



## Coed Felin Fach, near Nantgaredig, Carmarthenshire



**3.46 acres, £39,500 (freehold)**

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**Nearest postcode:** SA32 7NH **OS Map No:** 159 SN 522 229 **What3Words:** Entrance (A): [///perfumes.pelted.massaging](https://www.what3words.com/?q=perfumes.pelted.massaging)





***A secluded woodland with good access, perfect for wild camping and conservation management.***

Coed Felin Fach occupies the hilltop and southerly face of a ridgeline and benefits from shared roadside access from the south by way of a stone track which leads all the way to the woodland boundary. Parking is available at the top and a roughly cleared track leads to the flat hilltop of the ridge from the northeast corner.

Comprising of mixed broadleaves (mostly ash, sycamore, beech with an understorey of holly, hazel, hawthorn) and the occasional Scots pine, there are signs of historical management of the woodland. Natural regeneration of the ash and other trees have taken over the ground in places, but with a little work could easily be cleared. Patches of laurel and rhododendron add perennial greenery, although they do have a tendency to spread as they grow well under shade. On the plus side these can be utilised to create secluded places

to shelter, and the flowers add colour to the woodland environment in the spring.

The woodland was once part of a larger estate with access tracks that crisscross the wider area. Along the ridgeline there are signs of the track which are recorded on OS maps, but now overgrown. Opening this up would allow vehicle access into the middle of a large plateau in the northwest corner of the woodland.

In summary, Coed Felin Fach presents the ideal opportunity for someone with a conservation mindset to bring a forgotten woodland back into good management, perhaps implementing sensitive operations to open up the canopy, creating space for other tree and plant species to flourish.

**Our Forester's Thoughts**

**Jude says...**

*“Clearing the old estate track would be my number one priority as this would allow access to the plateau. I would build a little staging post, and perhaps create a wet weather shelter/lean-to.*

*Clearing the overgrown bramble and slowly felling some trees to create space in the canopy, allowing more light to reach the woodland floor would be my next task.*

*This is also the perfect location to camp under the stars and produce a moderate amount of firewood for the home hearth and even a little campfire.”*

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



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### Directions

- From Llandeilo, head west along the A40.
- Drive for approximately 8 miles.
- When you drive past signs for Llanegwad on the left and pass “Jones Television & Electrical Store” on the right, shortly thereafter you will see a sharp, unsign-posted, right hand turn (if you come to Pont-ar-gothi you have gone too far).
- Turn right here and drive along this track for approximately 1 mile until you come to a house on the left with a large well-kept sloping garden. Immediately before there should be a metal farm gate with a Woods4sale sign. This is the roadside entrance to the access track that leads to the woodland (point **A**). Please park here, off to one side, if possible, otherwise continue for another 100 metres, just past the house and on the same side of the road should be a second farm gate set back, with another Woods4Sale sign (point **X**) – please park here and walk back to the gate at **A**.
- Climb the gate (sorry, we do not provide keys for viewing purposes) and walk up the track until you reach an orange painted tree on the left and an orange and blue wooden post on the right (point **B**).
- The start of the woodland is in front of you.

### Rights of Way

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



### Boundaries

- The eastern boundary is indicated by orange paint on trees and posts.
- The northern boundary is indicated by blue paint on trees and posts.
- The southern boundary is indicated by the edge of the woodland adjacent to the road.
- The western boundary is indicated by the fenceline.

**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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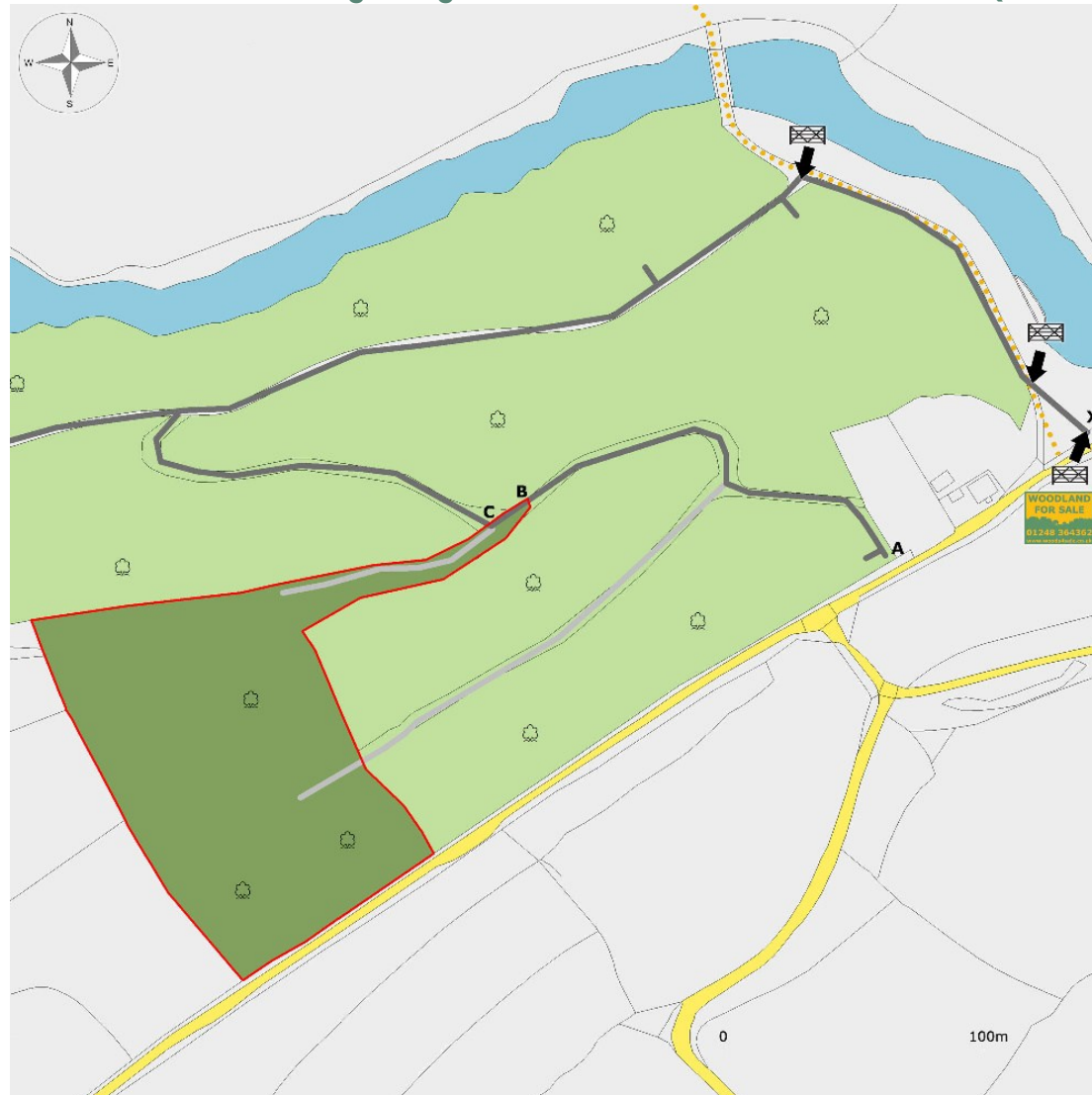


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**Legend**

	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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**Woods4Sale**

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