



Coed Crib, near Nantgaredig, Carmarthenshire



2.23 acres, £32,000 (freehold)

Nearest postcode: SA32 7NH **OS Map No:** 159 SN 522 229 **what3words:** Entrance Gate: ///perfumes.pelted.massaging



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

Coed Crib is a lovely broadleaf woodland that consists mostly of sycamore, beech, ash and hazel, and runs along the southerly face of a shallow ridgeline. The woodland, which is believed to have been part of an old estate, was clear felled of conifer trees in the last 30 years or so. It has been allowed to naturally regenerate with broadleaves. Occasional Scots pine and western hemlock can be found growing throughout, presumably a reminder of the plantation that was grown here previously.

The woodland benefits from a shared stone track that should allow year-round access for most vehicles. A secondary soft track – which is a little overgrown but could be improved – runs along the southern boundary allowing access to the woodland from both the top and bottom.

The natural regeneration of the ash and other trees might benefit from some clearance where they have taken over in places. Patches of laurel and rhododendron create areas of perennial greenery, although as they grow well under shade, they do tend to spread. On the plus side, these can create some nice places to shelter, and in spring the flowers add a different colour to the woodland environment. The usual mix of wildlife has been spotted in the woodland with a myriad of songbirds providing delightful background music.

In summary, Coed Crib represents an opportunity for someone with a conservation mindset to bring a forgotten woodland back into good management by employing sensitive operations to open up the canopy, allowing space for other tree and plant species to flourish. This is also the perfect location to camp under the stars and produce a moderate amount of firewood.

Our Forester's Thoughts

Harry says...

"Clearing the soft track along the southern boundary would be a priority to create good access to the whole of the woodland, as well as a great place to pitch a tent with the family. A ready supply of firewood could be harvested and this would be my primary management objective "

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

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 the first bend and you should see a large spruce tree on the right marked with green paint, this is the south east corner of the woodland.
- As you follow the track you will see a green painted post on the left, you are now at the entrance to the woodland (point **B**).

Rights of Way

- *There is a right of way for all times and for all purposes over **AB**.*
- *A right of way is reserved over **BC** for the woodland beyond.*
- *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 the fenceline to the neighbouring residential property
- The northern boundary is indicated by blue paint on trees and posts.
- The southern boundary is indicated by orange paint on trees and posts
- The western boundary is indicated by green paint on trees and posts.

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.

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.

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





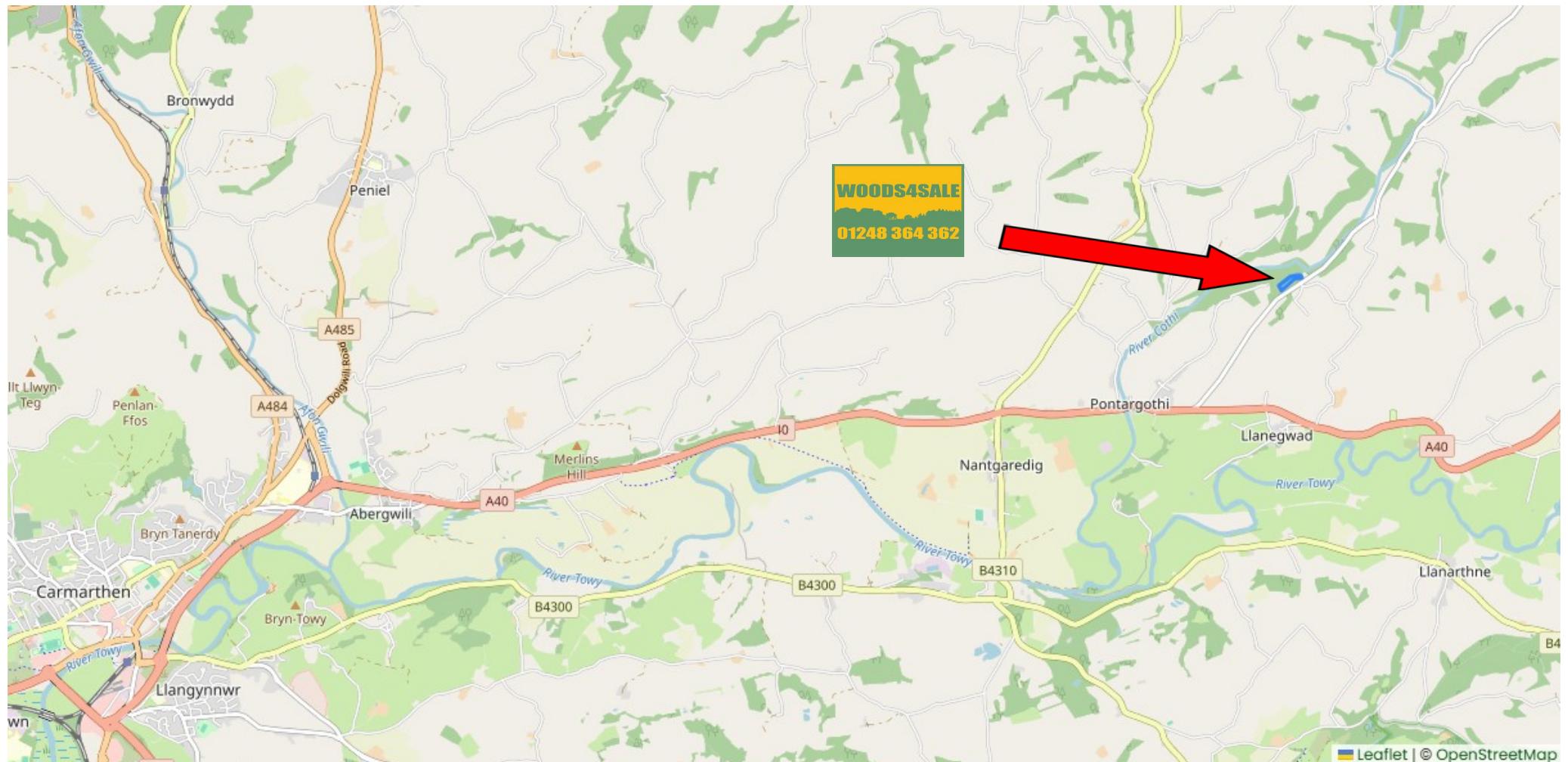
Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

