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Coed Wyn

Carmarthenshire

A quiet, wooded slope of Douglas fir, fringed with broadleaf and bluebells set between two estuaries, the Taf and the Twyi.

Details

Price: £95,000 Freehold
Location: Llanybri, Carmarthen, Carmarthenshire
Size: 8 acres for sale
OS Landranger: OS No 159
Grid ref: SN 331 141
Nearest post code: SA33 5HR

Local manager

Richard Schofield
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Description

Coed Wyn is part of a woodland known as Allt yr Hendre which is set on the peninsula between two rivers, the Taf and Twyi Estuaries, in beautiful rolling countryside of hills and wooded valleys. There is a great feeling of peace and quiet seclusion in Coed Wyn amongst the planting of tall and graceful Douglas fir. It lies almost at the end of the track which runs through Allt yr Hendre, sitting on an east facing slope in the southern half of Allt yr Hendre, much of which is designated ancient woodland of one form or another, and Coed Wyn itself is designated PAWS (Plantation on an Ancient Woodland Site).

An old forest track which spurs off the main shared access track, bisects Coed Wyn lengthways on a north/south axis and a ride stop at the beginning of this track marks its entrance. The Douglas fir, planted in 1964 have grown on well and there is value in this timber, offering an opportunity perhaps to take out the conifer and replace with new planting of broadleaf, for a sustainable woodland for the future.

Halfway along the track a rock-stack formation juts out of the hillside above the track which adds a bit of drama to the landscape and is great to explore. Below the track the ground slopes away until it meets the access track running along the length of the eastern boundary, and springtime sees the lower slopes carpeted in bluebells. Other ancient woodland indicators such as oxalis and wood anemone as well as several species of ferns are all to be found here too.

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

Predominantly Douglas fir but there are mature oak amongst other broadleaf; birch, beech and sycamore along the field boundary on the western edge along with hazel and hawthorn. Along the eastern fringes bordering the track there are oak, birch, beech and sycamore along with some hazel and hawthorn. Dotted here and there are some small clumps of rhododendron throughout the woodland which will need to be kept under control.

Wildlife

The varied habitats of the surrounding area; hedgerows and pasture land along with the mudflats along the Twyi and Taf Estuaries, and Allt y Hendre's Ancient Woodland status results in a richness of wildlife, some quite rare. Local wildlife recordings have made note of Lesser and Greater Horseshoe bats (not commonly seen these days) attracted to the wooded valleys, and Golden plover are drawn to the mud flats of the Taf Estuary. Other coastal birds such as sandpipers, ringed plovers and egrets can be seen and heard at the mouths of the Twyi and Taf, and far more common, red kite can be seen circling overhead.

Features

Ancient woodland.

Quiet, peaceful location.

Interesting rock formations.

Carpets of bluebells!

Access, tracks and footpaths

The main entrance to the larger woodland Allt yr Hendre, of which Coed Wyn is a part, is accessed directly off a quiet country road via a locked gate. There is a large level area here for shared parking (please do not obstruct for other woodland owners).

The access to Coed Wyn itself involves fording the river, and the continuing track although reasonably level, is soft in parts and steep within the woodland, so we would advise access with 4-wheel drive vehicles only.

A public footpath runs through the larger woodland Allt yr Hendre and through Coed Wyn's neighbouring woodland, Coed Trehyrne, but there is no public footpath access through Coed Wyn itself.

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 is the opportunity to restore Coed Wyn, designated PAWS, to a native broadleaf woodland with sensitive long-term management.

The rhododendron although pretty will need to be kept under control.

The public footpath through Allt yr Hendre connects with the Wales Coast Path close to the banks of the River Taf, ultimately

providing 870 miles of fabulous walking along the entirety of Wales' beautiful and diverse coastline!

Just beyond Llansteffan on the B4312 to Carmarthen, is the Towy Boat Club for anyone who wished to canoe or fish for the famous sewin (sea trout) in season.

Local area and history

To the southeast is the lovely village of Llansteffan which has the ultimate castle perched on its headland, a great beach, fish and chips and a seaside cafe as well as pubs, post office, shop and B&Bs.

To the west is the River Taf, one of three estuary rivers, along with the Twyi and the Gwendraeth which jointly flow into Carmarthen Bay.

