



FREEHOLD FOR SALE BY PRIVATE TREATY

32.92 Acres (13.32 Hectares)

COED LLWYN-IOU

Hensol, Cardiff, Vale of Glamorgan

Offers Around £150,000 are invited for this property

OS Grid Ref: ST035785 Lat/Long: 51.497992,-3.390820 Nearest Post Code: CF72 8JY
what3words: corals.calibrate.sandpaper

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Mike Tustin

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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 March 2026.

LOCATION

Coed Llwyn-iou is located less than 2 miles from the M4 at junction 34 which is 10 miles West of Cardiff.

All distances are approximate.

DESCRIPTION

Coed Llwyn-iou is a lowland mixed commercial and amenity woodland situated in rolling countryside only a stone's throw from The Vale Resort golf hotel. The wood was originally planted by the Forestry Commission in the mid 1950s and has been managed more recently by its private woodland owner.

The surrounding land is primarily used for grazing and the area is mainly small fields of grass separated by well-maintained hedgerows. Soils are highly fertile and capable of supporting almost any species of tree. The area surrounding Coed Llwyn-iou is also very well wooded with multiple small woodlands similar in nature to the woodland presented here for sale. The woodland contains a good mix of commercial Sitka spruce for future harvesting, young replanted spruce and an area of naturally regenerated native woodland that will produce large quantities of firewood in the future.

Access into the wood is via two wide gateways off the county road, shown as points A and B on the sale plan. The northern entrance, point A, opens into mature crops of Sitka spruce where a track has been created that also acts as a public footpath. The southern entrance at point B opens onto an area that has regenerated strongly with native trees along with a few natural conifers that have self seeded into this area. A public footpath also crosses the wood from this entrance and runs along the wood's southern boundary. The track from point B gives access to the area of replanting that has been undertaken in the southern corner of the wood, not far from the pond which is not within the woodland's title. The woodland has frontage onto this pond but no access to the water.

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner and not included in the sale. The owner is not aware of these having been exercised during his tenure.

Mineral rights are owned and included in the sale.

FENCING

There are fencing liabilities along the eastern boundary of the wood.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown AC on the 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.

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 Sporting 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.

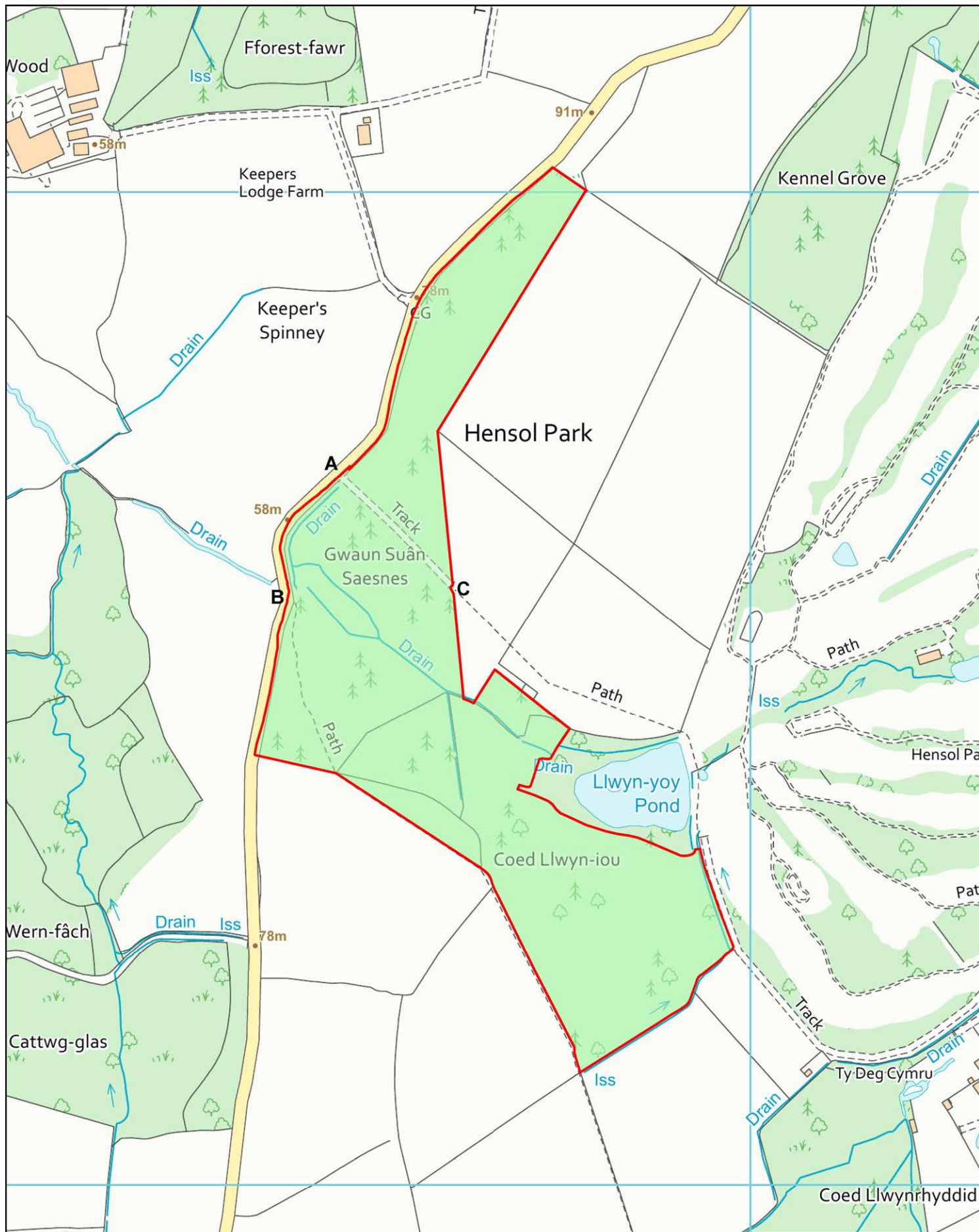
The entrance gates are locked for reasons of security. There is room to park outside each of the entrances if needed.

METHOD OF SALE

Coed Llwyn-iou 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



Coed Llwyn-iou

Location ST 037 785

Scale 1:5,000 @ A4

Drawing No. ZAA27694-01

Date 05.03.26



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Tel: 01869 254938 www.tustins.co.uk

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Coed Llwyn-iou



Location ST 037 785

Scale 1:50,000 @ A4

Drawing No. ZAA27694-02

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