



FREEHOLD FOR SALE BY PRIVATE TREATY

20.17 Acres (8.16 Hectares)

CASTELL MAWR WOOD

Llanwinio, Meidrim, Carmarthenshire

Offers Around £100,000 are invited for this property

OS Grid Ref: SN271271 Lat/Long: 51.915735,-4.514311 Nearest Post Code: SA33 6DU
what3words: tweed.sued.tweed

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ
For further information contact Mike Tustin or Jack 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 April 2026.

LOCATION

Castell Mawr Wood is located just to the northwest of Carmarthen in South Wales. The wood is 4 miles from Meidrim and 7 miles from St Clears. All distances are approximate.

DESCRIPTION

Castell Mawr, which translates to Big Castle, is an interesting small commercial woodland situated in the historic and rolling hills just northeast of Carmarthen. The wood is situated on a reasonably steep east facing slope. Soils are deep and well drained with sufficient fertility to grow any species of commercial conifer or native broadleaved tree. The woodland's situation and isolation from roads and population make this an ideal investment if you wish to spend time away from modern life. The silence when inside this woodland is entrancing.

Access to the wood is via an unsurfaced route that crosses the top edge of a grass field for approximately 250m from a wide bellmouth on the side of the county road. This is shown on the sale plan as AB. The wood was almost completely harvested a number of years ago and this route was used for harvesting and extracting the timber. Internally, the woodland has a basic system of rides that give access to all parts of the wood. The legal documents provided to the sales agent suggest there is a right to make up the access track to a width of 4m to forestry standards.

Crops consist of mainly winter 2019/2020 planted Douglas fir. This crop was planted into brash raked ground after harvesting was completed the previous summer. There are some areas of native broadleaves and a very small area of a remnant of the original crop at the northern end of the plantation. The Douglas fir has performed very well since planting and leader length is good. With some cleaning needed to be carried out this crop should now be safe until thinning is necessary in 10-15 years.

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.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route AB shown with a broken brown line on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route AB shown with a broken brown line on the sale plan.

MANAGEMENT

Castell Mawr Wood is managed by Euroforest Silviculture. Their Mr Sam Rowley will be pleased to discuss future management with prospective purchasers. He can be contacted on 07503 939795.

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

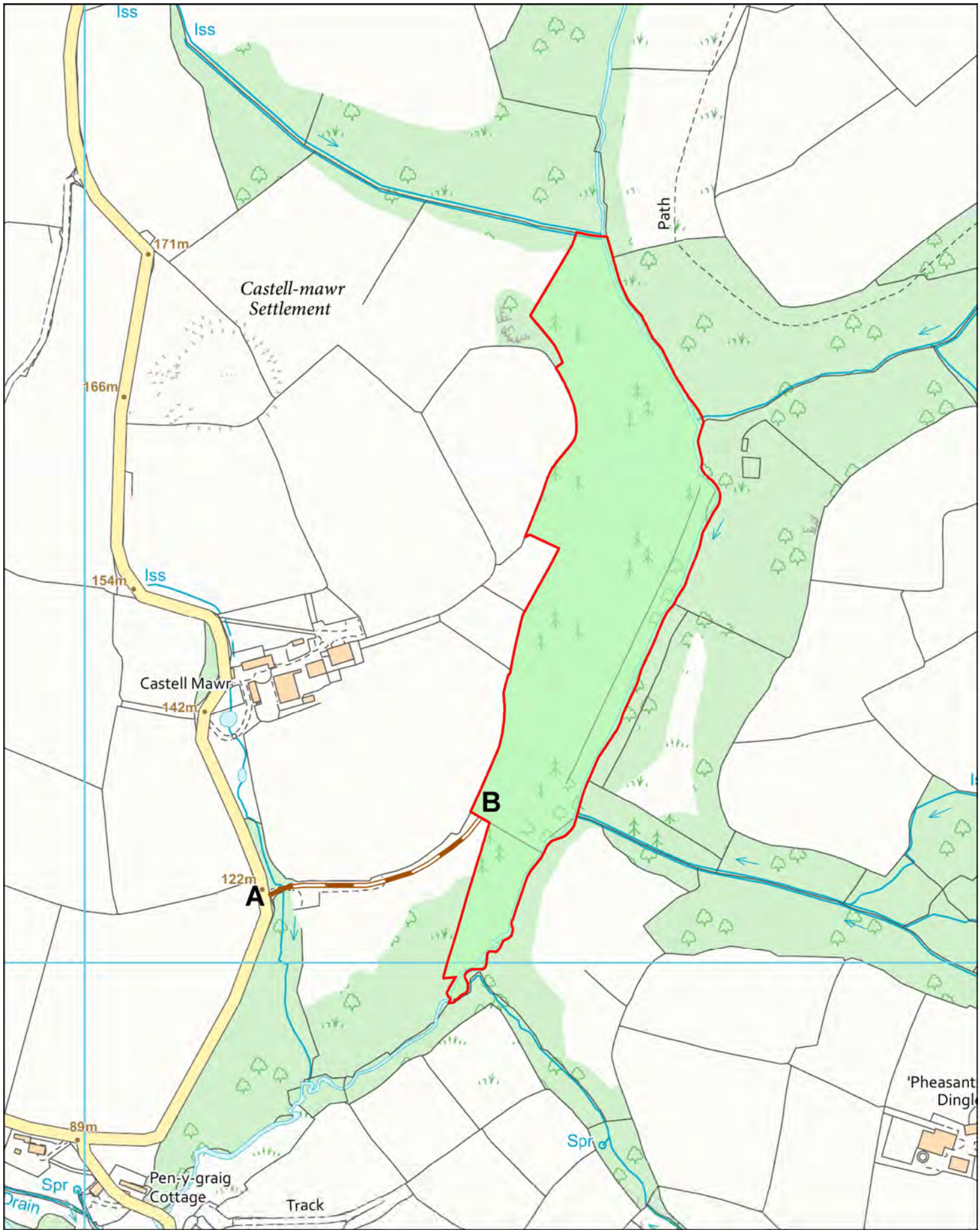
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Castell Mawr Wood 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



Castell Mawr Wood

Location SN 274 273

Scale 1:5,000 @ A4

Drawing No. ZAA28115-01

Date 20.04.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

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Castell Mawr Wood

Location SN 274 273

Scale 1:50,000 @ A4

Drawing No. ZAA28115-02

Date 20.04.26



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