



**FREEHOLD FOR SALE BY PRIVATE TREATY**

45.11 Acres (18.25 Hectares)

## **ALLT DAN TY MAWR**

Nantgaredig, Carmarthenshire

**Offers Around £250,000 are invited for this property**

OS Grid Ref: SN522229 Lat/Long: 51.885126,-4.148059 Nearest Post Code: SA32 7NP

### **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

**Find more woodland properties for sale on our website**

## LOCATION

Allt Dan Ty Mawr is located just to the north of the A40 between Llandeilo and Carmarthen just to the East of the Afon Cothi and Nantgaredig.

## DESCRIPTION

Allt Dan Ty Mawr translates to Hill Under a Big House and is a completely accurate description of this woodland. The woodland is situated on a relatively accessible slope facing west under the now demolished remains of a very large Victorian mansion house at Alltyferin.

It is understood that the woodland at one time was part of the landscaped park of this large country house. Evidence of this can be seen dotted throughout the woodland's southern end in the form of several large over mature conifer trees, as well as the remains of two old river bridges that once connected the house to the farm and church on the west bank of the river. There are also several areas of rhododendron which were probably planted as game cover.

This woodland is set in a stunning location in which the wise investor will immediately recognise a range of non-forestry benefits as well as a strong commercial opportunity being offered.

Allt Dan Ty Mawr is easily accessible from three gateways adjacent to a cottage known as Craig Yr Afr situated at the wood's north eastern corner. These are shown as points A C and D on the inset shown on the sale plan.

Points C and D offer light vehicular access to the woodland and the route AB shown with brown dots on the inset is a legal right of way reserved for heavy timber vehicles only.

The gateways at point B and D open onto a forest road that leads down into the woodland and thence along most of its length running along the contour. This road has clearly been properly constructed along with various drainage culverts built several decades ago when the original crops were harvested in the late eighties. A new owner might need to do no more than scrape off the accumulated leaf litter and add a small amount of stone to rejuvenate this route.

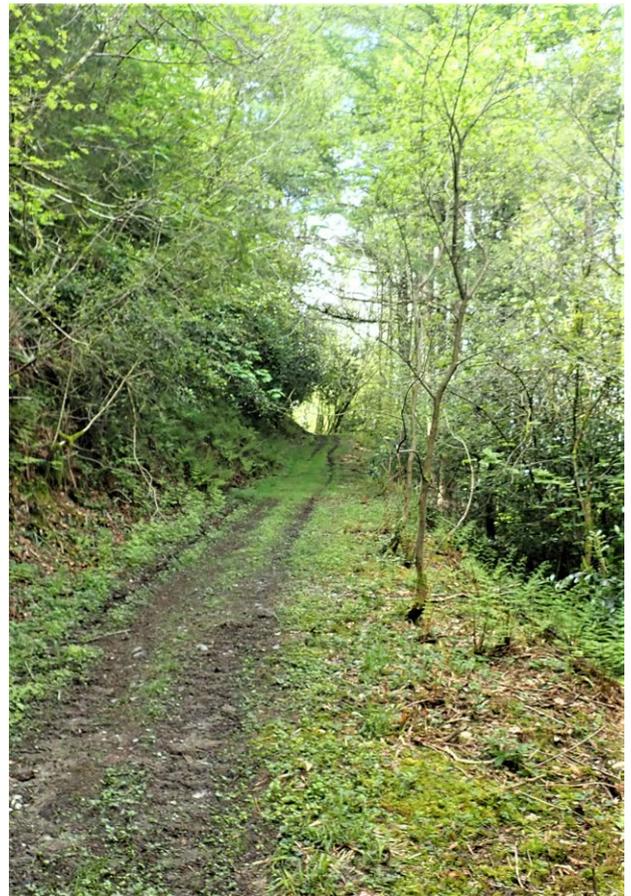
Point C is a gate giving access to an unsurfaced track that connects with the main forest ride a little way from the main entrance.

There is a strip of land running along the full length of the woodland against the bank of the Afon Cothi which is owned by a third party and used by a local fishing club.

Crops within this woodland are a mixture of fast growing pure coniferous commercial trees approaching maturity which includes Sitka spruce, Douglas fir and larch interspersed with sections of broadleaved native trees that have grown almost as swiftly. None of these trees have been thinned since planting in the early nineties and a new owner should be able to begin the thinning and improvement process or even selectively fell sections of the woodland. As such a new owner should expect to benefit from several income events over the next 10 to 15 years.

