



## Coed Ceffyl, Trimsaran, Carmarthenshire

3.29 acres, offers in the region of £45,000 (freehold)



**Nearest postcode:** SA17 4DT **OS Map No:** 159 SN 443 055 **what3words:** Point A: [///sensitive.pounding.attitudes](https://www.what3words.com/PointA/sensitive.pounding.attitudes)



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***A diverse, mixed broadleaf woodland featuring charming veteran oaks, a useful area of hardstanding and benefiting from a stock fenced perimeter.***

Nestled in the southern corner of the historic county of Carmarthenshire, Coed Ceffyl is a thriving natural wonder. Beautiful mature oaks, silver birch, hazel and holly, mix with willow and alder in the wetter areas, creating an overlap of habitats. The woodland floor is awash with herb Robert, hemp agrimony and rich in bryophytes and fungi.

The current custodians have worked hard to make Coed Ceffyl a true wildlife haven by opening the canopy, coppicing, and adding dead hedges to provide shelter. As a result, the woodland is teeming with creatures, making it perfect for an afternoon of birdwatching or a family minibeast hunt. In the skies above, red kites and buzzards are a common sight, and goshawks are also often spotted. On our visit, a willow warbler sang their melodic, tumbling song from the branch of a nearby willow. Tits, thrushes, sparrows, wrens and jays abound in the wood. In the cleared areas where increased light reaches the woodland floor, green veined white butterflies have been known to perch on the flowers of a bramble in the warmer seasons.

Coed Ceffyl is a tranquil retreat, while still being well connected. It is just a 45-minute drive from Swansea, a vibrant historic city off the M4, set on the Gower

Peninsula, an Area of Outstanding Natural Beauty. The wood's location is a particularly good base to take advantage of other recreational activities in the region. It is two minutes by car (or a short walk) from local amenities in the nearby village (including a general store), and within easy reach of both Pembrey Circuit, the home of Welsh motorsport, and the award winning Pembrey Country Park, which is great for walks and horse riding, with its blue flag beach, and beautiful surrounding countryside.

The site is flat and fully stock fenced, easily accessed via a stone track off the road, leading to a useful large area of hardstanding. Off this is a wood-built composting toilet, log store, apiary and campfire area. (Please note, the solar panels and batteries are excluded from the sale, but may be available by separate negotiation.)

### Our Forester's Thoughts

#### Harry says...

*"I would continue to clear glades, rides and clearings within the woodland to allow space for trees, shrubs and wildflowers to regenerate and colonise. By managing some of the competing vegetation and supplementing the regeneration with enrichment planting, I could further diversify the age class and structure of this woodland – building in diversity and resilience for the future.*

*As the perimeter is stock fenced, a more adventurous owner may wish to experiment with some stock grazing to clear areas, perhaps using the ancient silvopastoral 'mob grazing' system in around trees to create species rich grassland and wood pasture, which is key habitat for a wide range of wildlife from invertebrates like butterflies through to bats and swallows.*

*For those looking for quiet recreation, Coed Ceffyl is the perfect space to enjoy nature with friends and family. The addition of a couple of bird and bat boxes is a simple yet effective way to encourage a wider diversity of woodland inhabitants and it will be incredibly rewarding to watch the new residents explore their surroundings."*

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

## **Directions**

### **From Llanelli Town Centre**

- Head northwest on B4308 Old Road.
- At the roundabout, continue straight onto Stradey Road B4308.
- Continue for 4.1 miles.
- At the roundabout, take the second exit onto Culla Road B4317.
- Continue for 0.7 miles.
- Turn left onto Lon Ffos-Las.
- Continue for 0.5 miles.
- The gateway to the woodland - a wooden gate with a 'private woodland' sign on it - will be on your right. You are now at point **A** on the plan, please park here without blocking the access and climb the gate.
- Continue on foot for around 60 metres until you come to another wooden gate on your left with a 'Woods4Sale' sign and a 'Coed Ceffyl' sign on it. Please climb over the gate - you are now in the woodland.

## **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 **AB**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



## **Boundaries**

- The perimeter of the woodland is fenced with round wire stock fencing.

