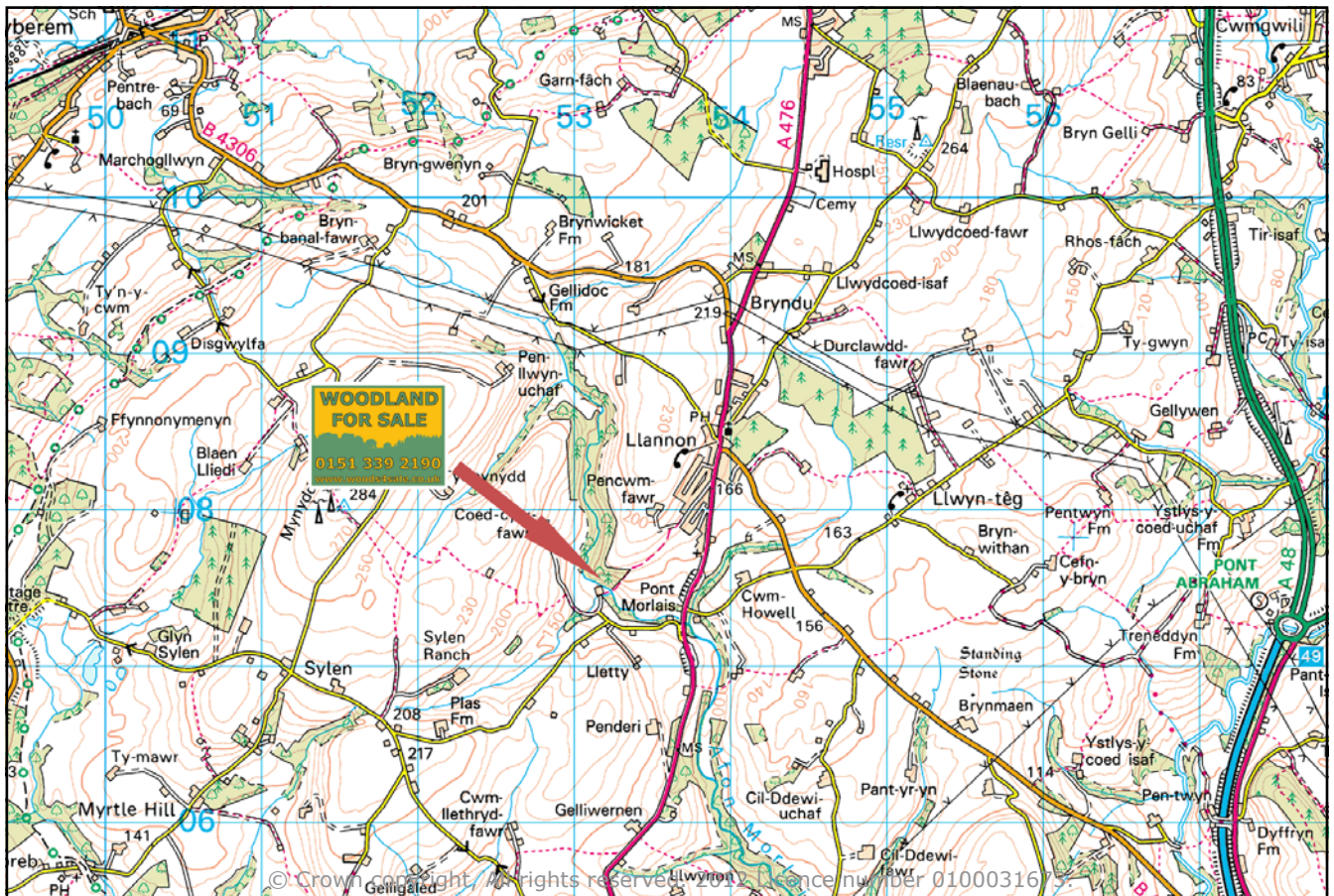
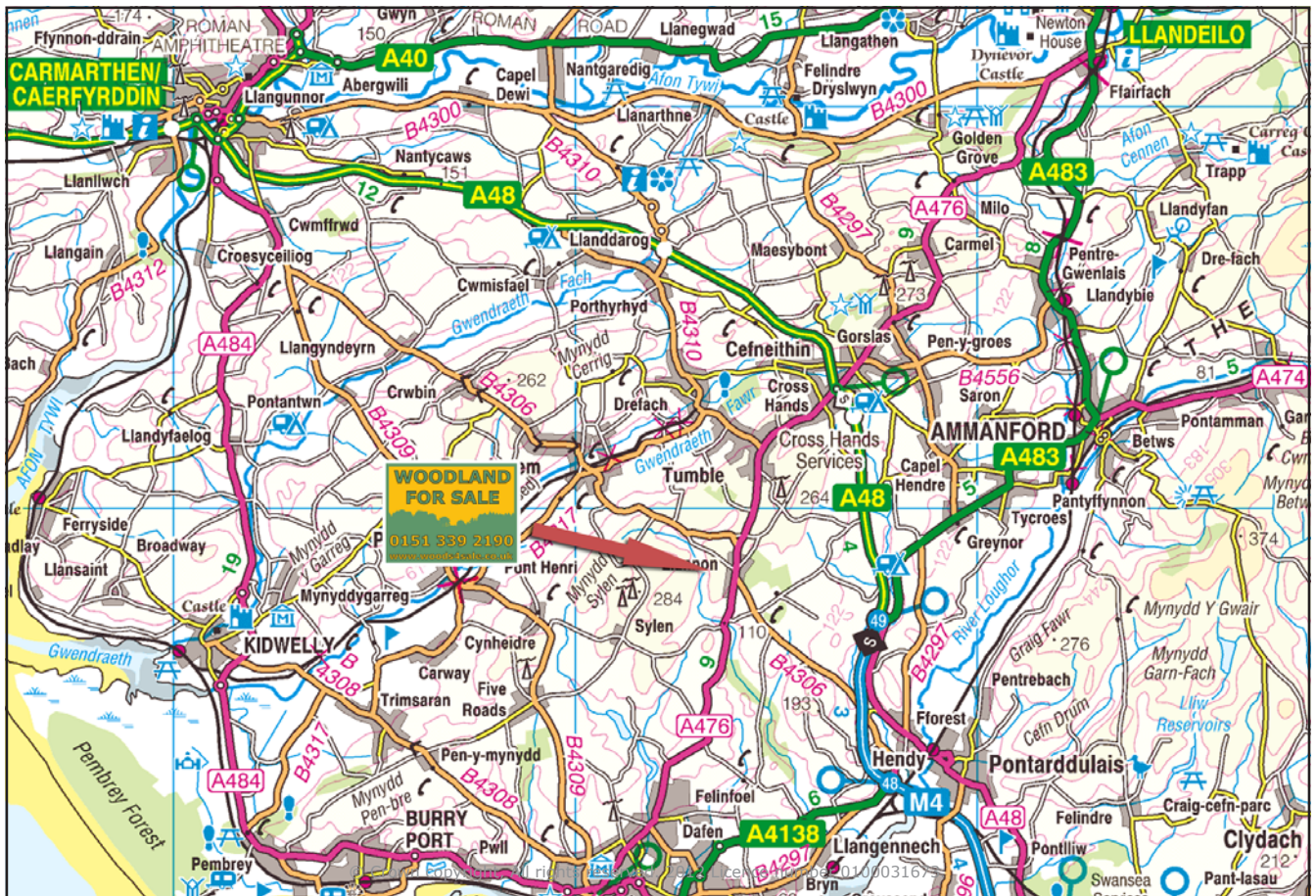
How to Buy this Woodland

This property is being sold