



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**37.10 Acres (15.01 Hectares)**

## **TY ISHA**

**Tumble, Carmarthenshire**

**Offers Around £150,000 are invited for this property**

OS Grid Ref: SN536114 Lat/Long: 51.782962,-4.121767 Nearest Post Code: SA14 6HB  
what3words: nightlife.pepper.shipwreck

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
**For further information contact 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 May 2025.



## LOCATION

Ty Isha is located just outside of the village of Tumble in South Wales, 2 miles south-west of Cross Hands, 12 miles south-east of Carmarthen and 18 miles north of Swansea. All distances are approximate.

## DESCRIPTION

Ty Isha comprises predominantly spruce restock situated in a rural location off a single-track country road. With a history of good conifer growth on site, it is positioned on a gently sloping site offering fabulous views from the highest point. The village of Tumble is located a short distance from the wood and is connected via an old railway line through the centre of the wood that now serves as a public cycle path.

Ty Isha underwent a recent felling following which restocking took place in early 2025 with mostly Sitka spruce, but for an area of Norway spruce in the western half of the wood.

A small stream passes through the woodland, This, together with several old and historic field boundaries, has left a web of native corridors through the woodland. These areas are designated as Ancient Woodland and form around 10% of the total land area. The balance of the area under conifer is not designated as Ancient Woodland.

The old railway line which runs through the centre of the woodland is owned and included with the woodland. It once formed part of the Swiss Valley and Great Mountain Railway; it is now designated as a cycle path for the public and has been tarmacked. The occasional bicycle passes through the wood, connecting Tumble, Pontyberem and, eventually, Llanelli.

Access is possible either from the north over the old railway line and across adjoining land that runs parallel with the railway line. This is shown as point B on the sale plan. An additional vehicular access into the wood is possible off the unclassified road to an undeveloped gateway on the western boundary before the old railway bridge, shown as point A on the sale plan.

## SPORTING AND MINERAL RIGHTS

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

Mineral rights are retained by a previous owner.

## 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 shown BC on the sale plan.

The woodland is sold subject to a right of way for pedestrians and cyclists over the route shown XY on the sale plan.

## MANAGEMENT

Ty Isha 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.

## 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.

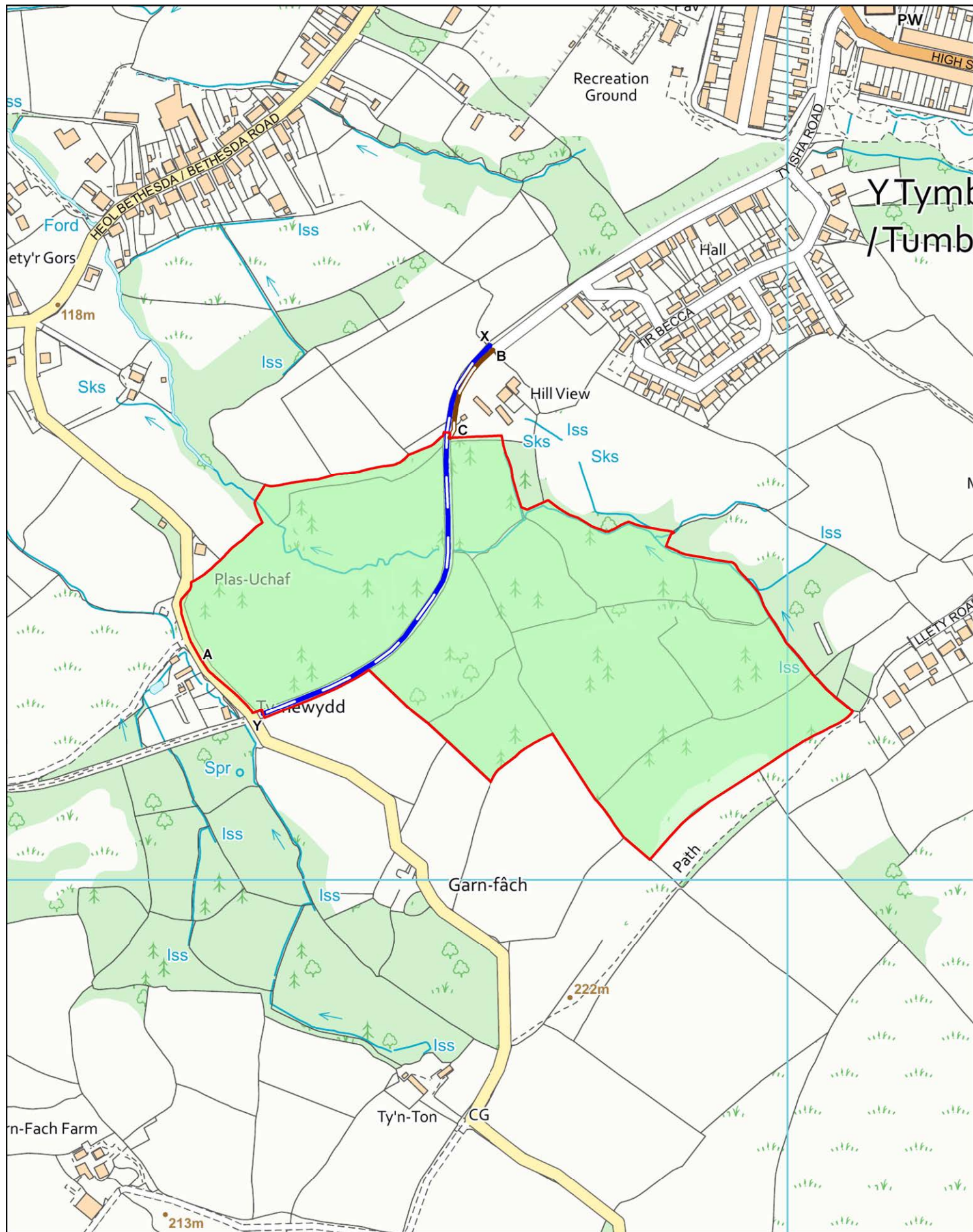
## METHOD OF SALE

Ty Isha 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](http://www.gov.uk)





## Ty Isha

Location SN 537 112  
Scale 1:5,000 @ A4  
Drawing No. W17836-01P  
Date 16.05.25



**Tustins**

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

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# TY ISHA

Tumble, Carmarthenshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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