Across the River Taf is Laugharne, where you can visit Dylan Thomas' former home, The Boathouse, now a museum, and his writing shed perched high looking out across the " slowback, slow, black, crowblack, fishing boat bobbing sea."

Carmarthen is only 20 minutes away with all amenities and transport links.

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

From the M4 continue on the A48 to Carmarthen.

Follow signs to the A40 and take the A40 (west) towards St Clears for approximately 5 miles.

Take the left turn signposted to Llangynog (3rd exit) at Bancyfelin.

Continue along this road into and through the village of Llangynog.

After exiting Llangynog, after about 1/3 of a mile, you will see ahead of you the abandoned building of the Wern Inn opposite, as the road bends fairly sharply to the left. Continue along this road and follow it as it then bends to the right (do not take the left fork) and then continue as it takes you into woodland.

After approximately half a mile, keep an eye out for a wooden gate on your right, with a Woodlands for Sale sign. Pull in here carefully and continue on foot.

The main entrance gate where you park:

Coordinates: 51.805168,-4.418602

What3words: ///flies.enthused.presides

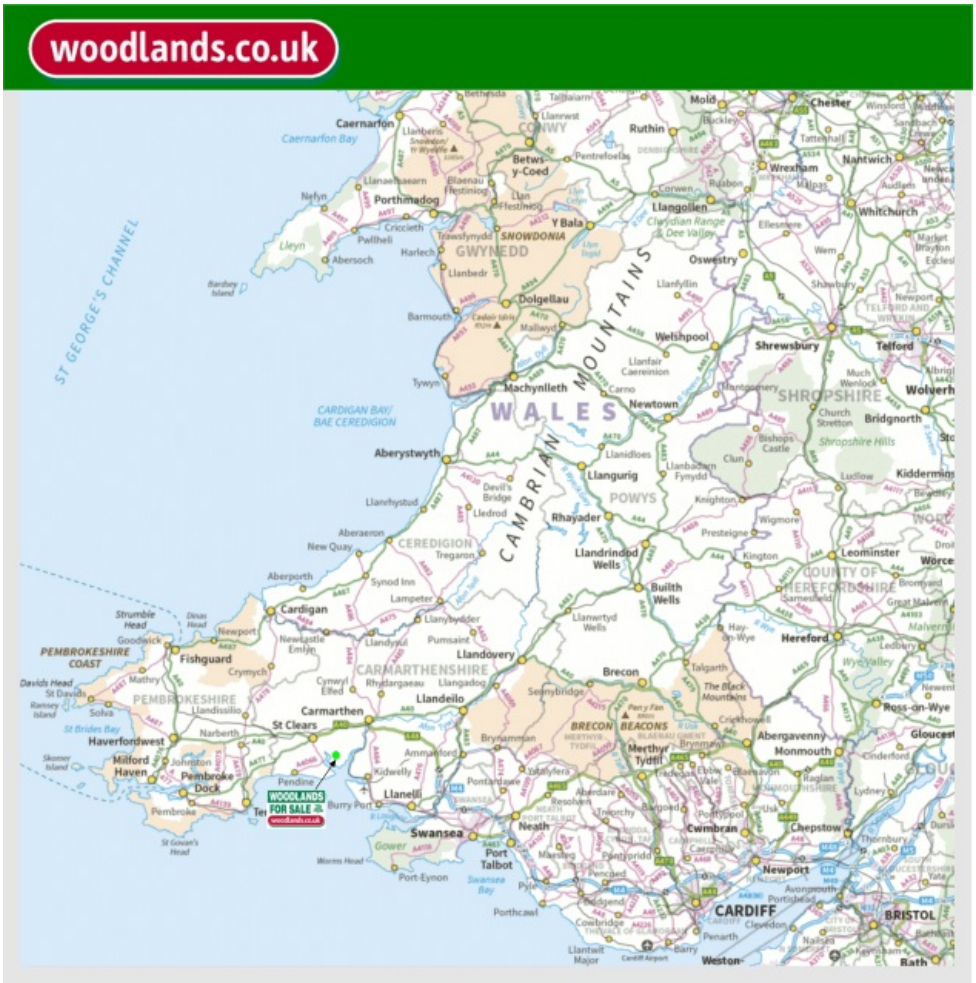
Once through the gate, take the track to the right and either ford the river on foot or cross the footbridge and then follow the track round to the left. Continue along here, passing the entrance to Coed Trehyrne on the right, until you see the entrance to Coed Wyn ahead, on the right fork of the track, marked by a ride stop with a wooden name board and a Woodlands for Sale sign.

