

WOODS 4 SALE

Phone: 01248 364 362
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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.



Whitland Wood

5.08 acres of wonderful oak woodland near Whitland in Camarthenshire for £37,000 (freehold)

Maturing oak woodland with excellent road access in a very quiet location near the South Wales coast, not far from the River Taf.

SALE

Whitland Wood, Whitland, Carmarthenshire



Description

Whitland Wood is truly a stunning woodland of primarily maturing sessile oak that are growing on a westerly aspect slope on the Carmarthenshire and Pembrokeshire border in South Wales. There is a stream that forms the northern boundary which is a tributary of the River Taf to the south.

The woodland is accessed along an excellent stone road which allows for year-round two wheeled drive access and there is a turning area that is ideal to park a vehicle. An excellent footpath has been established that winds through the woodland. Near this footpath are a few flat areas, ideal for a pitching a tent, one of which has already been used as such and has a little campfire and some wooden seats. Nearby there is also a well constructed open sided wooden shelter and at the end of the footpath you will also find a labyrinth that has been created and is a nice addition by the current owners.

Other species of trees growing alongside the oak include sycamore and birch, and the understorey has holly, hazel and along the western boundary there is a curtain of laurel and some rhododendron (the rhododendron was displaying its beautiful purple flowers at the time of our visit) providing a bit of privacy. The current owners have looked after the woodland very well with a lot of care and attention.

Whitland Wood is classified as 'Ancient Woodland', this is a designation given where there is evidence of forest cover continuously since the year 1600. The woodland has a variety of flora (many of which are recognised as Ancient Woodland indicator species), such as bluebells, bramble, wood sorrel, a variety of ferns and mosses, cow parsnip and bird's-eye speedwell and the occasional dog's mercury. Also scattered among the flora are numerous seedlings trying to compete with the other vegetation, primarily hazel, sycamore and the occasional oak.

The woodland is a perfect wildlife haven and on these longer and warmer days you are surrounded by the sound of songbirds as you walk under the oak trees.

All in all, Whitland Wood is delightful, it has been exceptionally well managed and it is clear that the current owners have enjoyed being in this woodland and they now offer this opportunity to the next woodland guardians.

If It Were Mine

I would certainly make use of the campsite that has been created and enjoy a few nights under the trees with a crackling fire as my companion.

I might also try and further extend the footpath, perhaps make a circular route to walk and give the kids an easier way of getting to see the rest of the woodland.

As an aspiring woodworker, I might try and fell a few of the lovely oak trees and use to build some lovely furniture for the home or as presents.

Please remember some management operations require approval and/or 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.

Whitland Wood, Whitland, Carmarthenshire



Locators

OS Landranger Series Sheet No: 158
Ordnance Survey Grid References:
- Roadside gate: SN 208 178
- Centre of wood: SN 212 181
Nearest postcode: SA34 0LG

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

- Heading west along the A40 from St Clears, after 4 miles, you will come to a roundabout, take the third exit at the roundabout, direction Llanboidy.
- Turn left immediately after the roundabout towards Whitland Abbey.
- After 0.5 miles you will see a Woods4Sale sign on the right hand side in front of a wooden field gate and a large yellow "No Trespassers" sign (point **A** on the plan below).
- Please park carefully, but do not park in front of the gate as access is required at all times (sorry we don't provide keys for visiting).
- Climb the gate and walk along the stone track for about 550 metres until you see two wooden posts marked with orange paint and a Woods4Sale sign. This is the entrance to Whitland Wood (point **B**).

Boundaries

- The northern boundary is the centre of the stream.
- The eastern and southern boundaries are indicated by trees and posts marked with orange paint.
- The western boundary is an old earth bank with stone sides.

Sporting Rights

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



Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way at all times and for all purposes over the track marked **AB**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is a right of way reserved to others over **BC**.
- There are no public rights of way within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks
 - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Whitland Wood, Whitland, Carmarthenshire



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.

