



Allt Blaen-Eigiau Carmarthenshire

A long stretch of oak woodland on a south facing hillside with lovely views across a wooded valley.

Details

Price: £65,000 Freehold

Location: Cynwyl Elfed, Carmarthen, Carmarthenshire

Size: Nearly 6 acres for sale

OS Landranger: OS No 145

Grid ref: SN 381 256

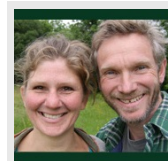
Nearest post code: SA33 6TP

Local manager

Tamsin and Matt Brown

07950 379533 or 07956 256101

tamsinandmatt@woodlands.co.uk



Description

Allt Blaen-Eigiau extends over a stretch of south facing hillside, traversed its full length by a good level stone forestry track. This widens at its end into a large level area which would make a great base for family camping or bird watching or just watching the seasons change. Predominantly the woodland is single coppiced oak, interspersed with some specimens of beech, birch, rowan and lime, with hawthorn, holly and hazel here and there throughout. In springtime the slopes shimmer with bluebells, and many other [wildflowers](#) thrive here along the track, yellow pimpernel and blue speedwell, herb Robert, golden saxifrage as well as [ferns](#) and mosses. Towards the eastern end and especially in the lower reaches of the woodland, growing in the rock faces, are quantities of *vaccinium myrtillus* or wild bilberry.

The track provides access and a level area for woodland activities throughout the entire length of the woodland, and although the slope above and below is steep, it would be possible to fashion woodland paths off the main track to aid access up and down for exploring further into the woodland.

Peaceful and private, its elevated and south facing position ensure it gets full advantage of sunny weather.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

There is a mix of broadleaf in this part of the woodland but oak predominates. In addition are beech, birch, rowan, lime, hazel, hawthorne and holly with ferns, wildflower and quantities of *vaccinium myrtillus* or wild bilberry at ground level.

Wildlife

There is wonderful birdlife here and although there are no streams in Allt Blaen-Eigiau there are tiny springs at some points along the tracks and the streams and springs throughout the larger woodland Cwm Tawel all attract wildlife.

Features

The height of Allt Blain-Eigiau means the views out across the valley are wonderful through the tree canopy.

Access, tracks and footpaths

Access is good directly off the A484 to the main entrance of the larger woodland Cwm Tawel.

4 wheel drive is recommended to access Allt Blain-Eigiau itself as sections of the track are steep and access can be slippery in wet weather or wintery conditions.

There is a public footpath running along the shared access track from the main entrance gate off the A484, but not through Allt Blain-Eigiau itself.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

This is a wonderful woodland for observing nature and wildlife from its position up the top of the slope.

Local area and history

The reservoir in the bottom of the valley, Cwm Tawel, used to provide water for Carmarthen but has been decommissioned for several years now. Throughout Cwm Tawel small brick structures can be seen, chambers for accessing the network of channels built to carry spring water to the reservoir when it was supplying Carmarthen with water, under the management of the Carmarthen Corporation Water Works in the late 19th C.

Nearby is the [Dan-y-Coed Halt](#), the end of the line of the 4 mile stretch of the [Gwili Railway](#), one of the last few stretches of functioning steam railway in the U.K. The 8 mile round trip takes you through four stations along the picturesque railway line which runs along the Afon Gwili through steeply wooded hillsides.

Carmarthen is ten minutes from the woodland, with good transport links, and all amenities available.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From Carmarthen take the A484 north for approximately 5 miles towards Cynwyl Elfed.

After passing Carmarthen Demolition yard (known locally as Barretts) with railway sleepers on the left, look out for a white house on the left (formerly the Rock and Fountain Inn) and a small waney-edge timber clad shed just beyond it, with a Woodlands for Sale sign on it, and the entrance gate is immediately between the two, on the left.

What3Words: outsize.kitchens.quietest

Turn in carefully and enter the code into the gate lock and wait for the gate to open automatically. It will also close again automatically. (Please contact local manager before your visit for the code).

After a short distance you will come to a locked gate. Please park on the left here, without blocking the track or the adjacent driveway and continue on foot.

