



FREEHOLD FOR SALE BY PRIVATE TREATY

81.85 Acres (33.12 Hectares)

ALLT PISTYLL DEWI

Llanarthne, Carmarthenshire

Offers Around £300,000 are invited for this property

OS Grid Ref: SN532189 Lat/Long: 51.849618,-4.131363 Nearest Post Code: SA32 8HY
what3words: gateway.verge.snowballs

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Jack Clegg

Find more woodland properties for sale on our website

LOCATION

Allt Pistyll Dewi is located 1 mile south of Llanarthne, between the towns of Llandeilo (8 miles) and Carmarthen (10 miles). All distances are approximate.

DESCRIPTION

Occupying the north facing slope of a hill overlooking the beautiful River Tywi valley, Allt Pistyll Dewi is a mixed age, predominantly conifer woodland with excellent access and views over the nearby village of Llanarthne.

The wood sits below Paxton's Tower, a grade II* listed Neo-Gothic folly erected in 1809 in honour of Lord Nelson, whilst the remains of Castell Dryslwyn, which dates back to the 13th century, can be seen in the distance.

The woodland itself is designated as Ancient Semi Natural Woodland (ASNW) indicating the land has had trees growing continuously since before 1600 AD. Conifer planting took place in the 1960s and has been in management ever since, although the last of the 1960s crop was felled in recent years.

Current crops include Sitka spruce and Douglas fir in the main with planting ranging from 2000 to 2025. Grand fir and western hemlock also feature in very small quantities. The younger crops appear to be established and well stocked. Nursing these young trees through to canopy closure will be the buyer's main objective for the woodland to meet its timber growing potential.

The broadleaves are mostly native and include oak, ash, silver birch and cherry as well as sycamore.

Access into the woodland is good with an established HGV track from the council road at the west entrance into the centre of the wood (marked A on the sale plan). Here there is a place to turn a lorry and stack and load timber. From this point further tracks connect to the upper areas of the woodland and also join a hard surfaced byway to the east (marked ST on the sale plan). This serves the neighbouring farmland and connects the woodland to the main council road to Llanarthne. This track is narrow for a lorry and a little too rugged for a car but provides good 4x4 access. A secondary access from the west can be found marked B on the sale plan.

The feel of the wood and its location are genuinely attractive, offering an appealing investment into the small and medium sized market. The selection of tree species offers greenery in leaf or needle. The soil conditions are rich brown earth with clay texture providing moisture throughout the year. There is a small spring on the side of the hill which forms a stream that runs in all but the driest periods.

Whilst the woodland serves well in timber production terms, the aesthetics that are presented through the ancient woodland beginnings and the good level of accessibility offers sound potential for those in the market for a multifunctional woodland.



SPORTING AND MINERAL RIGHTS

Sporting rights are retained by a former owner.

Mineral rights are retained by a previous owner. The woodland owner has the right to take stone and brick earth by opening, quarrying or working from the surface.

FENCING

There are no known fencing liabilities.