Replanting of the selectively felled areas should create a useful future timber resource that, with careful species selection and management, should out-perform the current crops by a substantial margin.

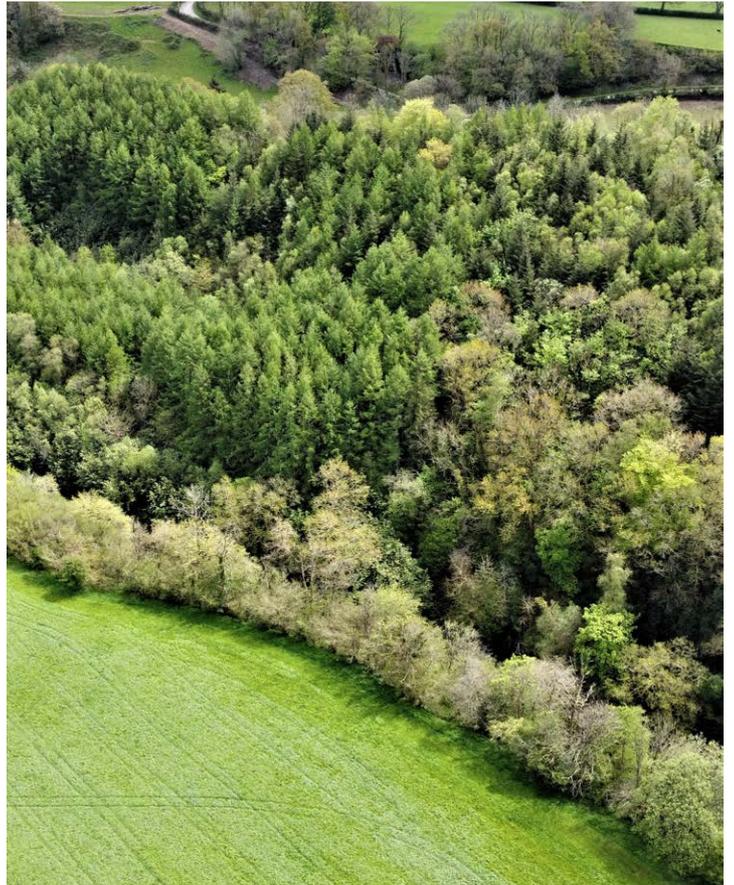
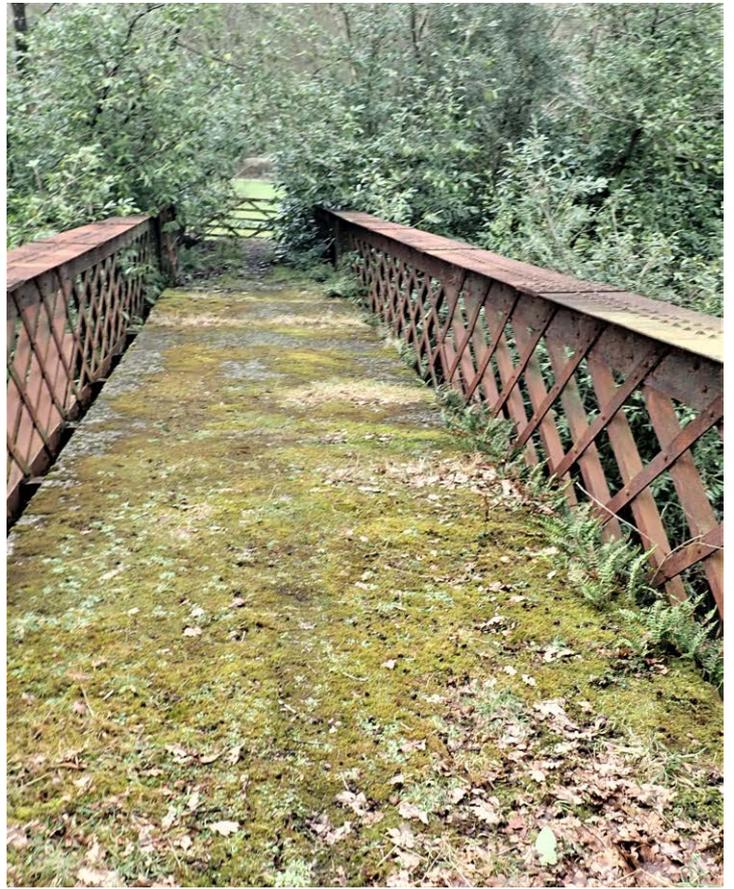
Broadleaved trees include ash, beech, sycamore, willow and birch. Soil conditions are almost perfect for all types of trees and have given rise to a substantial volume of timber suitable for firewood production. Future owners will be able to harvest regular and substantial amounts of firewood that might be perfect for home consumption or wider marketing.



## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.



**IMPORTANT NOTICE**

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared December 2021. Some photographs taken May 2021.



## FENCING

There are no known fencing liabilities.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for heavy timber harvesting vehicles only over the route AB shown in brown on the inset sale plan.

## V.A.T.

The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements. Two public footpaths run through the woodland but these do not currently lead anywhere due to the bridges that once crossed the Afon Cothi having either been demolished or about to be demolished.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.



## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. The gate is locked and the code can be obtained from the Selling Agents upon request.

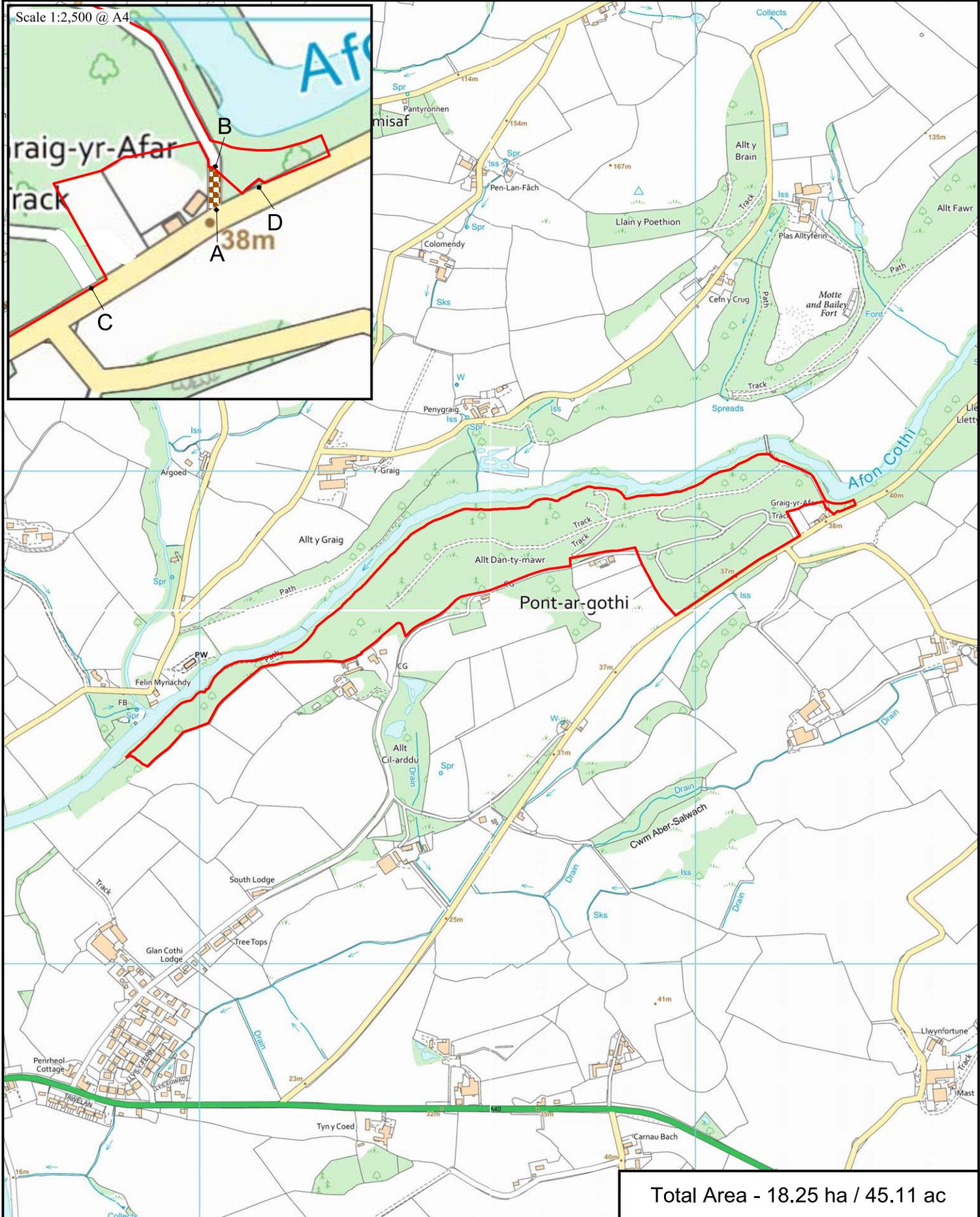
## METHOD OF SALE

Allt Dan Ty Mawr is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





Total Area - 18.25 ha / 45.11 ac

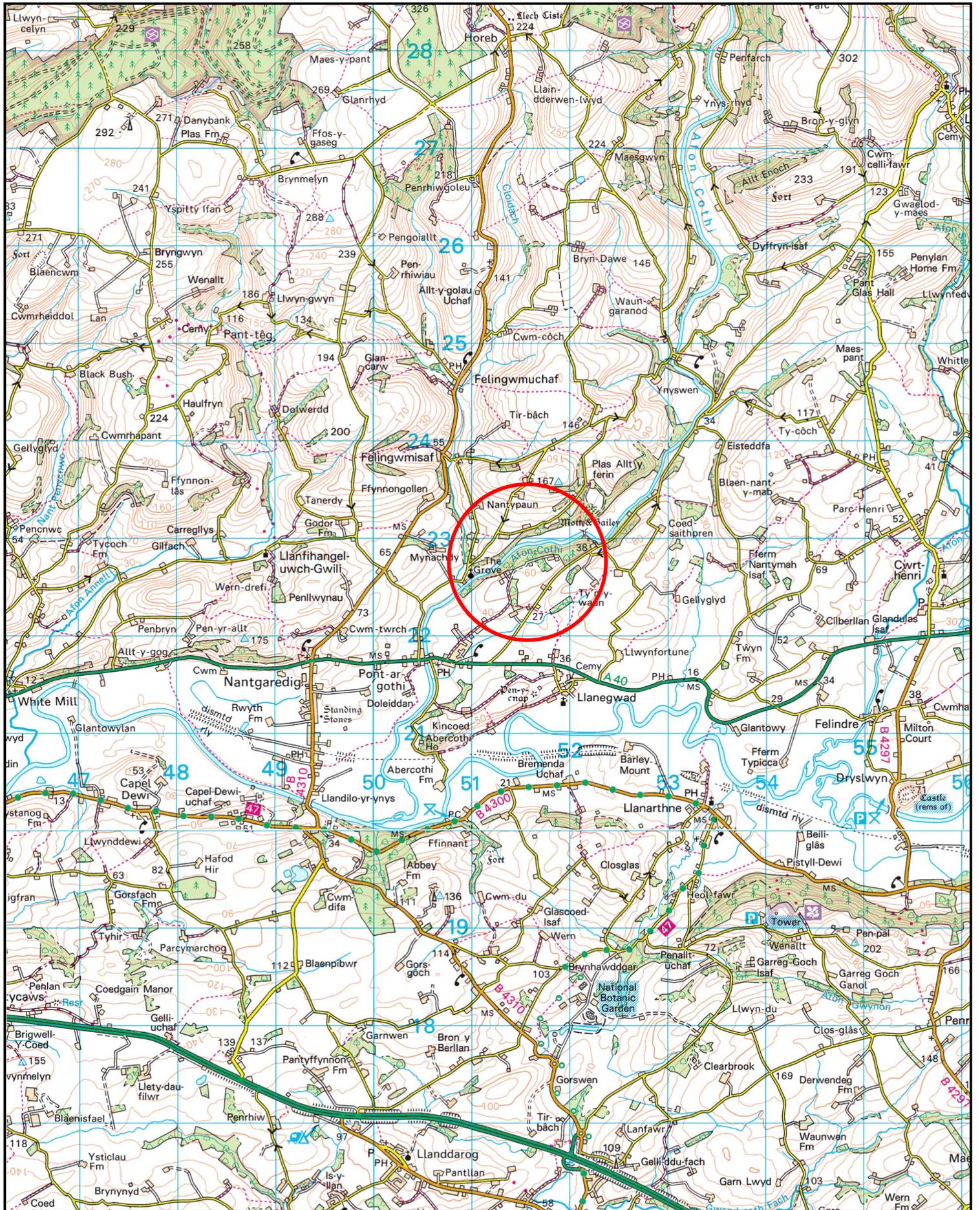
# Allt Dan Ty Mawr

Location SN 519 228  
 Scale 1:10,000 @ A4  
 Drawing No. V16311-01  
 Date 15.12.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Allt Dan Ty Mawr

Location SN 519 228  
 Scale 1:50,000 @ A4  
 Drawing No. V16311-02  
 Date 09.12.21



# Tustins

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# ALLT DAN TY MAWR

Nantgaredig, Carmarthenshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)