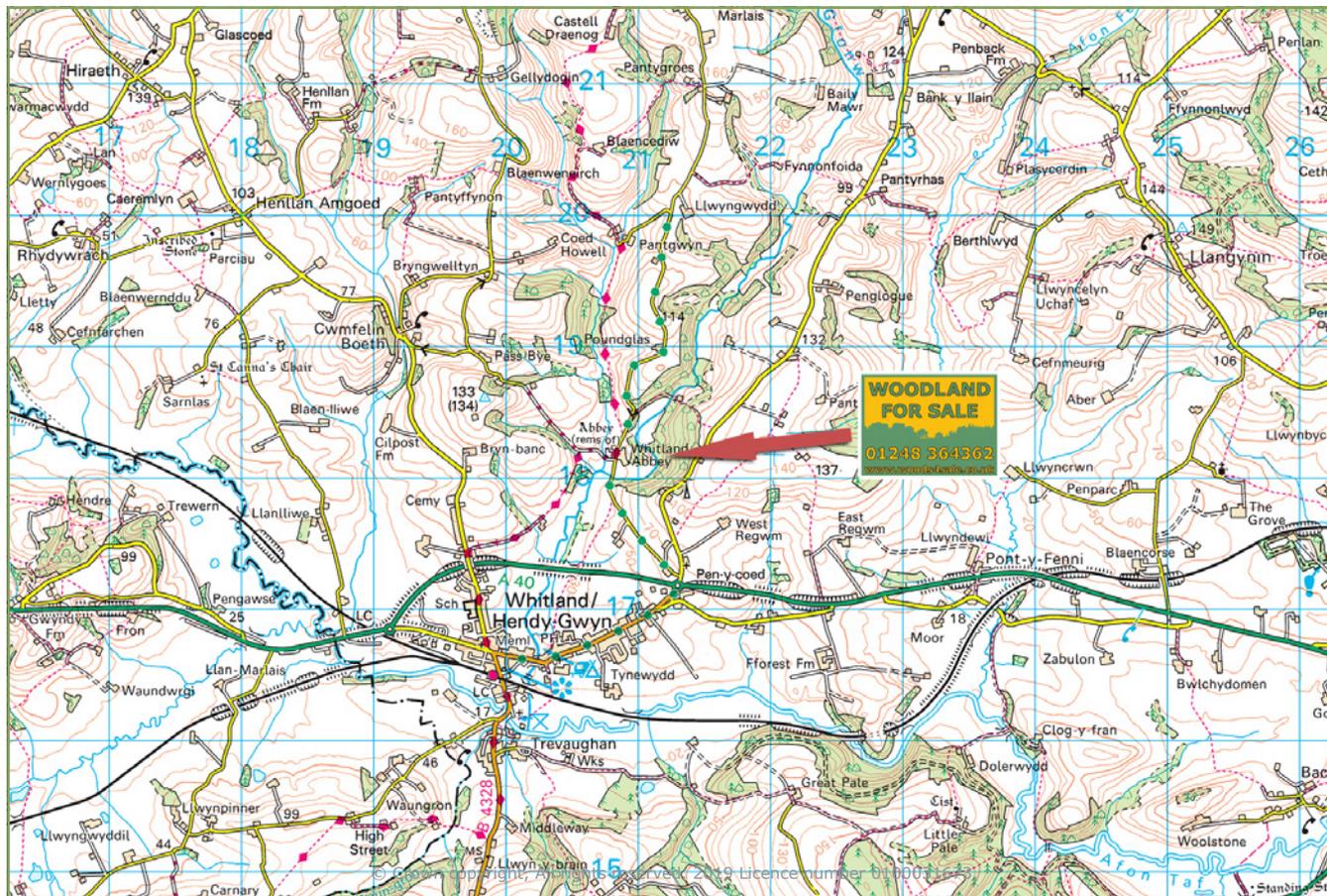