**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**

1. The Transferee covenants for himself and his successors in title not to use or suffer or permit to be used the Property hereby transferred or any part of the same for any of the following:

- (a) Clay pigeon shooting or use of guns (apart from air powered weapons) for target practice of any kind;
- (b) Rough shooting or pest control at such times or in such manner as to be or become a nuisance or annoyance to any person;
- (c) Racing or speed trials with cycles or any motorised vehicle;
- (d) A commercial camp site;
- (e) Business purposes other than that of forestry or agriculture
- (f) Any use that causes or is likely to cause damage to access tracks other than fair wear and tear;
- (g) Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor; or
- (h) The installation or display of any signboard that is or may become visible from the public highway.

Provided that neither the Transferee nor his personal representatives shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land or such part thereof.

2. The Property hereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to part.

### **How To Buy**

This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):

- The name of the woodland and the offer you wish to submit
- 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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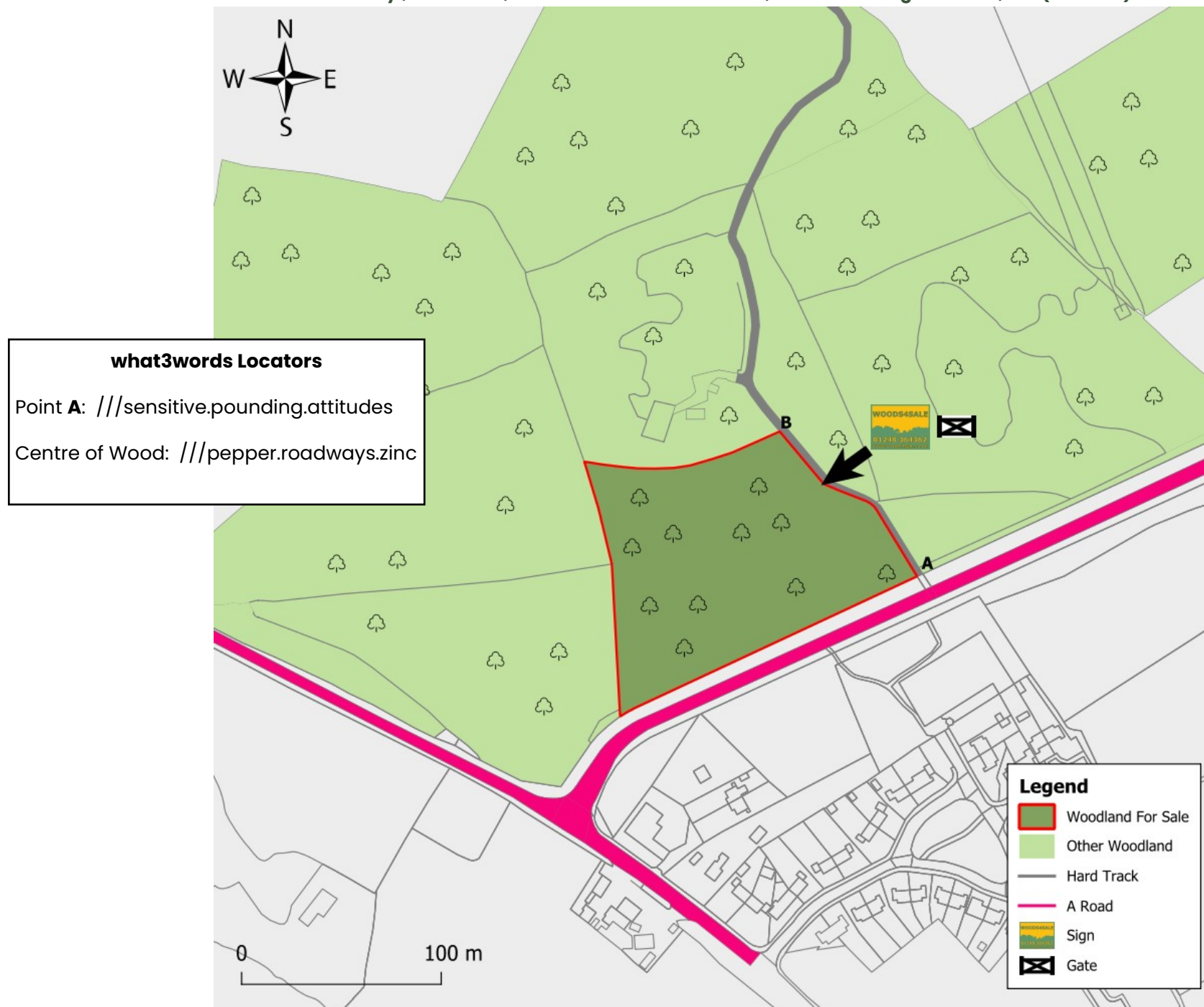




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