Coed Illtyd

Carmarthenshire

Small but beautifully formed. This young regenerating woodland has a quiet clearing and a riot of broadleaf trees, which are growing up to create a vibrant habitat for nature, and a place to visit and enjoy.

Details

Price: £25,000 Freehold
Location: Trimsaran, Llanelli, Carmarthenshire
Size: Over 2 acres for sale
OS Landranger: OS No 159
Grid ref: SN 450 059
Nearest post code: SA17 4HA

Local manager

Richard Schofield
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Description

In the reclaimed land of a historic coal mine, this small gem of woodland is hiding. Now nature has been given space to re-emerge, and the natural landscape - assisted by some planting - has created this woodland, where silver birch and goat willow grow alongside hazel and the occasional larch.

A manageable woodland in size, it still contains secret and private areas as you walk south down the path from the parking to a clearing. The natural regeneration has created a mix of dense growth and open areas. As an owner, it might be useful to link some of these clearings with the gentle creation of paths and rides to allow you to explore, and to further enhance the value of the land to mammals such as bats, hedgehogs and mice, which can all benefit from the creation of them.

This is a pocket-sized treasure chest of native regrowth, with no public rights of way, and the chance to enjoy an amenity woodland for users of all ages due to the easy access.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

- European larch
- Goat willow
- Black alder
- Silver birch
- Oak
- Maple
- Hazel
- Gorse
- Dogwood

Wildlife

Buzzards and red kites have been seen overhead scanning the ground for field mice. The presence of these and other small mammals in this woodland, in turn, attracts foxes and badgers.

The woodland is filled with small brown birds, such as wrens, chiffchaffs, chaffinches, blackbirds and robins.

As the shadows lengthen, the air above the rides and tracks is home to common pipistrelle bats.

Features

Coed Illtyd slopes gently north from the parking area across the whole wood, but has flatter parts within. A path from the parking area leads to a secluded clearing. The wood stretches to the south, and a walkable track (no public right of way) bisects the wood. There are also some very wild and well-grown areas. The south boundary borders a green lane, fully fenced, with mature larch beyond.

Access, tracks and footpaths

There's driving access in a car all the way to Coed Illtyd, where the woodland benefits from its own private parking space. From the parking space there is a cut path into the wood which is completely private. The main track past the entrance is a bridleway which the occasional walkers use, but there are no public rights of way in the woodland.

Halfway through the woodland there is an old track which is fully fenced at its east end.

Animal tracks can be seen making their way through the woodland in places.

Rights and covenants

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

There are several paths into the wood, but opening up and connecting these rides would benefit both the owner and the natural habitat. Gently expanding the clearing would make a great camping area, tea stop and base.

Bushcraft, camping and exploring are all here to be enjoyed. Birdwatching and stargazing also beckon.

There are walking and hiking tracks passing by your door at Coed Illtyd which lead into the surrounding woods and hills, but not through the wood itself.

Local area and history

The local area of Ffos Las Racecourse is the site of an old 600-acre open-cast coal mine. Between 1983 and 1997, the location operated as a massive opencast coal mine (reaching up to 500 feet deep at its peak), and was at one time recognised as the largest opencast site in Europe.

The name *Ffos Las* translates from Welsh as "blue ditch," named after a historic farm that originally occupied the land before industrialisation.

When it's time to emerge from the woodland and explore the local area, it's worth checking out Kidwelly Castle, the Gwili Steam Railway (which operates vintage steam trains) and Pembrey Country Park activity centre, which also gives access to Cefn Sidan Beach.

The nearest shops are in the village of Trimsaran, but the centre of Llanelli is only 5 miles away.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Google Maps Pin for the gate

What3Words for the gate

From the M4:

Leave the M4 at Junction 48 and take the A4138 towards Llanelli. At the Trostre roundabout, follow the A484 towards Llanelli. Continue along the A484, following signs for Ffos Las Racecourse. Once in the vicinity of the racecourse, follow the road towards Trimsaran. The pull-in is located immediately outside the racecourse entrance.