Boundaries:

The boundaries to Coed Wyn are marked in orange paint on wooden marker stakes, trees and fence posts.

The western boundary is fenced, overlooking fields.

The eastern boundary is defined by the track.



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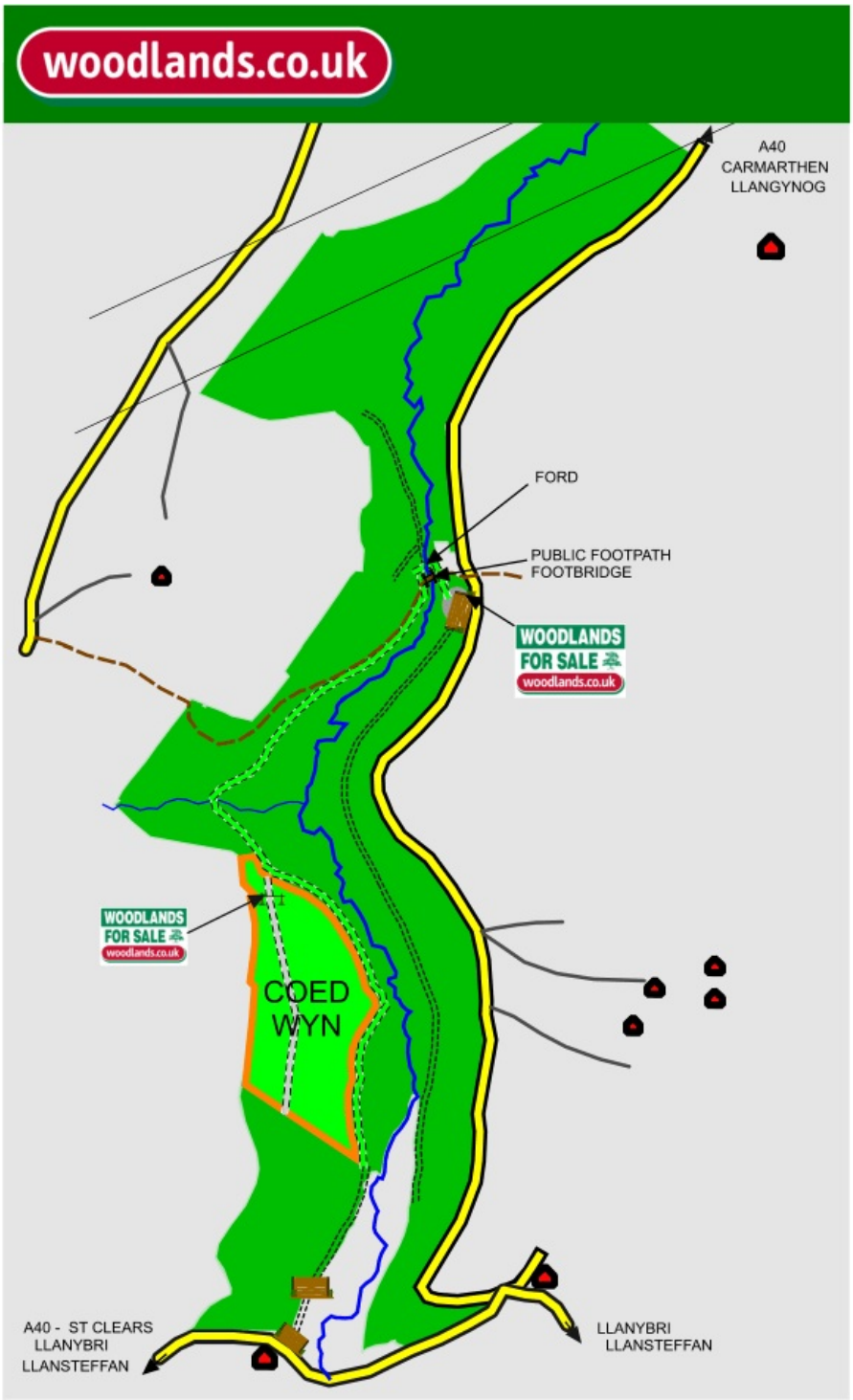
Carmarthen Bay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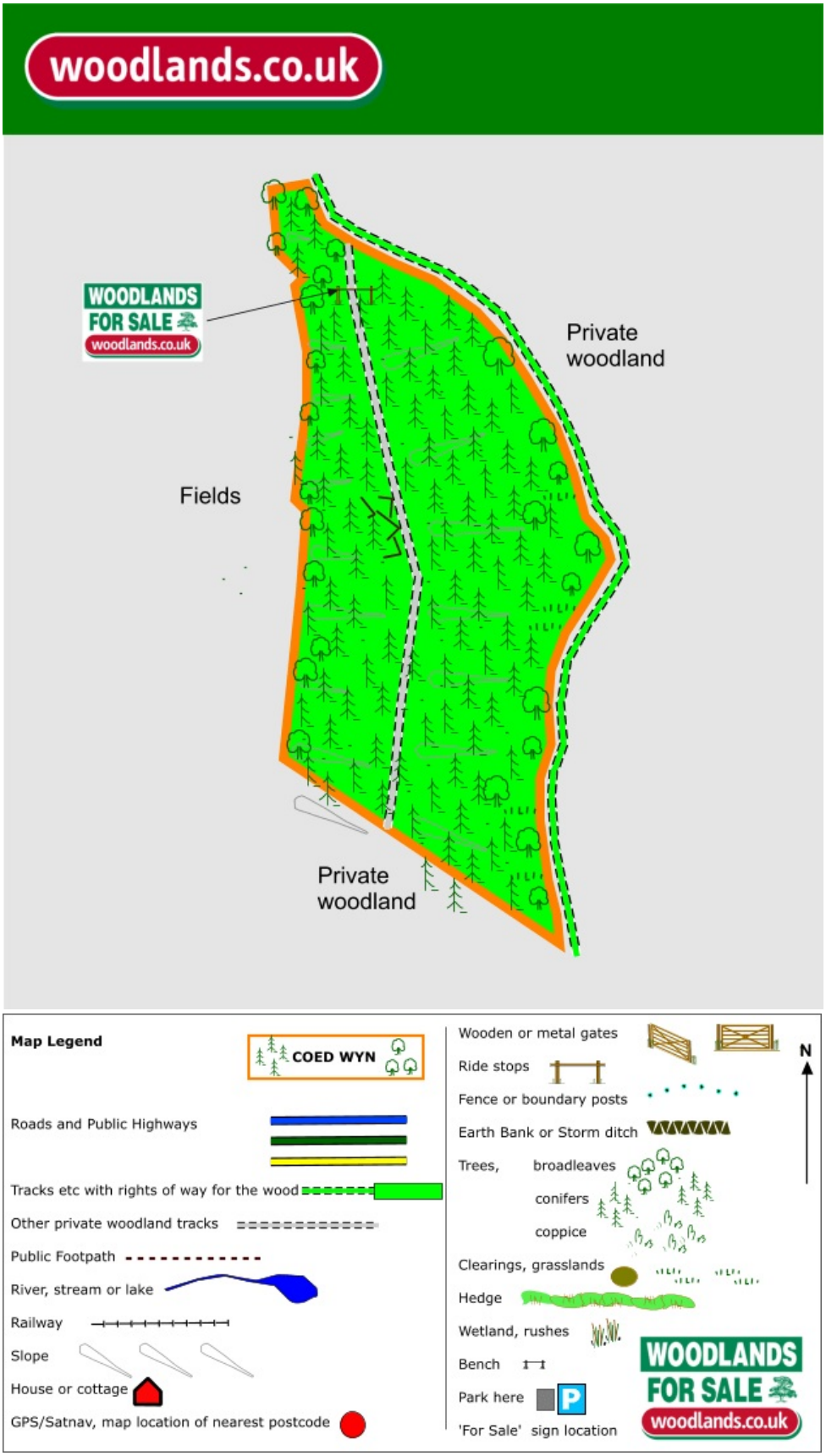

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

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.