Coed Morlais

Carmarthenshire

Exuberant young woodland filled with a mix of regeneration and careful planting, with great access and private parking, this is fabulous habitat and an amazing rewilded space.

Details

Price: £45,000 Freehold
Location: Trimsaran, Llanelli, Carmarthenshire
Size: Nearly 5 ¼ 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

Situated in the environs of a reclaimed opencast coal mine, Coed Morlais shows us what nature can do when given a chance. A mix of planting and natural regeneration has allowed this special young woodland to emerge and thrive. An exciting native range of broadleaf trees has colonised the space, weaving a special habitat surrounded by greenery and with innumerable secret spaces for the insects, birds and mammals to carve out their niches. A larch woodland nearby has donated seedlings, which have also found footing here.

Silver birch and willow share space with other native trees, whilst planted hazel and maple are dotted around. The vibrant lower areas are home to blackberry bushes, fungi and ferns. A rich fresco of lichens and mosses add to the vibrancy of the ecosystem.

From the private parking space a path leads into the wood beyond, to a secluded clearing where the world recedes. There's an intoxicating mix of accessible and private here, as the access track is well made up, but once inside the woodland - in places dense around you - it's a very private place. Although there's a space for parking, the wood is separated from the bridleway by a wide ditch which creates a moat around your woodland world.

An opportunity exists here to enjoy a truly rewilded space with all the amenity it offers, in the knowledge this is a refuge for wildlife, especially Carmarthenshire's birds, which have made their homes here.

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 Morlais slopes gently north from the parking area across the whole wood, but has flatter parts within. This incline is part of the wider slope down to the distant racecourse. A path from the parking area leads to a secluded clearing. Beyond this the wood has open scrub areas to be found within, and a walkable track (no public right of way) bisects the wood. 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 Morlais, where the woodland benefits from its own private parking space. From the parking 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 it's 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. Bird watching and stargazing also beckon.

There are walking and hiking tracks passing by your door at Coed Morlais 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.

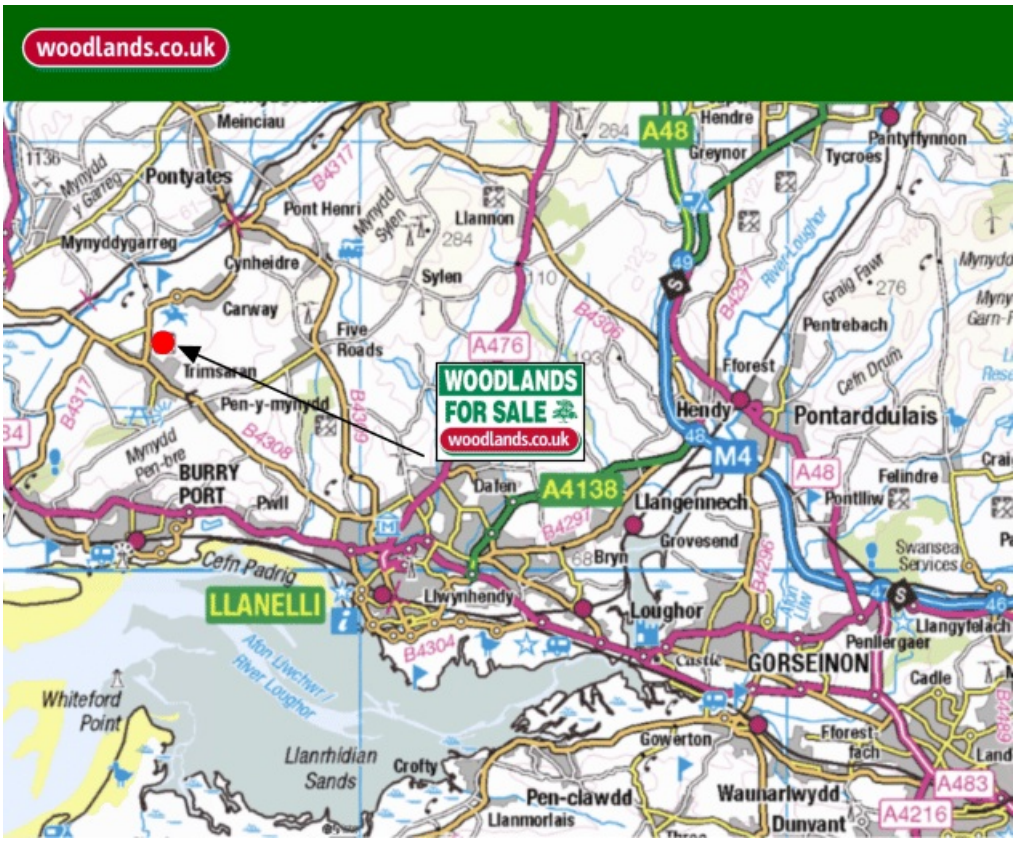
From Carmarthen:

