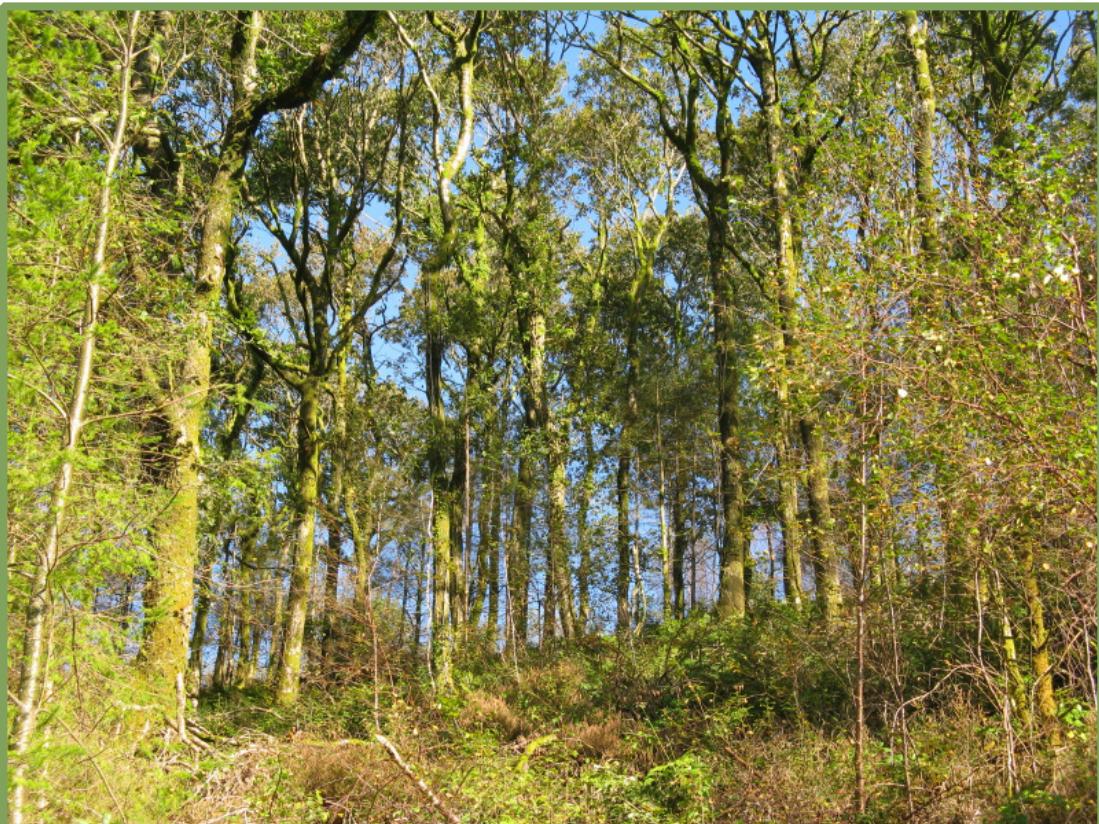


UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Sundown Wood

**Llannon, Carmarthenshire, South Wales. A bank of maturing oak measuring 2.45 acres for £18,500 (freehold)**

A west-facing bank of productive oak in a most private location just 15 minutes from the end of the M4.

## Sundown Wood, Llannon, Carmarthenshire



### Description

Sundown Wood occupies the east side of a small private valley 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.

The property occupies west-facing ground with access tracks on the upper east and lower west sides. The slope between the tracks is quite steep, softening to more gentle inclines on the top east edge.

The woodland canopy between the tracks is almost exclusively populated with maturing oak, dotted with the occasional pole-stage Douglas fir. The shrub layer here is a light scattering of hazel and holly. The trees on the ground between the top track and the field to the east are younger and consist of ash and birch with thickets of hazel, plus occasional elder and willow.

The vendor is a local forestry contractor who would be pleased to assist an incoming owner with forestry or infrastructure operations. He has managed the oak here for many years and the resulting stand now contains stems that should produce quality timber in the future. However, oak being a long-lived and relatively slow-growing native species means the wood can also continue to evolve and develop for many generations to come.

Despite the sloping ground the wood enjoys excellent access via a substantial stone track on its lower west side and a useful 4x4 track on the top east side which will facilitate harvesting as well as giving amenity access.

All in all, Sundown Wood is a compact, productive and affordable proposition for those who like to combine a bit of woodland management with the gentler pleasures that a small oak wood like this affords.

### If It Were Mine:

I'd continue the 'light touch' thinning regime in the oak. I might also be tempted to clear some of the shrubs and undergrowth on the top east edge and install a deck to enjoy the amenity of this little hideaway.