on a Fixed Price basis. 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

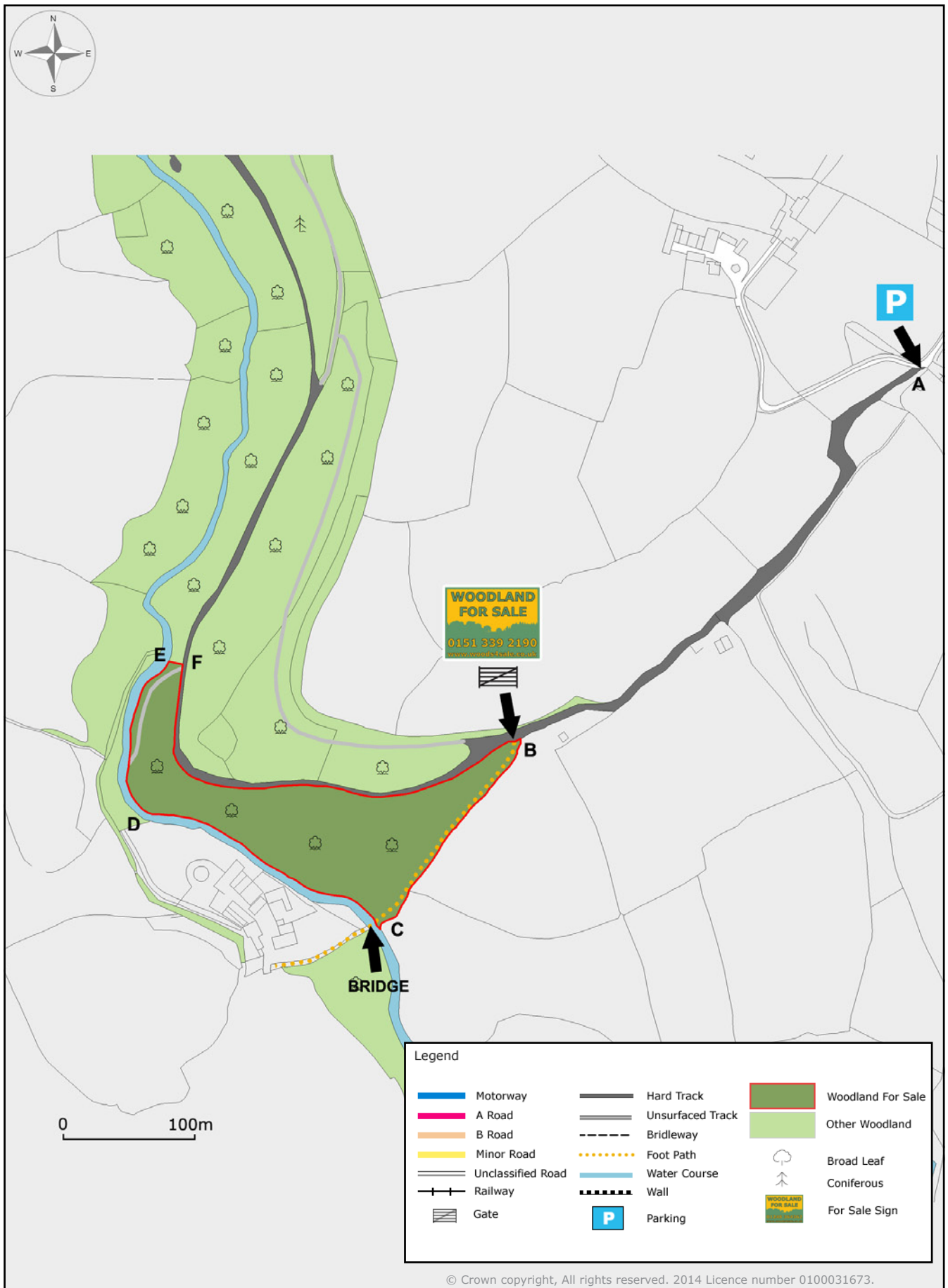
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Riverside Wood, Llannon, Carmarthenshire



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