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.

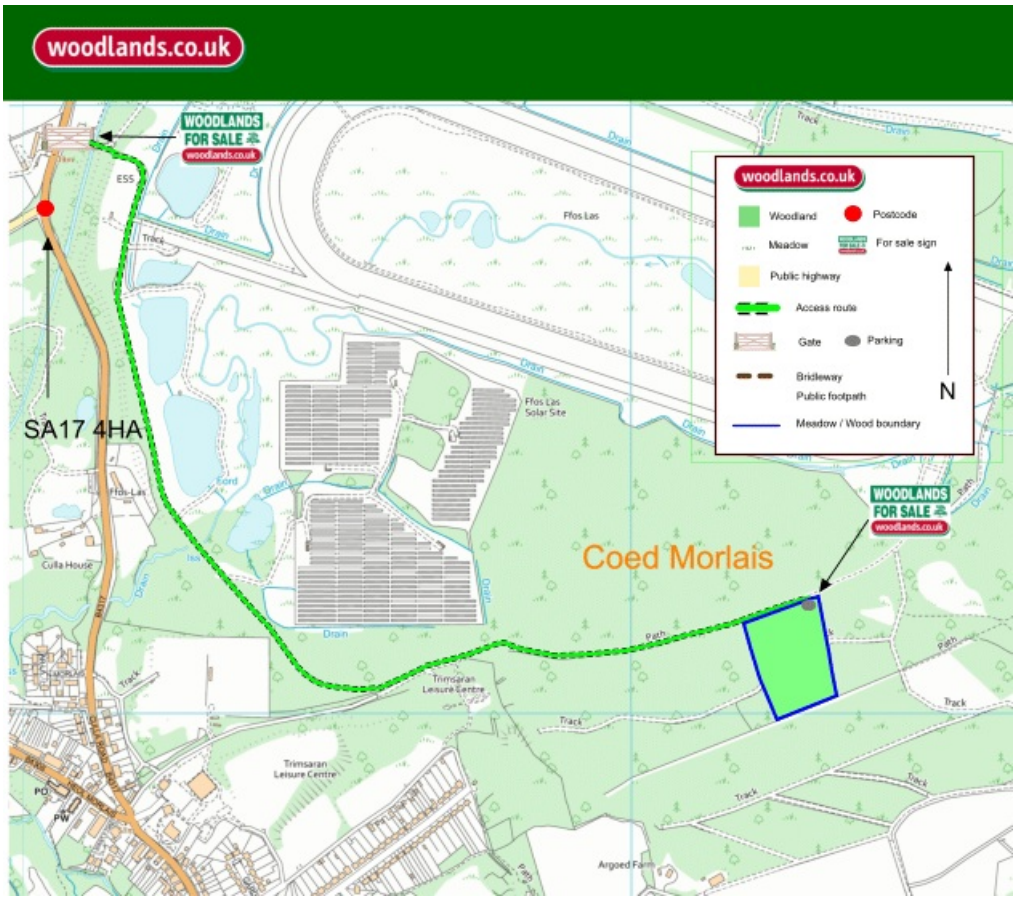
Please park in the entrance; it's easy to leaving space for other users, and walk down the track. It's a 5-10 min stroll to the woodlands down the mostly tarmac track. Buyers will get a key to the site and be able to park directly on their private woodland parking.