### 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).

From here the wood can be accessed two ways:  
Take the right fork and follow the track on the contour for about 300 metres until you see a line of white-topped posts on your left (near **C** on plan). Sundown Wood is on your left and right after this point.  
OR

Follow the main track downhill for about 425 metres to a small stone quarry on your right. Continue for a further 50 metres until you see a white-topped post on your right. Sundown Wood is on your right after this point (**D** on plan).

# Sundown Wood, Llannon, Carmarthenshire



## Locators

OS Landranger map: Sheet 159.

National Grid Ref:

- Access point **A**: SN 537 079.
- Forest gate: SN 534 076.
- Centre of wood: SN 532 078.

Nearest postcode: SA14 6BA.

## Boundaries

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

The northeast boundary (**FGH**) is the northeast side of the unsurfaced track (**FG**), and a line of red-topped posts (**GH**).

The east boundary (**HJ**) is the field-edge fence.

The south boundary (**JCD**) is marked by a line of white-topped posts within the wood.

## 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 over the tracks **ABC** and **BD**. A right of access is reserved to others over the track **DEFGC**.

Maintenance of all shared tracks is according to use. There are no public footpaths within the wood.

## 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](mailto:info@woods4sale.co.uk).

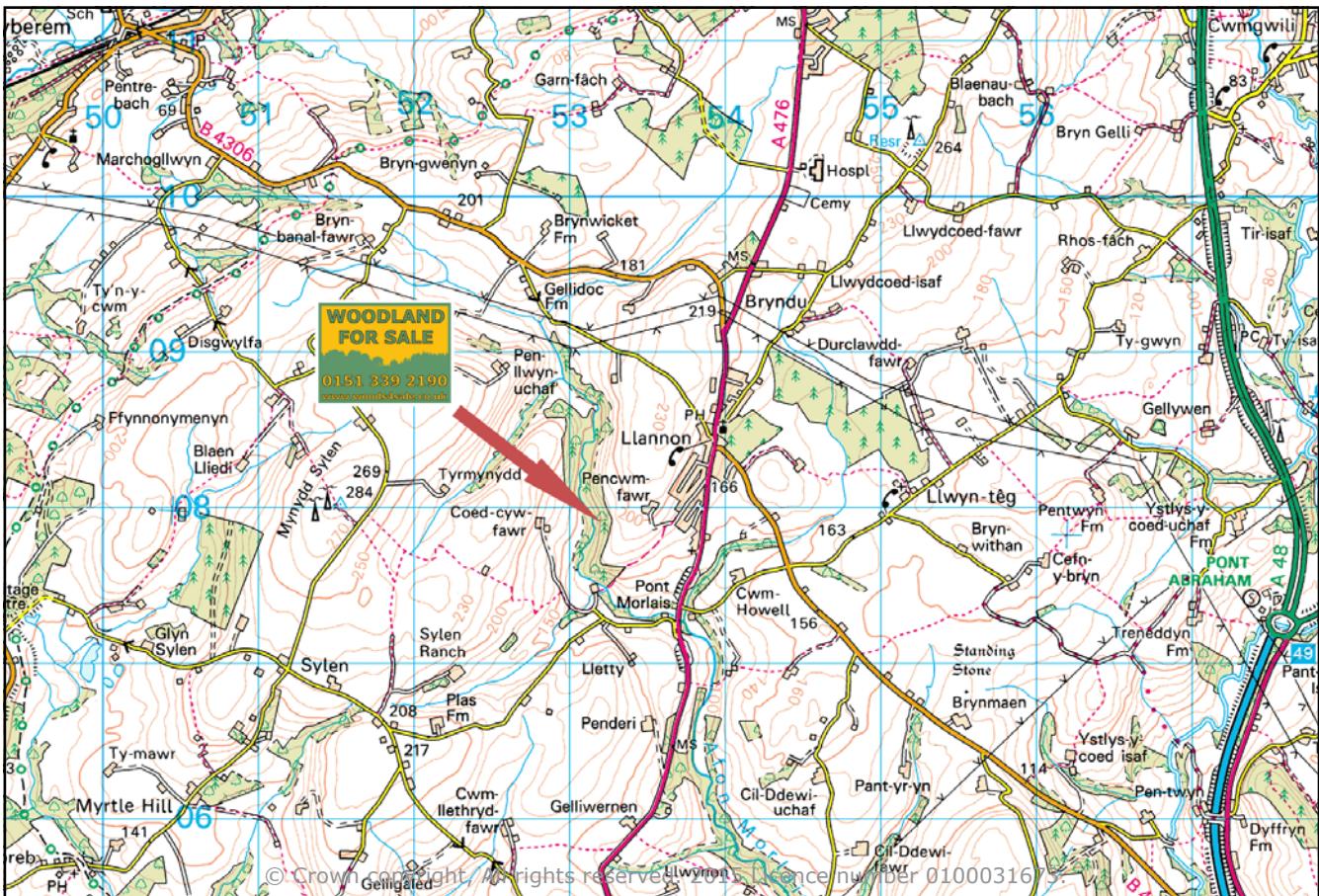
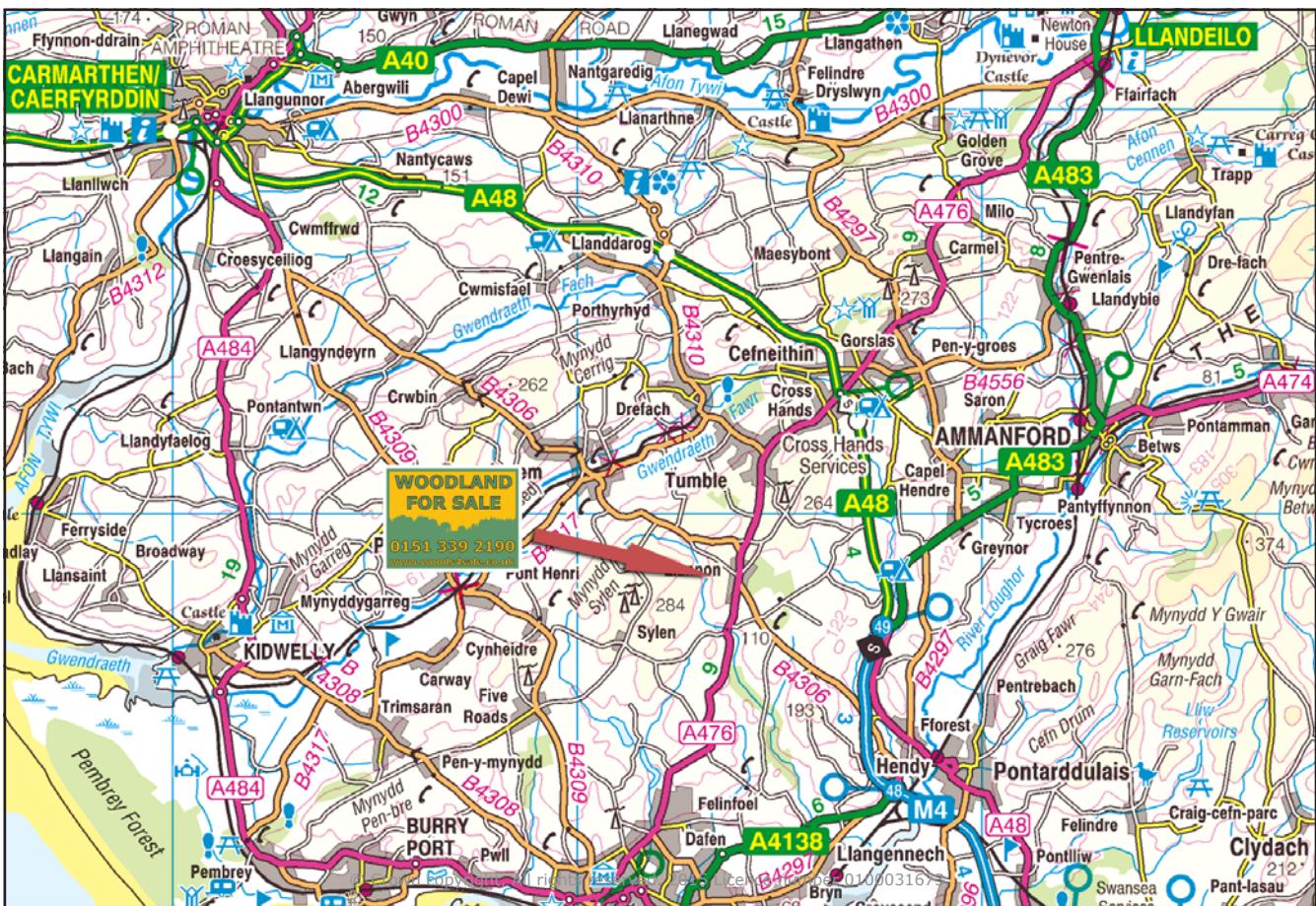
## How to Buy this Woodland

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.

## Sundown Wood, Llannon, Carmarthenshire



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