



## Coed Glyncoch Carmarthenshire

Level mixed broadleaf and conifer woodland with an area of ancient woodland and a river running all the way through it. Partially clearfelled presenting an opportunity to replant and with excellent sole use access.

### Details

**Price:** £110,000 Freehold

**Location:** Llanybri, Carmarthen, Carmarthenshire

**Size:** 10¼ acres for sale

**OS Landranger:** OS No 159

**Grid ref:** SN 332 149

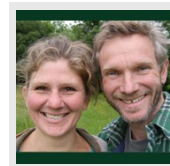
**Nearest post code:** SA33 5HR

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

Coed Glyncoch is a fairly level woodland, approximately a quarter of which has been clear felled, a rectangular area in the south eastern sector of the woodland, extending from the entrance gate along the roadside and further into the woodland under the power line. The land is level, sloping very gently down towards the river which cuts through the whole woodland running from north east to south west.

Across the river, which meanders and loops, the land slopes up more steeply to the western boundary which is fenced and overlooks neighbouring pasture.

The woodland standing here, on the west/north-west side of the stream, an area making up about a quarter of the total area, is designated Ancient semi natural woodland and is made up of mixed broadleaf including some lovely large beech and oak.

The banks of the river are damp, especially the land on the southern bank of the stream which is quite wet underfoot in parts, with tree species of alder, goat willow and hazel here reflecting that, suited to the damp environment. Ranks of snowdrops, great pioneers of spring, mass the banks down to the river edge with bright scarlet elf cups dotted between, a real shock of colour. Tangles of bramble, hazel and honeysuckle provide lots of cover for wildlife down here too.

An electricity pylon stands just inside the western boundary on the west bank of the river.

The Sitka in the south western corner of Coed Glyncoch provides a nice contrasting habitat to the rest of the woodland. The ground is undulating but easy to navigate ones way through and is crossed in couple of places by an earth bank and storm ditch running from the eastern boundary down to the river.

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.

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### Trees

The woodland is made up of both conifer and broadleaf. The area of Ancient semi natural woodland in the western sector includes beech, oak, birch and some ash, along with holly, hazel and hawthorn and one or two small rhododendron.

Alder and hazel grow along the damp environment of the river banks.

There is a stand of Sitka spruce in the south western corner of Coed Glyncoch which has been thinned and left to grow on and could be harvested at maturity and replanted, or gradually thinned compartmentally and replanted with broadleaf or another crop of conifer.

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### Wildlife

The varied habitats of the surrounding area; hedgerows and pasture land along with the mudflats along the Twyi and Taf estuaries, and Allt y Hendre's Ancient Woodland status result in a richness of wildlife, some quite rare. Local wildlife recordings have made note of [Lesser](#) and [Greater Horseshoe bats](#) (not commonly seen these days) attracted to the wooded valleys, and Golden plover are drawn to the mud flats of the Taf Estuary. Other coastal birds such as sandpipers, ringed plovers and egrets can be seen and heard at the mouths of the Twyi and Taf, and far more common, red kite can be seen circling overhead.

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### Features

Large area of Ancient Woodland extending along the course of the stream which runs through the full length of Coed Glyncoch, northeast to southwest.

An area of recent clear fell under power lines which run on a southwest-northeast axis across the woodland. Potential opportunity to establish a willow or alder coppice here, suiting the height restrictions under the power line and also taking advantage of the wet ground at rivers edge.

Good, sole use, gated access directly off the minor country road.

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### Access, tracks and footpaths

Access to Coed Glyncoch is excellent, directly off the minor public road with its own gated entrance.

There are no public footpaths through Coed Glyncoch.

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### 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.

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### Activities

Within the woodland are opportunities to establish a coppice rotation on the recently clear felled site.

There is much nature spotting to be done along the rivers course which wends and winds through the woodland.

There is a public footpath which runs through the larger woodland Allt yr Hendre, of which Coed Glyncoch sits at the very north/northeastern tip, and this connects to the [Wales Coast Path](#) close to the banks of the River Taf, approximately a couple of miles west of the woodland, ultimately providing 870 miles of fabulous walking along the entirety of Wales' beautiful and diverse coastline!