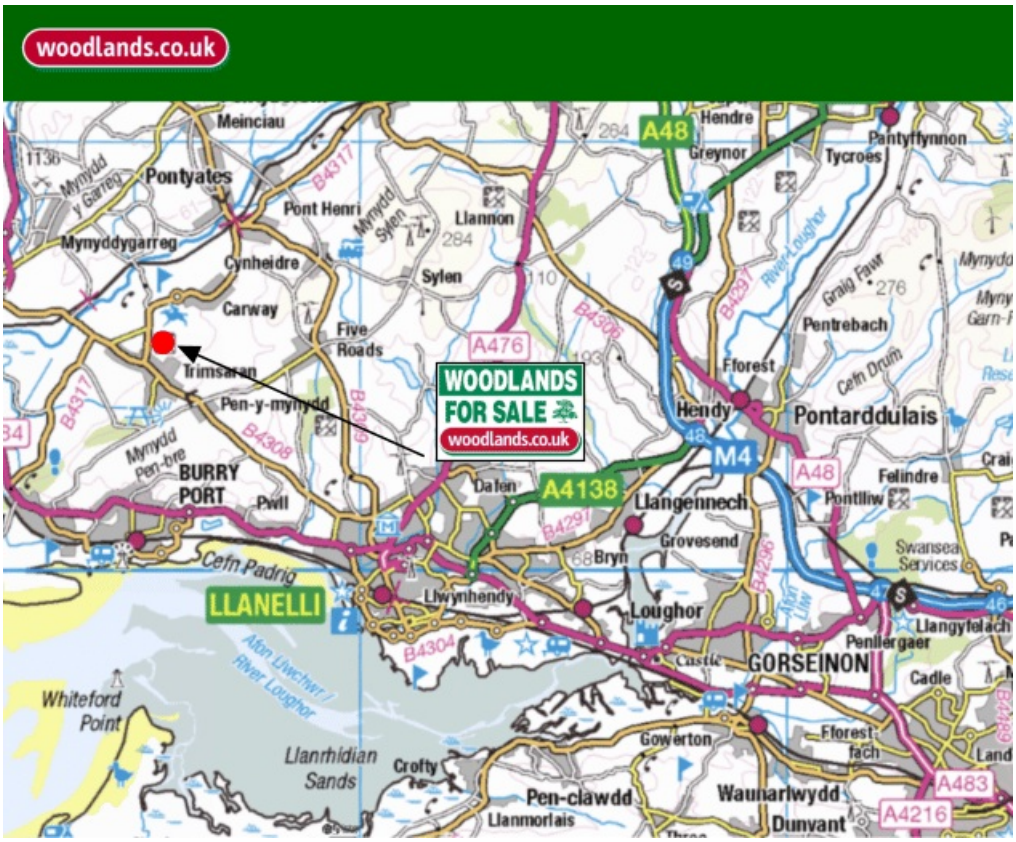
From Carmarthen:

Take the A484 eastwards towards Kidwelly and Llanelli. Continue through the Kidwelly area, following signs for Trimsaran and Ffos Las Racecourse. On approaching the racecourse, look out for the entrance. The pull-in is located immediately outside the racecourse entrance.

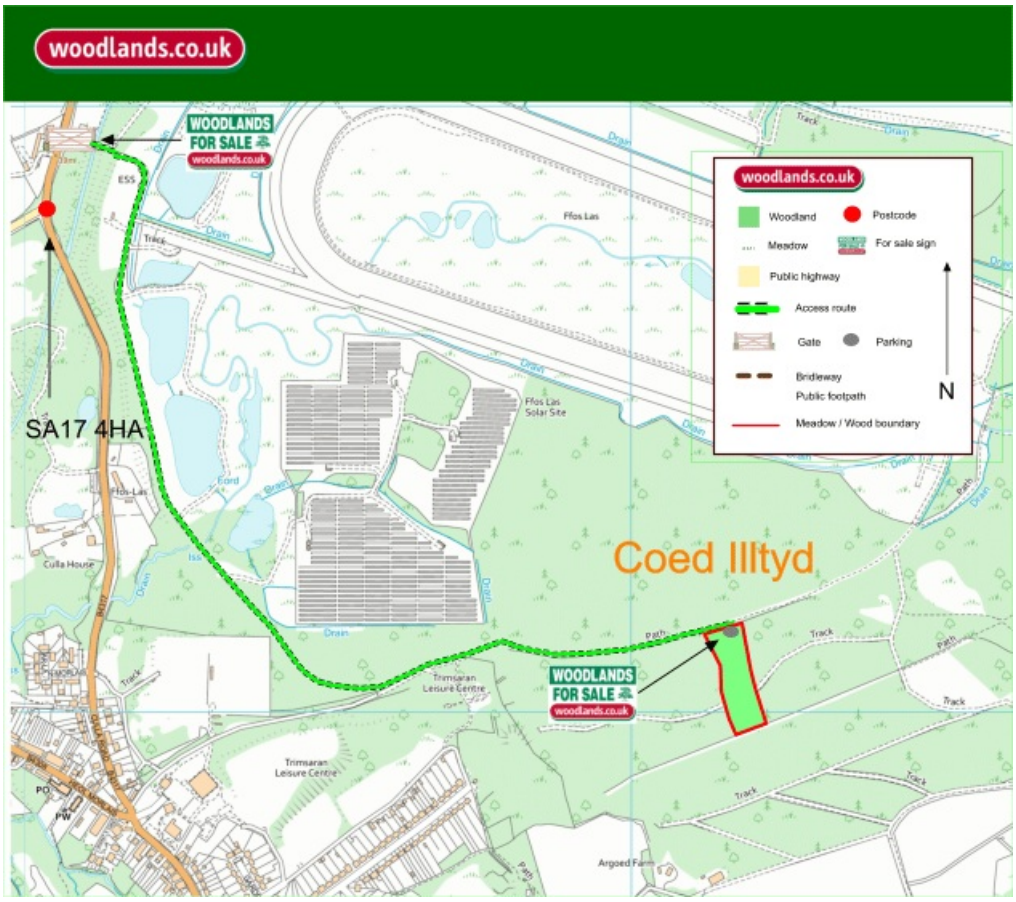
Please park leaving space for other users, and walk down the track. Buyers will get a key to the site and be able to park on their private woodland parking