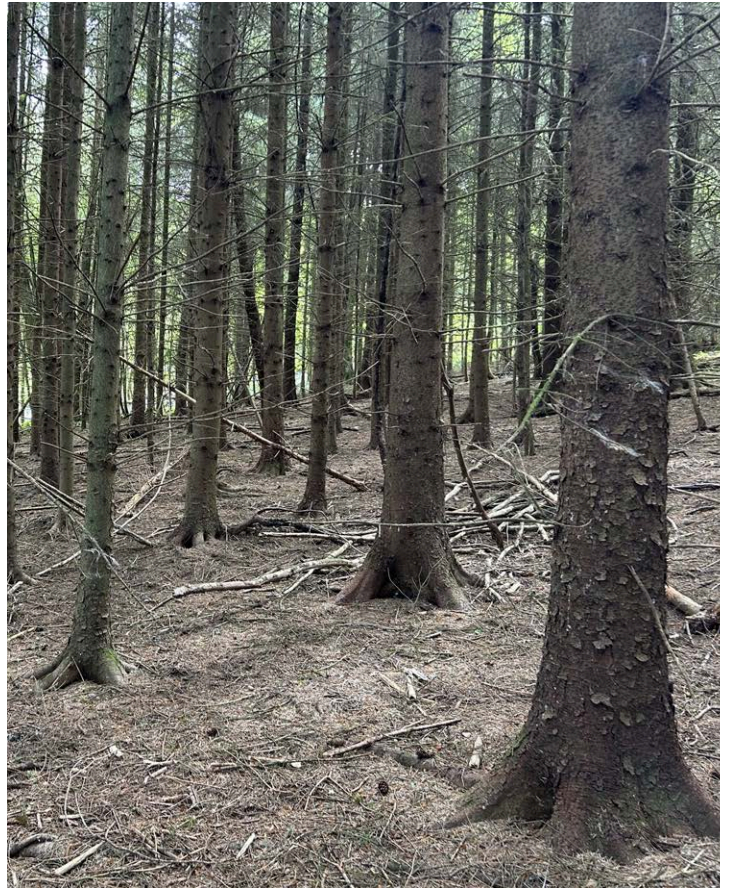
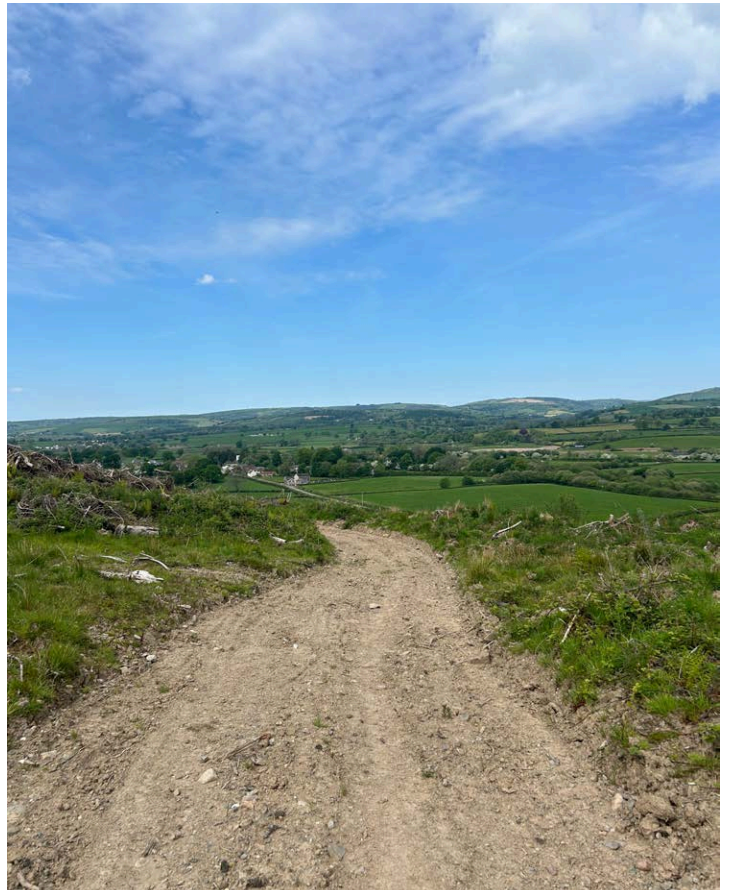
RIGHTS OF WAY

The woodland is sold subject to a right of way for the collection of water from the well at point C in favour of Penylan Cottage.

The woodland is subject to a right of way for the purpose of driving cattle to the well at point Y in favour of Tower Hill Farm over the route shown XY on the sale plan.

MANAGEMENT

Allt Pistyll Dewi is managed by Euroforest Silviculture, 10 Priory Hill, Brecon, Powys, LD3 9DH. Their Mr Sam Rowley will be pleased to discuss future management with prospective purchasers.



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 May 2025.



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 subject to the mineral reservation.

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.

