



Cob Wood, near Llandysul, Carmarthenshire



Woods4Sale

7.16 acres, £40,000 (freehold)

Nearest postcode: SA44 4RL **OS Map No:** 146 SN 422 406 **What3Words:** Roadside gate: [///freshest.tall.frame](#)

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Mature broadleaf woodland and former quarry on a north facing slope with good access and camping possibilities, with views over the River Teifi and Llandysul

Cob Wood is a private woodland that lies on a north facing slope, overlooking the meandering River Teifi and the market town of Llandysul beyond. Access is via a shared entrance gate, where there is a stacking area that the owners of Cob Wood and other woodland owners can use to stack timber and park machinery.

A stoned track gives way to a softer surface, extending right up to and through the middle of the woodland.

The trees within Cob Wood comprise a mixture of mature broadleaves, with oak being the predominant species (around 70%). Some of these are lovely and straight and if felled could produce timber for milling and a substantial

amount of firewood. There is minimal ground vegetation owing to a fairly closed canopy – mostly ferns, mosses, small amounts of bramble, as well as a myriad of self-seeded oaks, beeches, hazel, hawthorn and holly trees. Whilst the land is on a north facing slope, the internal track is perfect for a number of uses, whether forestry access or leisure activities. A bit of clearance on the lower slopes will open up the outlook to reveal the phenomenal views over the river and the town.

There are a few signs of badgers at the top of the woodland, and there are plenty of squirrels scampering around as well as a host of songbirds that create a lovely background noise to enjoy whilst in the woods.

All in all, Cob Wood benefits from some fantastic quality oak that could produce great timber in years to come. There is a ready quantity of firewood that could be harvested for personal use or on a more commercial scale, subject to the correct permissions and licences. An extra feature is a perfectly discreet camping spot in the site of an old quarry that with some work could make a great place for wild camping, perhaps crafting a lean-to or some sort of wet weather cover.



Our Forester's Thoughts

Jude says...

"I would consider felling (and replanting) a large proportion of the trees on the upper slope, either as a commercial operation with a view to selling to the local firewood market or for my own use – or a bit of both. Extraction could be via the main track and stacked near the gate or taken up the slope and across the adjoining farmer's field subject to their agreement."

The old quarry adjacent to the northern boundary could provide a good amount of stone to maintain/upgrade the main access track and in doing so would create a space for a discreet campsite with great views (subject to a bit of thinning of the trees beneath it)."

Please remember some management operations require approval and/or a licence.



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Directions

- Head southwest out of Llandysul along the main road, King Street then Wind Street, directions to the B4336/A486.
- Go past the Cligwyn Arms pub on the left hand side and cross the bridge over the River Teifi, then take the next left.
- Pass the Nisa shop and the Shell garage, both on the right hand side, and turn left onto Morris Terrace (Highway Garage is at the junction).
- Continue for approximately 1 mile, when the road will narrow to a single track relatively quickly, and about halfway along this road you will pass the water treatment facility on the left.
- After you pass the entrance to Dol Llan farm (on the left of the road), you will veer to the right and start climbing uphill, passing a second house shortly thereafter, again on the left.
- Almost immediately after you will see a metal gate on the right with a Woods4Sale sign on the gate (**A** on the plan).
- Please park in front of the gate, and continue on foot. Climb over or walk around the gate and continue along the track (sorry we do not provide keys for viewings).
- Walk along the track and up the steep section until you reach the end of the fresh stone (**B**).
- Continue along the soft track until you reach a wooden post marked with pink paint, this is the beginning of Cob Wood (**C**).

Rights of Way

- *There are no public rights of way within the woodland.*
- *There is a right of way granted at all times and for all purposes over the route **ABC**.*
- *There is a right to stack timber at **D** with an obligation to make good to the landowners' satisfaction if used.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The north boundary is indicated by pink paint on trees and posts.
- The east boundary is the fenceline.
- The south boundary is indicated by the ditch/ stream with occasional white painted wooden posts.
- The west boundary is the edge of the woodland adjacent to the road.

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.

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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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



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Legend

	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Footpath				Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Watercourse		Wall				

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