Just beyond Llansteffan on the B4312 to Carmarthen, is the [Towy Boat Club](#) for anyone who wished to canoe or fish for the famous [sewin \(sea trout\)](#) in season.

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### Local area and history

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To the southeast is the lovely village of [Llansteffan](#) which has the ultimate castle perched on its headland, a great beach, fish and chips and a seaside cafe as well as pubs, post office, shop and B&Bs.

To the west is the River Taf, one of [three estuary rivers](#), along with the Twyi and the Gwendraeth which jointly flow into Carmarthen Bay.

Across the River Taf is Laugharne, where you can visit Dylan Thomas' former home, [The Boathouse](#), now a museum, and his writing shed perched high looking out across the "sloeback, slow, black, crowblack, fishingboat bobbing sea."

Carmarthen is only 20 minutes away with all amenities and transport links.

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### How to find this woodland

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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.

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### Directions

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From the M4 continue on the A48 to Carmarthen.

Follow signs to the A40 and take the A40 (west) towards St Clears for approximately 5 miles.

Take the left turn signposted to Llangynog (3rd exit) at Bancyfelin.

Continue along this road into and through the village of Llangynog.

After exiting Llangynog, after about 1/3 of a mile, you will see ahead of you the abandoned building of the Wern Inn opposite, as the road bends fairly sharply to the left. Continue along this road and follow it as it then bends to the right (do not take the left fork) and then continue as it takes you into woodland.

Keep an eye out for a metal gate on your right, with a Woodlands for Sale sign. Pull in here carefully, and continue on foot.

what3words for entrance gate:

majoring.limits.degree

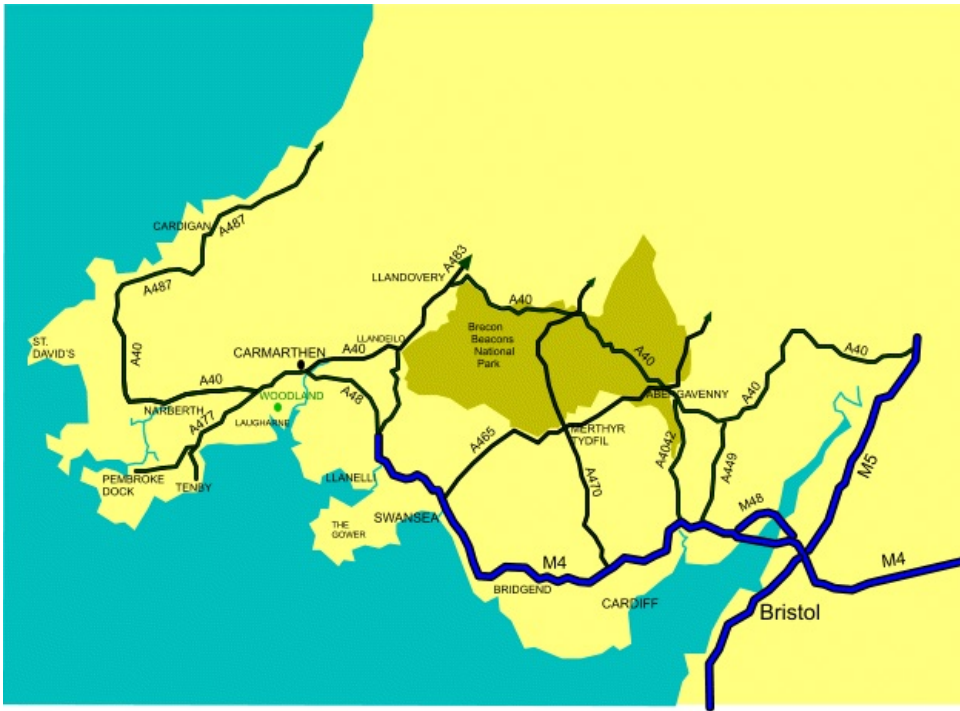
## Boundaries:

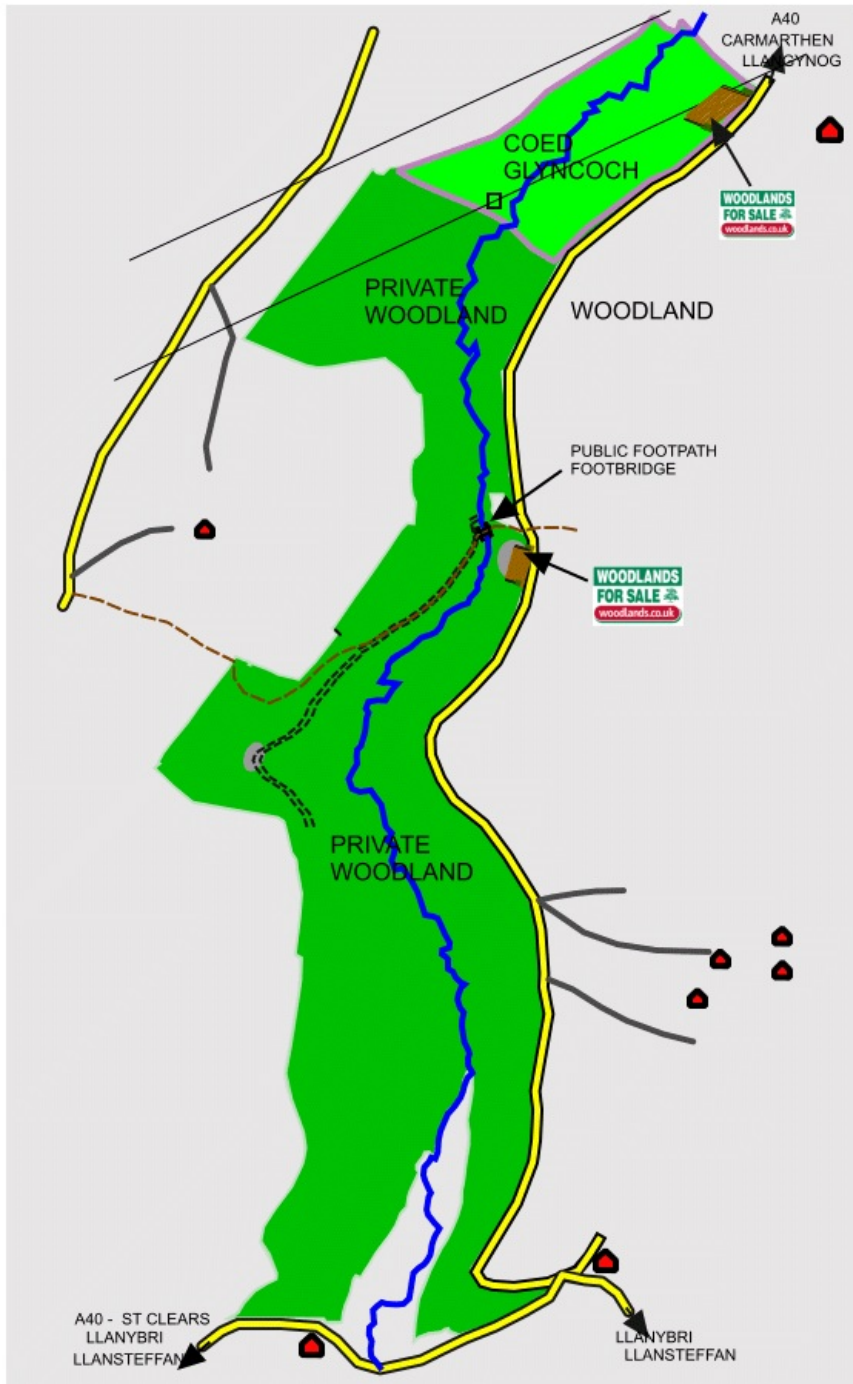
The boundaries of Coed Glynoch are marked in mauve paint on fence posts, trees and wooden marker stakes.

The eastern boundary is defined by the road.