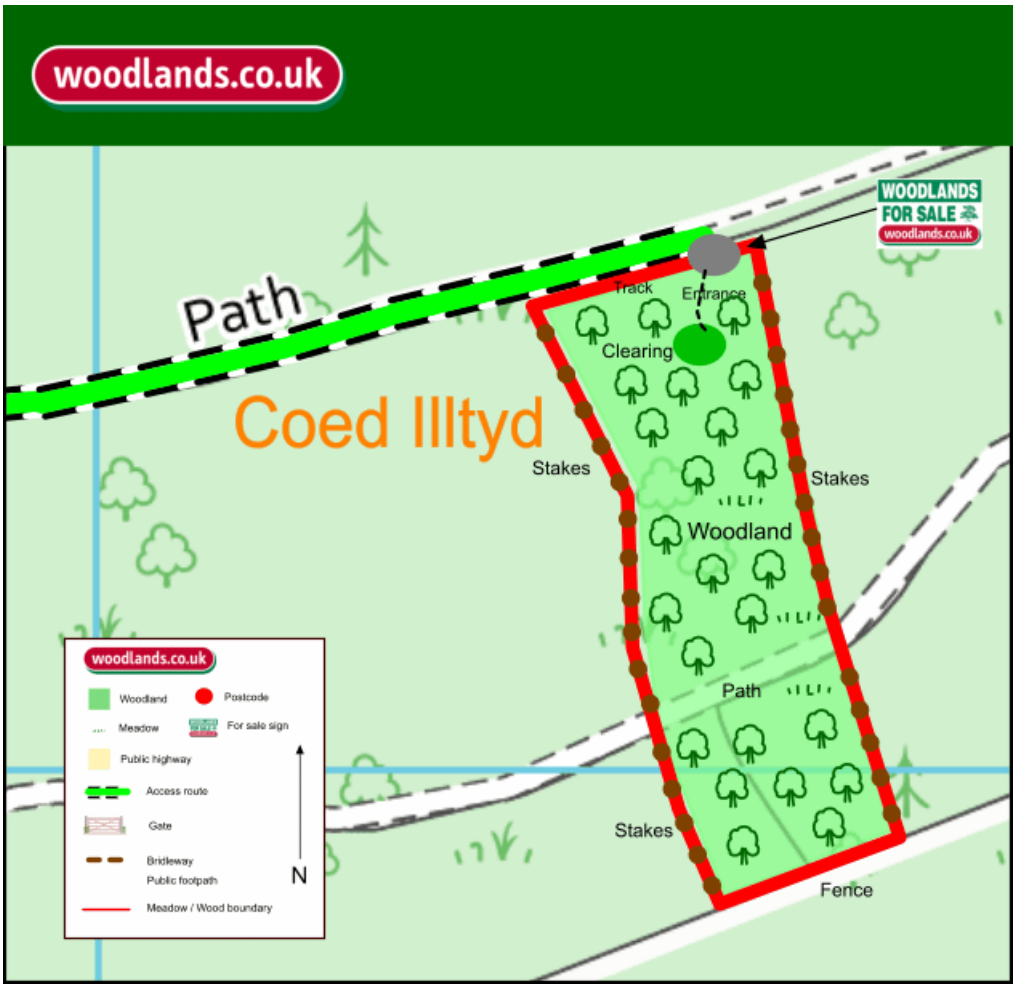
Boundaries:

The northern boundary of the wood is the access track. To the south, the boundary is fenced and borders another woodland. The east and west boundaries are denoted by stakes in a line through the wood with red paint on top. Red paint also denotes boundaries on fence lines to assist.









Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.