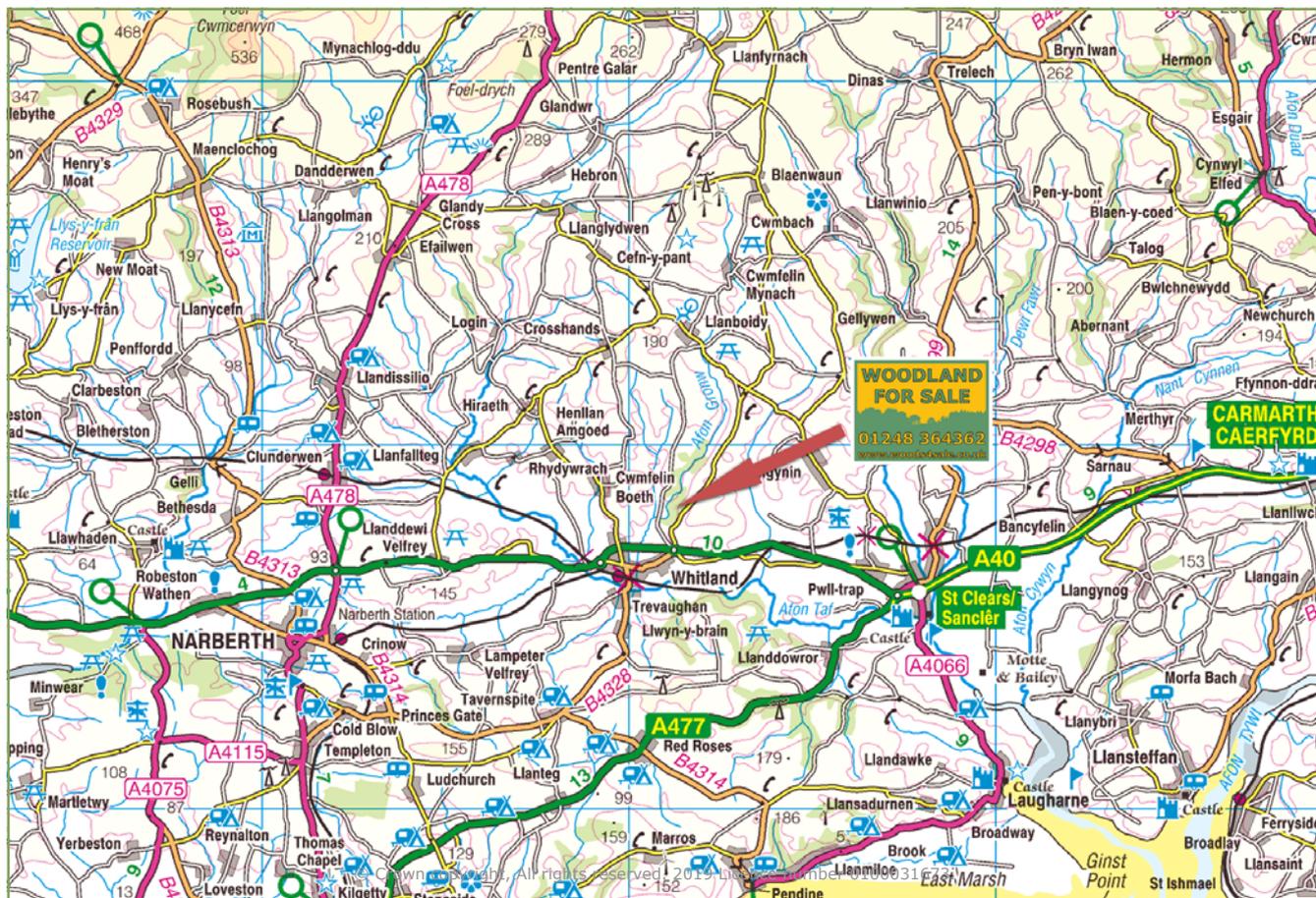
Note