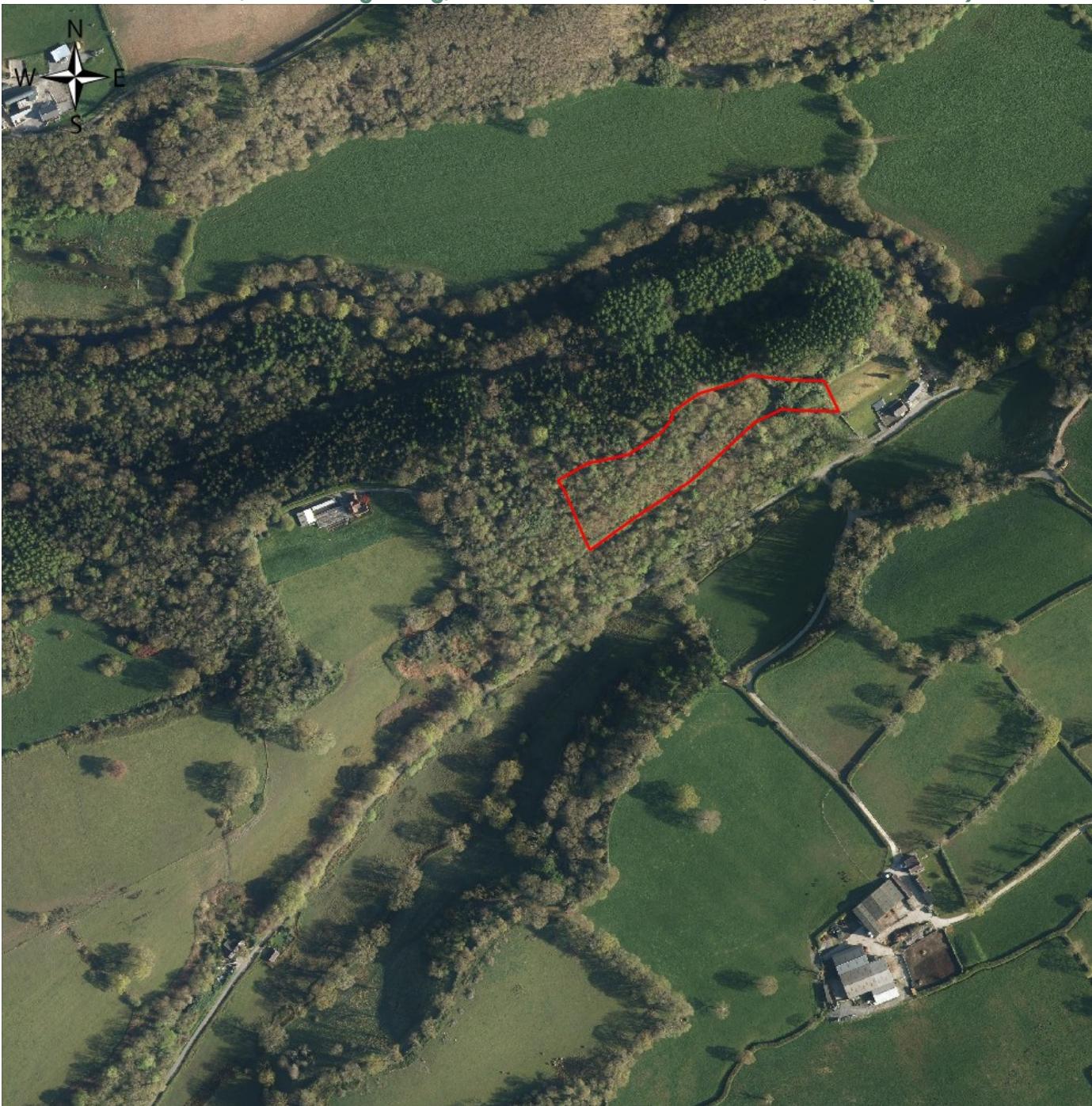
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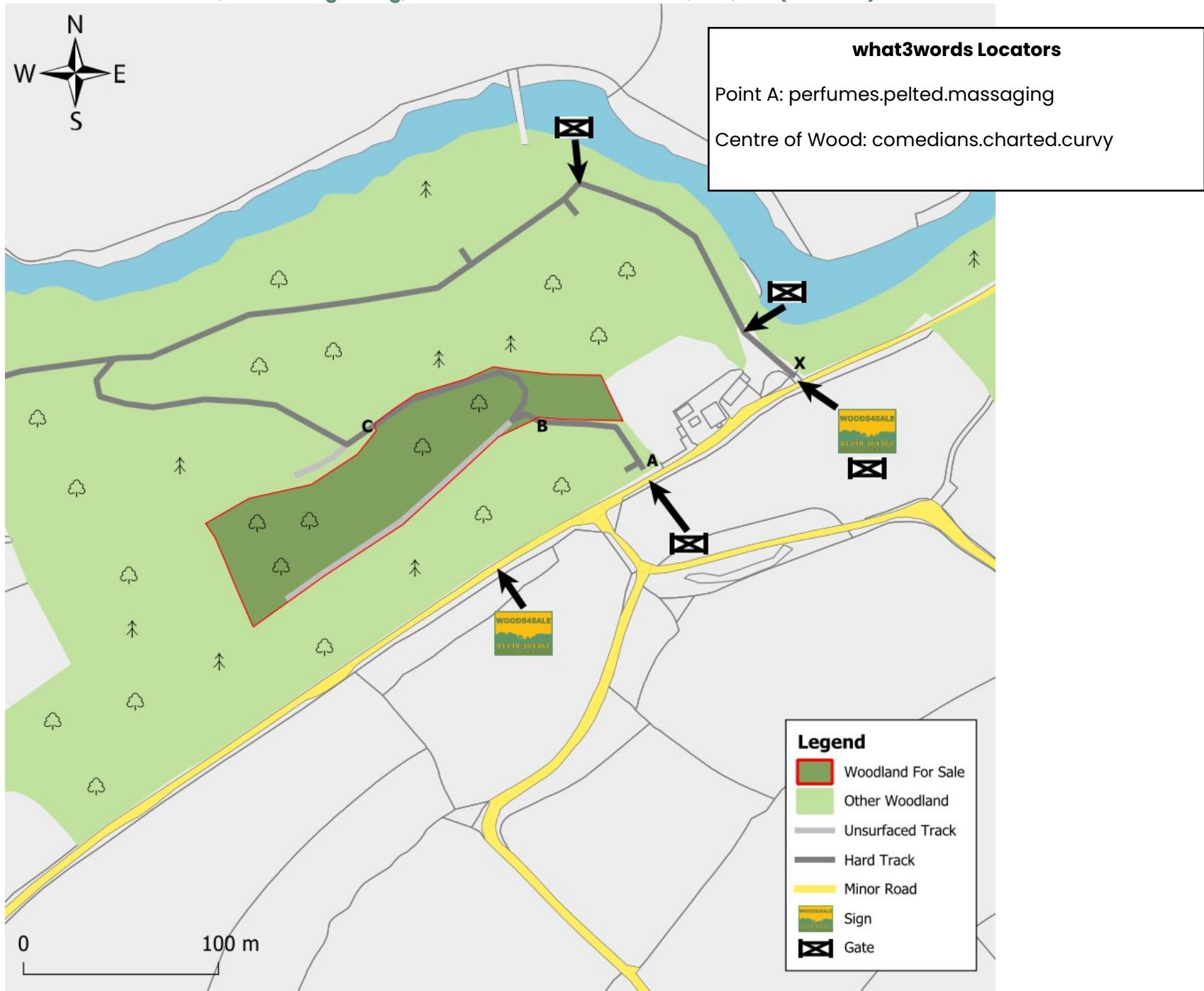
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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