



Dol Llan Wood, near Llandysul, Carmarthenshire

14.11 acres available as a whole for £99,000 or in 3 lots from 2.44 acres for £25,000 (freehold)



Woods4Sale

Full lotting details available on page 2

Nearest postcode: SA44 4RL **SN** 422406 **OS Map No:** 146 **what3words :** Entrance Gate ///freshest.tall.frame



A thriving, native upland wood of mixed broadleaf, with roadside access and expansive valley views across to Llandysul.

Dol Llan Wood (the name of the wider woodland) presents a great opportunity to purchase a standalone piece of woodland with private, roadside access. Or, if you prefer, you can buy a slice of this lovely native woodland, set on the edge of the market town of Llandysul, with all the amenities you would hope to find to keep you fed and watered when in the area.

The woodland is accessed directly off the Dol Llan road onto a useful stone track with a turning area. Beyond the stone track, access is limited to a soft winding track, with a series of switchbacks ascending to a plateau, with great views over the surrounding area. The woodland is for sale in lots as indicated in the following table:

Lot 1 – Dun Wood	2.44 acres	£25,000
Lot 2 – Bay Wood	4.51 acres	£36,000
Lot 3 – Cob Wood	7.16 acres	£40,000
The Whole	14.11 acres	* £99,000

***Represents a £2,000 saving if purchased as a whole**

Dun Wood (Lot 1) is 2.44 acres of moderately sloping woodland, primarily made up of oak and beech, with holly, silver birch and hazel to a lesser extent. It benefits from a stoned track, providing year-round access and includes the use of an area to stack felled timber. The woodland has views across the River Teifi to Llandysul. Despite its size, Dun Wood has the wonderfully wild feel of a piece of upland forest, and with some conservative intervention could be a thriving and diverse woodland, rich in wildlife.

Bay Wood (Lot 2) is 4.51 acres of regenerating woodland, with birch dominating the upper canopy, and the lower shrub layer being made up of willow, hazel, hawthorn, and holly. The woodland floor is a vibrant mix of deer fern, hair cap and sphagnum moss, interspersed with scarlet elf cap fungi and willow herb, giving splashes of colour. The status of this woodland as an example of early successional, regenerating woodland in an upland environment, results in a unique ecology and appeal.

Cob Wood (Lot 3) is 7.16 acres of gently to moderately sloping woodland. Here the main species is oak – there are some great trees with the potential to provide a source of high-quality timber if the new owner was so inclined. 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. At the herb and shrub layer of the woodland, regeneration is good, with self-seeded beech, birch, hazel and holly, as well as a number of ferns, liverworts and bryophytes – regeneration could be improved with a selective felling to open up the canopy.

The woodland as a whole offers significant amenity and leisure potential, as well as an opportunity to provision a supply of high-quality timber. The internal stone track offers good access and there is scope to increase the ride network and add infrastructure for further access and management interventions.

Dol Llan is set in a beautiful corner of Carmarthenshire, with incredible views. There is the feeling of being 'in the wild' and a sense of seclusion, while still being close enough to towns and road networks for convenient access and enjoyment of this wood. This woodland is rich in wildlife, raptors soar overhead, a weasel bounds across the path, flushing a woodcock which explodes out of the lush ferns.

Our Forester's Thoughts

Harry says...

"I would come up with a plan to selectively fell areas of the woodland, opening glades and clearings to create areas for regeneration. I would supplement the natural regeneration of trees by planting some saplings of a local province to ensure diversity among the tree species.

By clearing some of the denser bramble growth, this should allow more wildflowers and trees to colonise those areas. I would think about increasing the track network within the woodland to provision further access for the ongoing management and enjoyment.

I would utilise some of the timber from my selective felling operations to build a camping area and outdoor kitchen, making the most of the beautiful views from the top of the hill, and enjoy delicious meals and campouts throughout the year."

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



Directions

- Head southwest out of Llandysul along the main road, King Street then Wind Street, in the direction of 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 (sorry we do not provide keys for viewings). Climb over or walk around the gate, you are now in the north west corner of Bay wood and the north east corner of Dun Wood. Cob Wood is further along the track at point **C**, indicated by the boundary markers painted pink.

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.