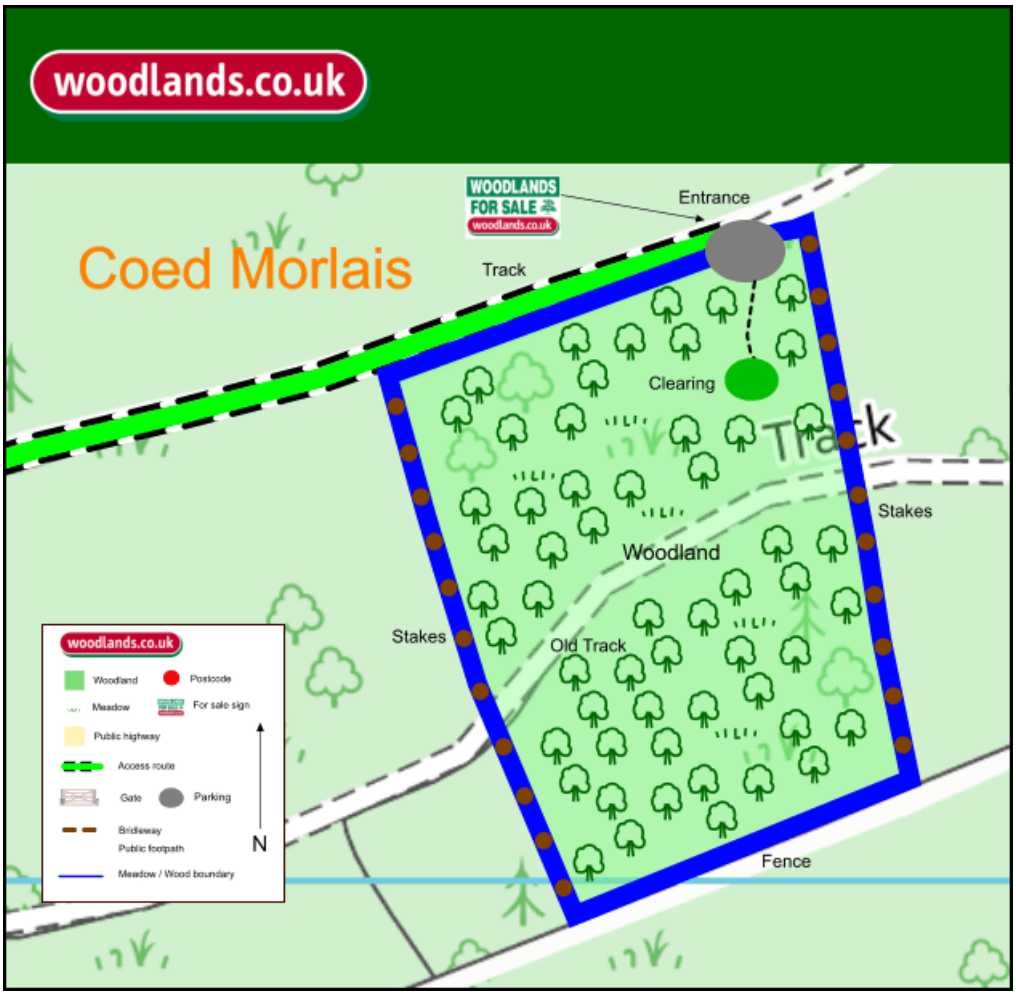
Boundaries:

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 blue paint on top. Blue 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.