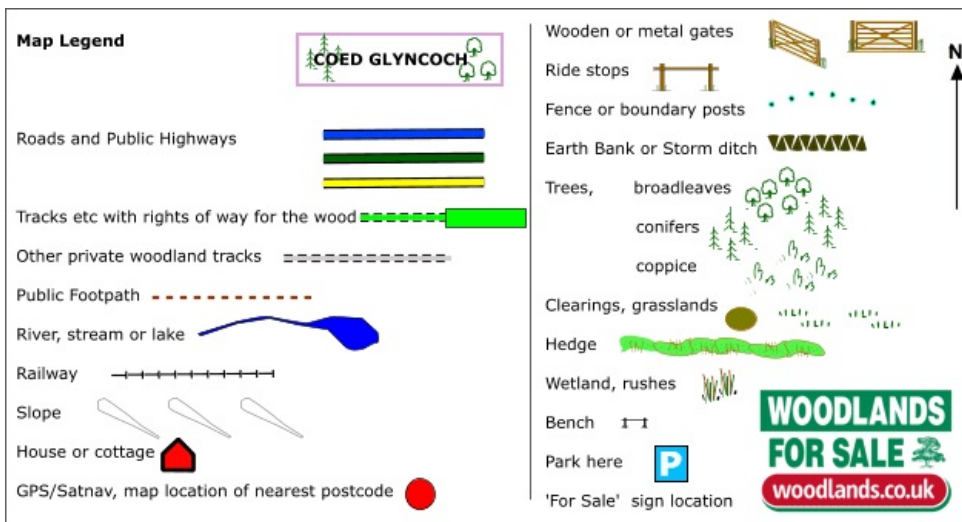
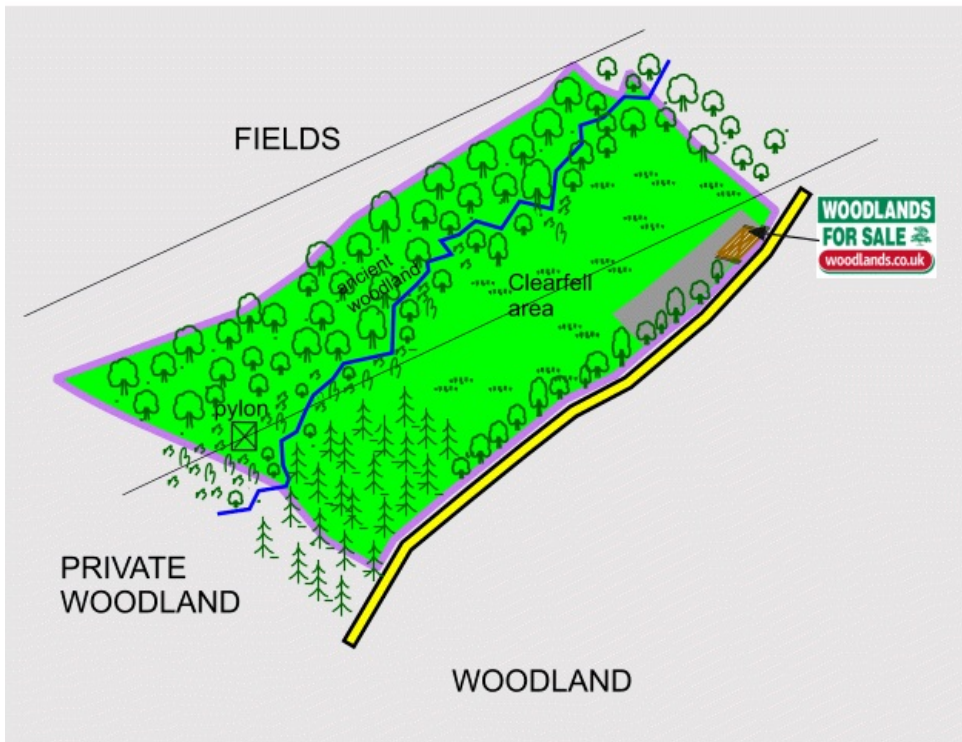
The northern and western boundaries are fenced.

The southern boundary partially follows an earth bank at its eastern end and is marked with mauve paint on wooden marker stakes and trees.









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.