Rights of Way

- *There are no public rights of way within the woodland.*
- *Access is taken directly from the road at **A**. If sold in lots, the rights of way will be confirmed to ensure access to each woodland and the right for each woodland owner to stack timber at D will be granted, along with a maintenance clause to cover all the shared rights of way.*



Boundaries

Bay Wood

- The northern boundary is indicated with yellow paint painted trees and posts
- The eastern boundary and southern corner are the edge of the woodland, with a raised earth bank with trees growing on it. (please note the fenceline is believed to be inside the boundary of the woodland)
- The western boundary is indicated with blue paint on trees and posts

Dun Wood

- The north and west boundary are the edge of the road
- The east boundary is indicated by blue paint on trees and posts
- The south boundary is indicated by pink paint on trees and posts.

Cob Wood

- 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.

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 (applicable if the woodland is sold in lots)

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





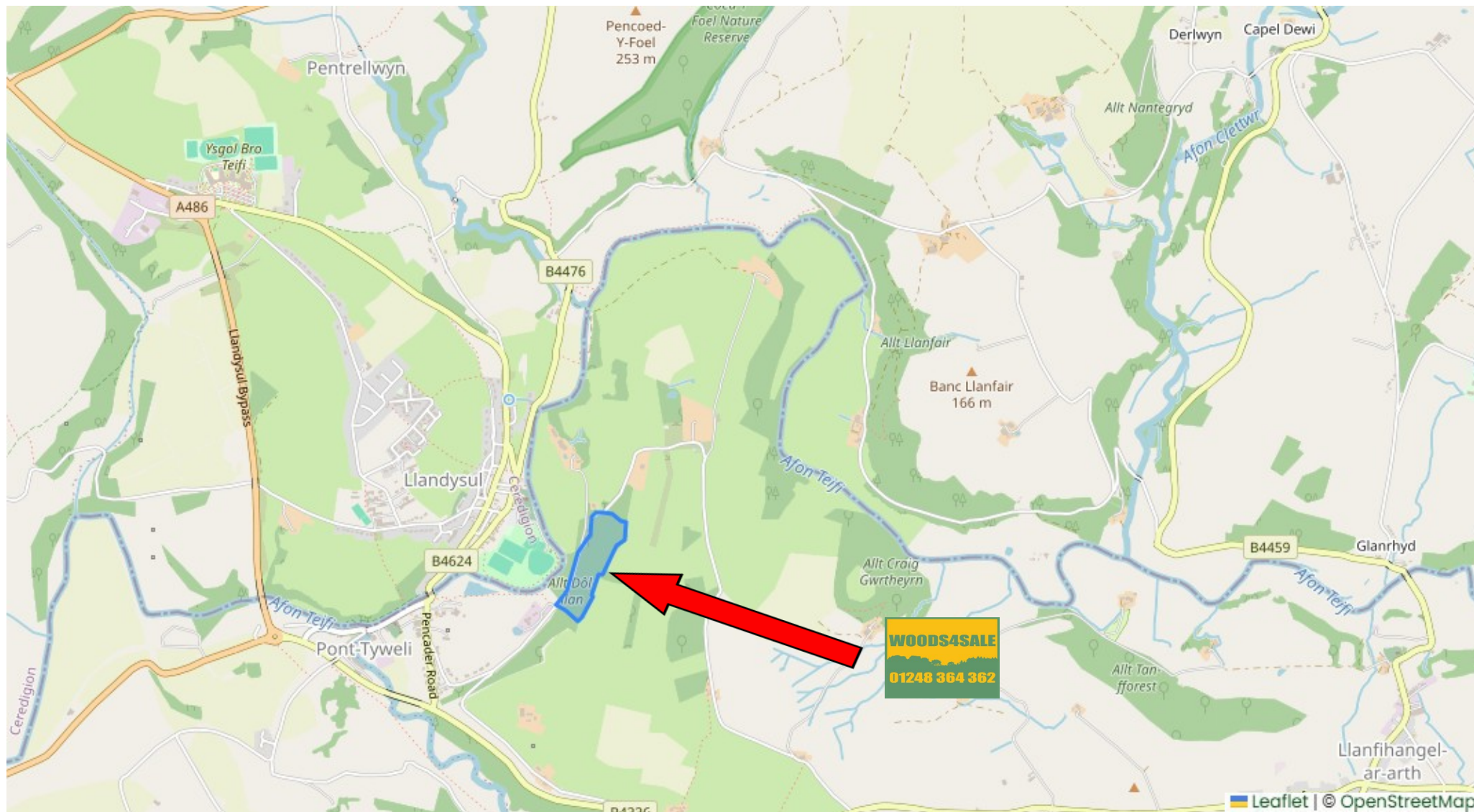
Disclaimer

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.