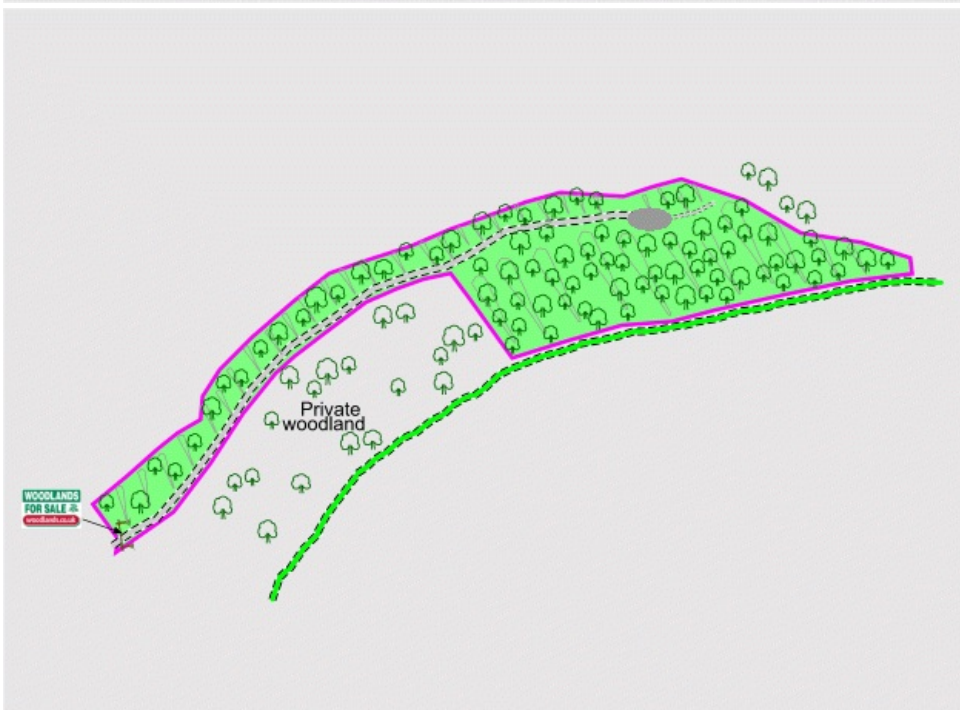
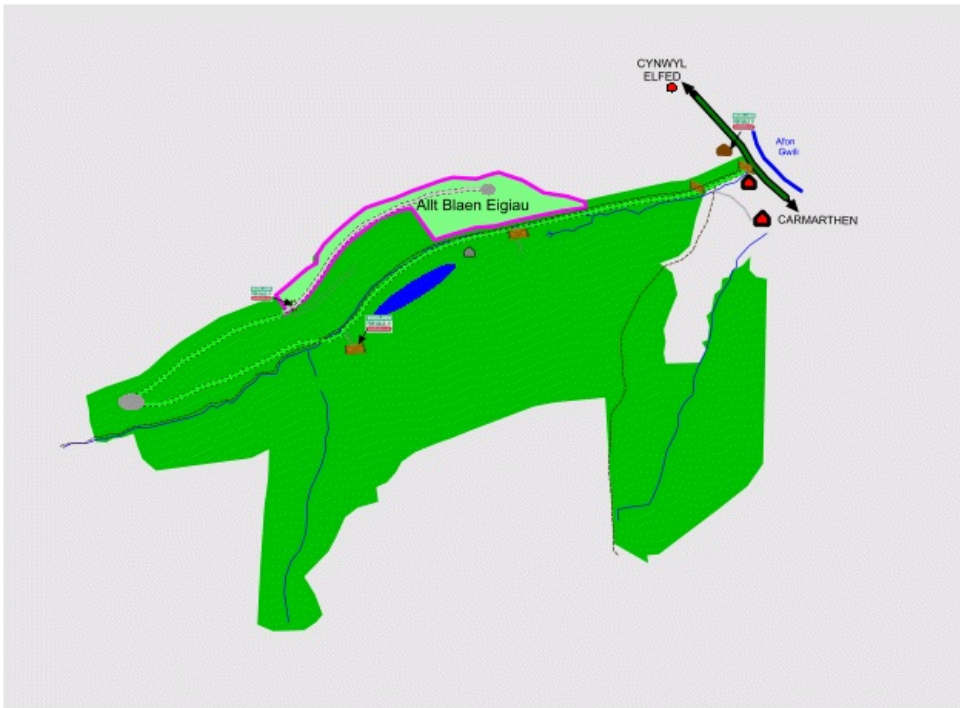
Follow the track straight ahead and up the hill (passing a gate on the left hand side of the track-ignore this)The track will level off and fork into three; the left continuing to a gate, the middle continuing as a footpath along the Afon Cwm Tawel (also a public footpath) and the right fork continuing up hill. Take the right fork and follow it up the hill and then around a hairpin bend. Continue round the bend and along the track until it forks again - take the upper left fork where you will see a ride stop with a wooden name board and a Woodlands for Sale sign marking the entrance to Allt Blaen Eigiau.

Boundaries:




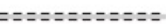



















The boundaries of Allt Blaen-Eigiau are marked in mauve paint on wooden marker stakes, trees and fence posts.

The northern boundary is fenced and adjoins fields.





Map Legend

	Allt Blaen-eigiau
Roads and Public Highways	
Tracks etc with rights of way for the wood	
Other private woodland tracks	
Public Footpath	
River, stream or lake	
Railway	
Slope	
House or cottage	
GPS/Satnav, map location of nearest postcode	
Wooden or metal gates	
Ride stops	
Fence or boundary posts	
Earth Bank or Storm ditch	
Trees, broadleaves	
conifers	
coppice	
Clearings, grasslands	
Hedge	
Wetland, rushes	
Bench	
Park here	
'For Sale' sign location	

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WOODLANDS FOR SALE
woodlands.co.uk

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.