



## Tynton Wood, near Llanelli, Carmarthenshire



**Woods4Sale**

**Available in 2 lots from 4 acres, from £36,000 (freehold)**

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**Nearest postcode:** SA15 5LP **OS Map No:** 159 SN 537 108 **What3Words:** Entrance ///bills.gloom.puffed



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### ***A most attractive standalone wood of mixed broadleaves and production-phase conifers***

Lot 2: 5.9 acres – £53,000

Lot 3: 4.0 acres – £36,000

Total: 9.9 acres – £89,000

Tynton Wood lies on gentle north-facing slopes overlooking a mosaic of woodland and farmland in rural Carmarthenshire. This very tranquil location is only 10 minutes' drive from the A48 dual carriageway. The west end of the M4 is four miles further on, enabling ready access from Swansea, Cardiff and beyond.

A number of coupes were planted with Norway spruce by the vendor in the 1990s. These trees are now in production phase, the first thinning having occurred about 8 years ago. The retained stems are growing well and are of good form with the promise of some quality lumber. Within the spruce are

some small attractive stands of noble fir, their slightly blue foliage providing an attractive contrast to the high summer greenery. Around and between are a variety of broadleaves including willow, birch, hazel and oak plus the occasional ash and beech.

The wood is accessed via a steep stoned track, better suited to 4WD vehicles. This soon levels out to a network of tracks and rides that access most parts of the wood, allowing easy management.

The local birdlife appreciates the diverse habitats within Tynton. We saw buzzards and kites during our visit and heard the call of a green woodpecker, while a good variety of smaller woodland birds were also seen including goldfinch.

The wood is offered for sale as a whole or in two lots. Please note, lot 3 will not be sold in advance of lot 2. **For reference, lot 1 has already sold and some of the marketing photos may be of the area already sold.**

### **Our Forester's Thoughts**

#### **Alastair says...**

*"Tynton delightfully combines silvicultural and amenity opportunities.*

*Further thinning of the spruce will produce some quality logs and should also result in some sizeable final crop stems in this sheltered location.*

*Opportunities for recreation are self-evident. Several small glades provide excellent locations for family picnics and overnight camping. A forester's store would be a useful addition.*

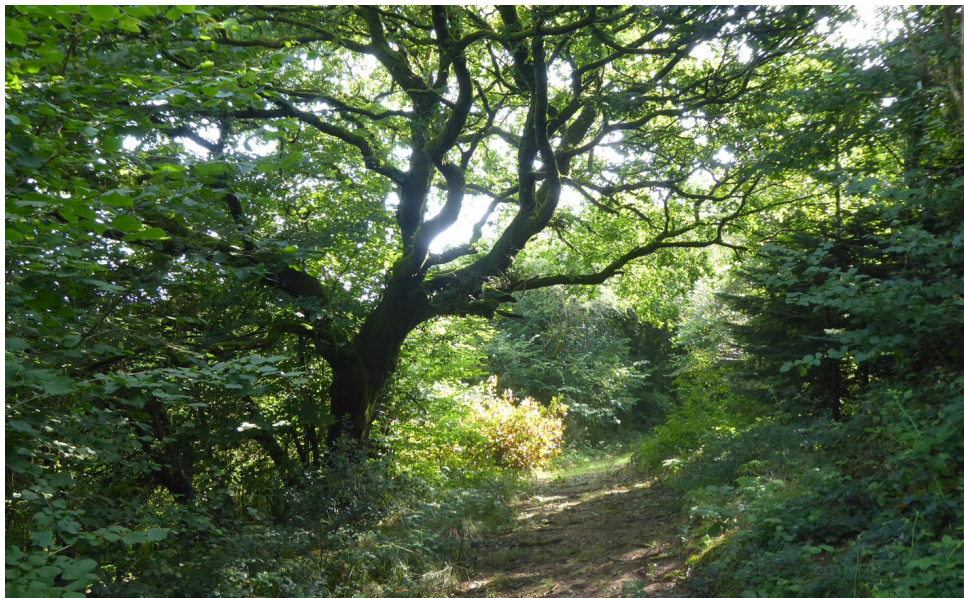
*Finally I'd want to lay more stone on the existing tracks to ensure year-round vehicular access to the more remote parts of the wood"*

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



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### Directions

- The Cross Hands junction on the A48 is four miles on from the west end of the M4.
- Take the exit to Cross Hands off the A48 roundabout and continue southwest for 1.5 miles on the A476 to arrive in the village of Tumble.
- Drive through Tumble and stay on the A476 heading south for a further 0.8 mile then turn right onto a narrow unclassified road just after a bus stop.
- Follow this road for 0.7 mile to arrive at the woodland entrance gate on your left indicated with a Woods4Sale sign (**A** on the plan).
- Park nearby where safe to do so and climb the gate to enter the woodland on foot.

### Boundaries

#### External Boundaries

- The south and west boundaries (**ABCDEF**) are stock fenced.
- The northwest boundary (**FG**) is earth bunds within woodland.
- The northeast boundary (**GH**) is the line of the stream, and (**AH**) just northeast of the ride.