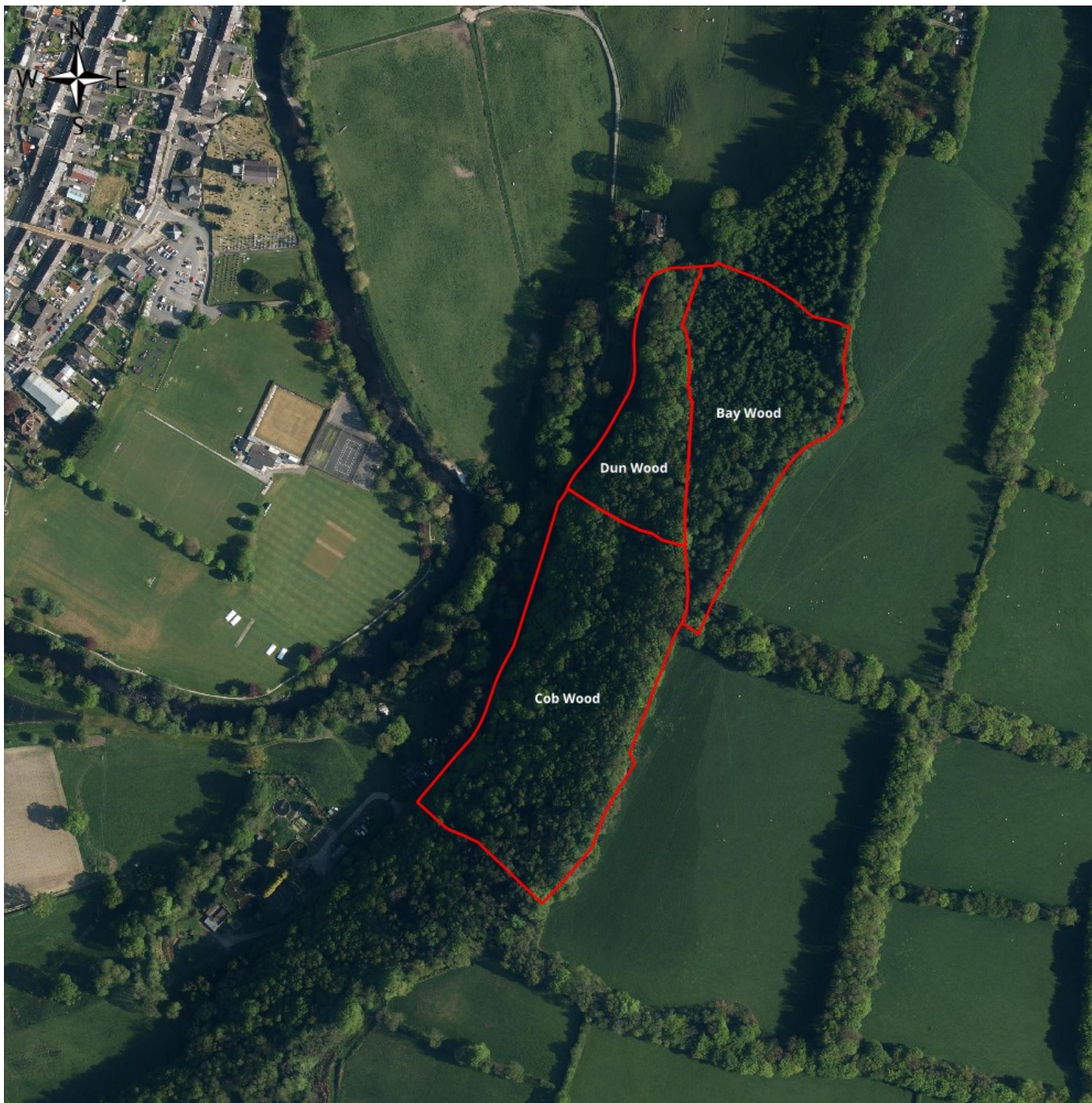
Note

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