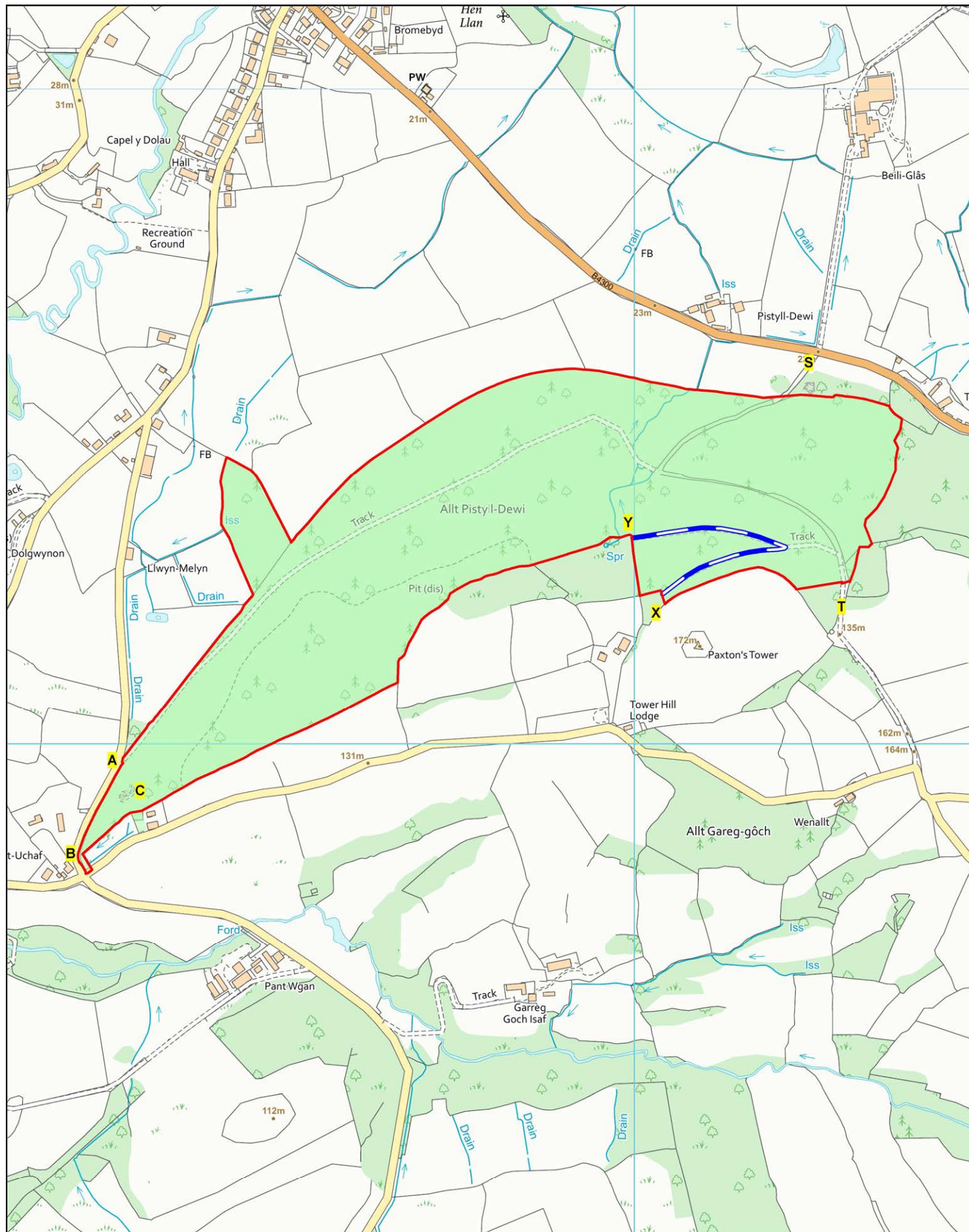
METHOD OF SALE

Allt Pistyll Dewi 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 purchase. Further information can be obtained from the HMRC website www.gov.uk





Allt Pistyll Dewi

Location SN 538 192
Scale 1:7,500 @ A4
Drawing No. W17147-01P
Date 23.05.25



Tustins

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

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Allt Pistyll Dewi

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ALLT PISTYLL DEWI

Llanarthne, Carmarthenshire



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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