#### Internal Boundaries

- The boundary between lots 1 and 2 (**DF**) is indicated by a line of blue-topped posts atop an old earth bund.
- The boundary between lots 2 and 3 (**CH**) is the line of a ditch immediately west of an earth bund, highlighted at either end by red-topped posts at C and H.



### Rights of Way

- Access is taken directly of the adjacent public road at **A**.
- If sold in lots, a right of way at all times and for all purposes (including a right to upgrade) has been granted to lot 1 via the route **ABCJ** and a right will be granted to lot 2 via the route **ABC**.
- A public footpath cuts through the west of the wood but it appears overgrown and unused.

**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 excluded from the sale

### Fencing Liabilities

- There is an obligation to maintain the fence along **AB**.
- There are no other 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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles
- use the Property as a commercial campsite
- unreasonably damage the said tracks
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- 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.

***\*Some of the photos may be of the area of woodland already sold at this location\****

### 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):*

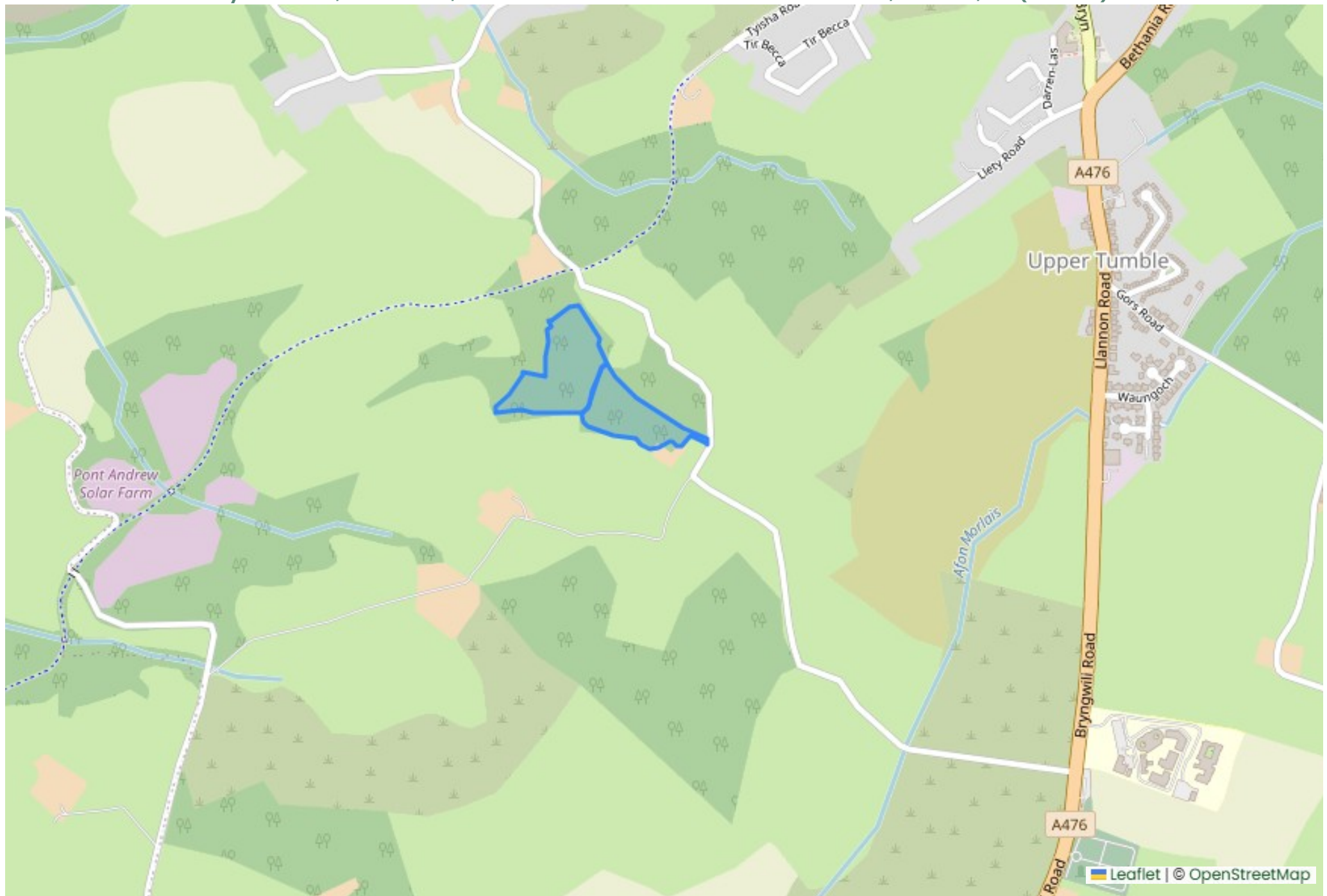
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact 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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**Woods4Sale**

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