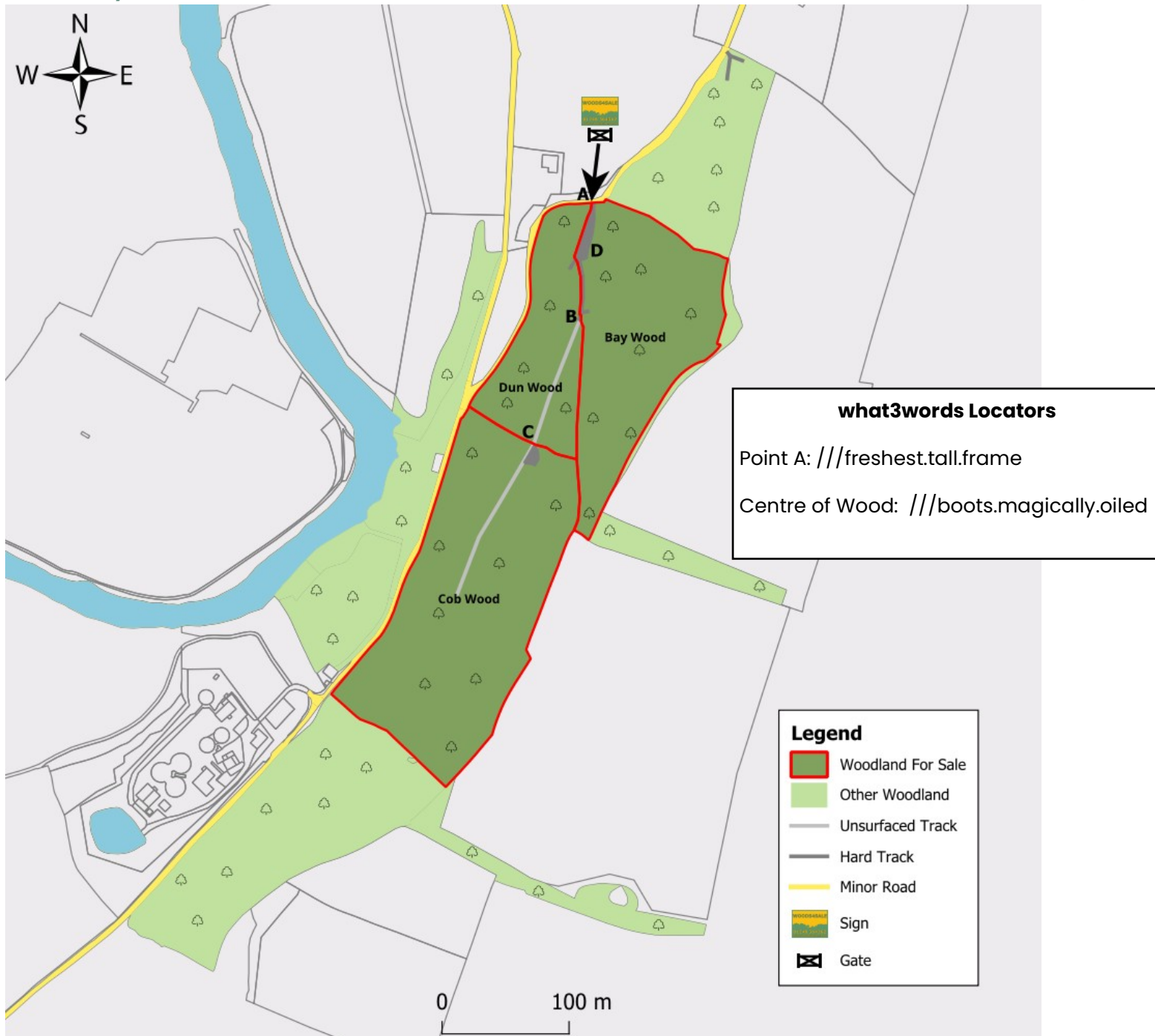
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