



**FREEHOLD FOR SALE BY PRIVATE TREATY**

19.26 Acres (7.79 Hectares)

## **CWM FFRWD**

Brechfa, Nr Carmarthen, Dyfed

**Offers Around £120,000 are invited for this property**

OS Grid Ref: SN510295 Lat/Long: 51.944696,-4.168845 Nearest Post Code: SA32 7QN  
what3words: prune.crimson.submit

### **Selling Agents**

Tustins Chartered Forestry Surveyors

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

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



#### 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 February 2022.

## LOCATION

The woodland is situated within two miles of the village of Brechfa which is 12 miles to the north east of Carmarthen and 20 miles from the end of the M4 at J49. All distances are approximate.

## DESCRIPTION

Nestled in a peaceful, idyllic valley Cwm Ffrwd is accessed by taking the single track unclassified road off the B4310. This steep narrow road twists and turns as it descends into the valley before crossing a ford where, to your left, there is the entrance to the wood, point X on the sale plan. Here there is a large stoned surface - shown cross-hatched on the sale plan - suitable for stacking timber, loading and turning Lorries. A quantity of firewood currently stacked in the loading bay remains the property of the current owner and will be removed prior to completion.

This hard surfaced area narrows to a single track, which then disappears into the undergrowth as it encroaches into the wood. Along its side there is a fast-flowing stream that enters the wood from the east side, then exits over the road along its journey to Brechfa, Carmarthen and beyond. Visible in the stream are some old concrete pipes that probably once formed a crossing suitable for vehicles. On the opposite side of the stream overgrown but quite visible tracks lead into the wood in different directions. The tracks form "benches" along the hill side, set apart so that the woodland can be managed for timber production. These have since become overgrown. However, a little work with an excavator could restore some of these old tracks providing access for a four-wheel drive vehicle. Furthermore, some work to rebuild the former stream crossing with some stone would link the access track with the rest of the wood and make it very attractive for both amenity and the hobby forester.

The trees in this wood are the result of second rotation commercial woodland that has been managed extensively and now includes a variety of both conifer and broadleaved species. They appear to be 20 to 25 years old and include Sitka spruce, Norway spruce, larch, birch, ash and sycamore. The trees are tightly spaced and present an opportunity to harvest the timber through regular thinning. This is likely to produce useful firewood and fencing grade products.

The woodland rises from 100m to 200m and is steep in places but from this elevated position there are excellent views overlooking the secluded and sunny valley. A new owner might choose to invest in making the tracks serviceable and Cwm Ffrwd will then become a fantastic manageable woodland with many uses.

An overhead power line runs north-south through the wood and feeds a neighbouring farm. There is also a spring located on the boundary of the woodland that feeds a plastic tank to the east of the wood.

## SPORTING AND MINERAL RIGHTS

These are owned and included in the sale. They are not let.

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

## FENCING

The owner of the wood is responsible for the fences and hedges shown with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold with the benefit of an additional right of way for forestry purposes over the route shown AB on the sale plan and has the right to lay stone.

## 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.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves 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

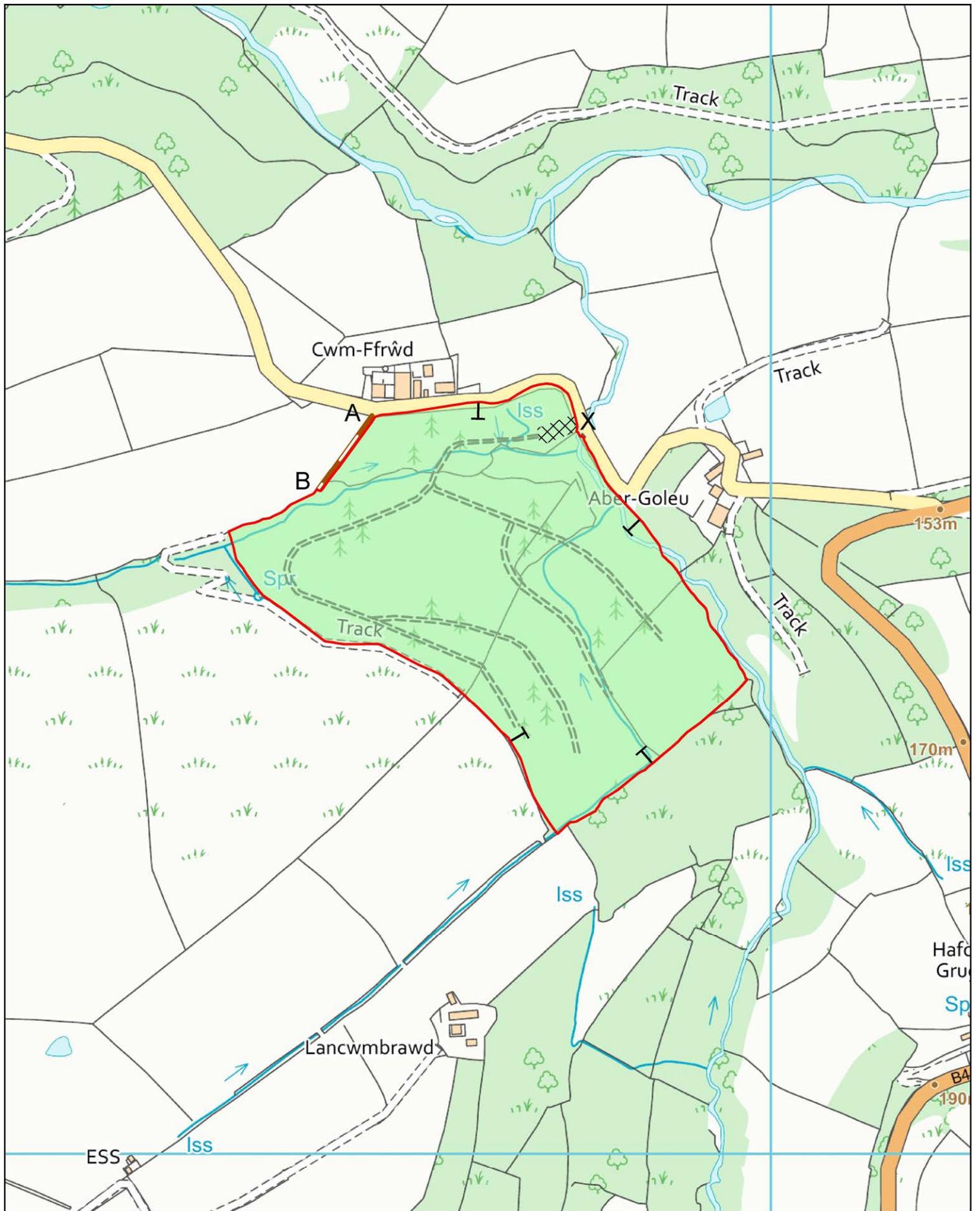
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Cwm Ffrwd 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)



## Cwm Ffrwd

Location SN 083 348  
 Scale 1:4,000 @ A4  
 Drawing No. W16664-01  
 Date 22.02.22



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

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# Cwm Ffrwd



Location SN 083 348  
 Scale 1:65,000 @ A4  
 Drawing No. W16664-02  
 Date 21.02.22



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# Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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