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.

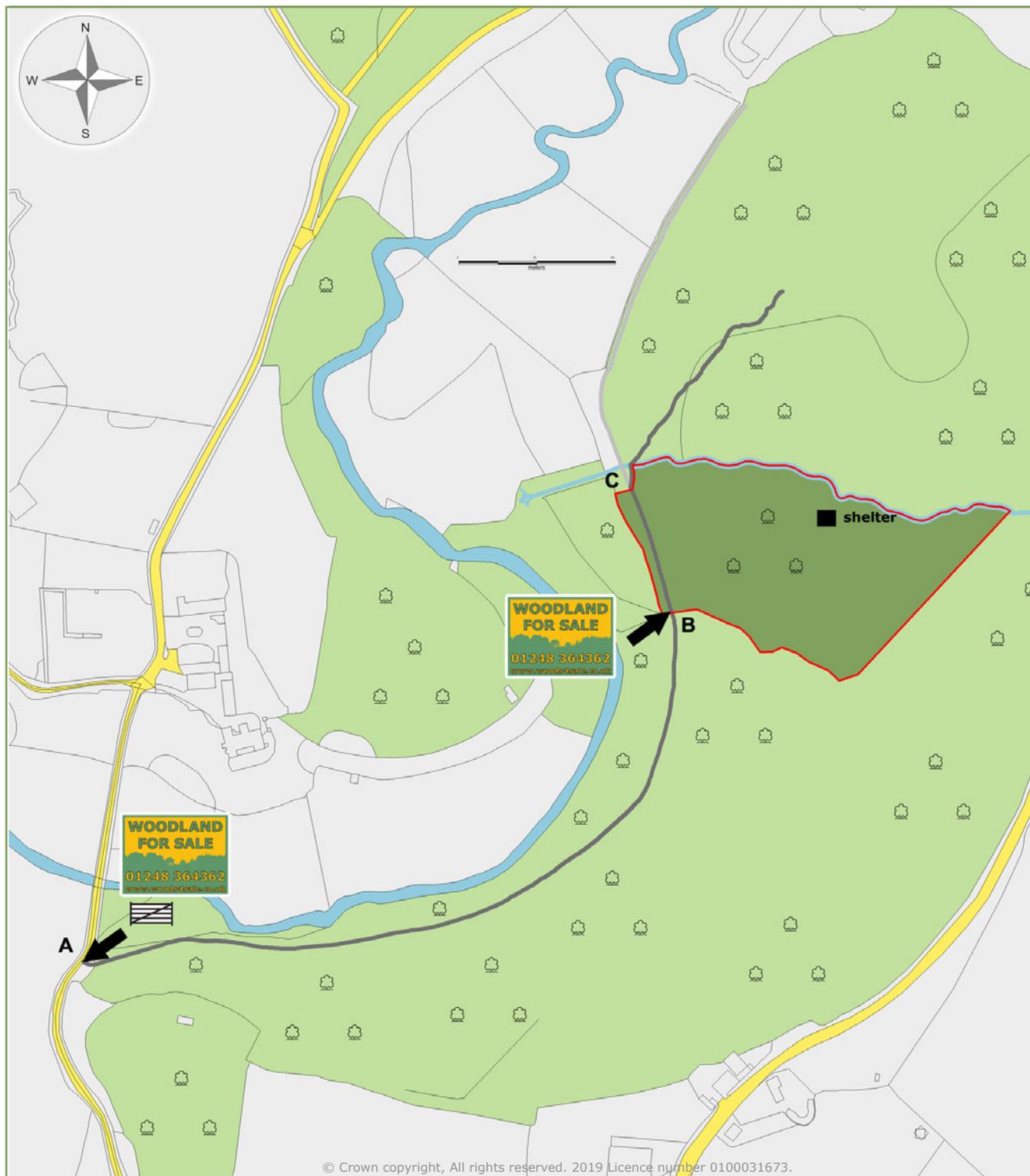
Contact

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

Whitland Wood, Whitland, Carmarthenshire



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| Legend | | | |
|--------|-------------------|--|------------------|
| | Motorway | | Hard Track |
| | A Road | | Unsurfaced Track |
| | B Road | | Bridleway |
| | Minor Road | | Public Foot Path |
| | Unclassified Road | | Public Byway |
| | Railway | | Path |
| | Water Course | | Wall |
| | Woodland For Sale | | Other Woodland |
| | Other Woodland | | Paddock/Meadow |
| | Broadleaf | | Conifer |
| | For Sale Sign | | Gate |