

Coed Twyn, Pembrokeshire - 5½ acres, £33,000



Coed Twyn is part of a larger woodland overlooking ancient Llawhaden castle. It was once a bishop's palace, with its origins in the 12th century and with some interesting history, the scene of a siege by the famous welshman Lord Rhys in the late 12th Century. Under the later bishop Thomas Bek's stewardship in the 13th century, the castle was enlarged and further fortified resulting in the ruins we can see today.

In addition to its nearby ancient history all of Coed Twyn and the majority of the surrounding woodland has been designated as [Plantation on an Ancient Woodland Site \(PAWS\)](#). There is a free survey of ancient woodland remnants and restoration management advice currently being offered by [Coed Cymru](#) which new owners could take up. Please contact the local managers for details.

The woodland itself is sloping in the main, but an old trackway running up through the middle of the wood from the entrance off the main track to the western boundary at the opposite perimeter of Coed Twyn, provides a level strip throughout, which could be utilised as a place to set camp or for bushcraft or other forestry activities. It also makes access easy from one side of the wood to the other.

To the left, below the track as one enters the wood is the largest area of conifer, mainly sitka spruce which would benefit from some thinning. This would provide a good source of timber for a woodland shelter, building dens or simply firewood.

Above the track, sloping up to the right-hand side, there is mixed broadleaf including ash, oak and birch and some wild cherry with plenty of young growth including holly and hazel. Underfoot lie a profusion of native [bluebells](#), a real treat for the senses in late spring.

From the northern fenced boundary at the top of the slope, views stretch across green pasture land.

The lovely market town of [Narberth](#) is approximately 5 miles away with many independent shops, cafes and pubs and the famous coastline of Pembrokeshire is within half an hour's drive in most directions.

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.

**Price:** £33,000 Freehold

**Location:** Gelli, Narberth, Pembrokeshire

**Size:** 5½ acres for sale

## Local manager

### Tamsin and Matt Brown

07950 379533 or 07956 256101

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



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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.

## Location

**OS Landranger:** OS No 158

**Grid ref:** SN 073 181

**Nearest post code:** SA67 8DJ

## Directions

Take the A40 westwards from Carmarthen towards Narberth, bypassing St Clears and Whitland.

Approximately 5 miles past Whitland turn right onto the B4313.

Follow this road for 1 mile and then turn left, signposted to Llawhaden.

Stay on this minor road for 1 mile, crossing the bridge.

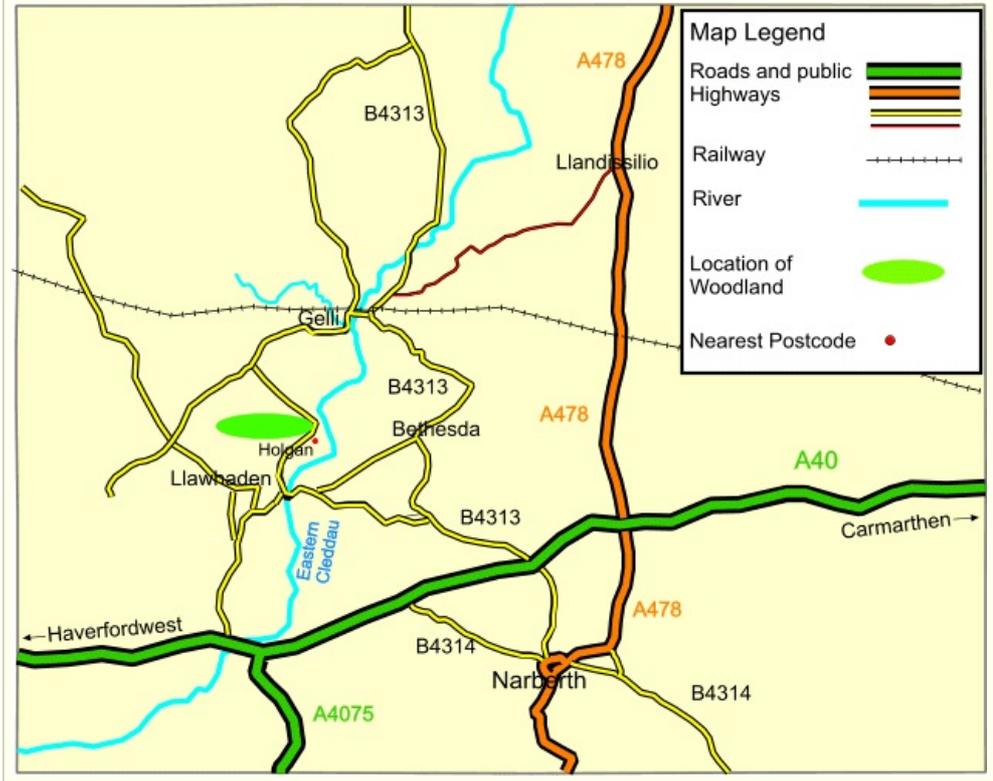
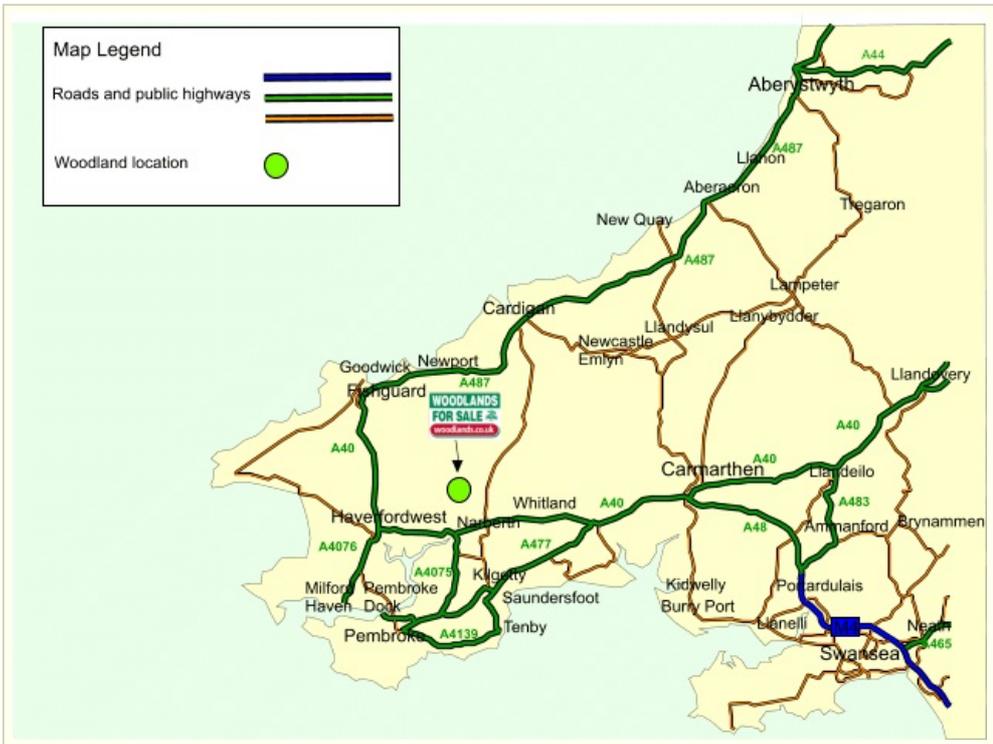
Once over the bridge, turn right and continue through Holgan hamlet.

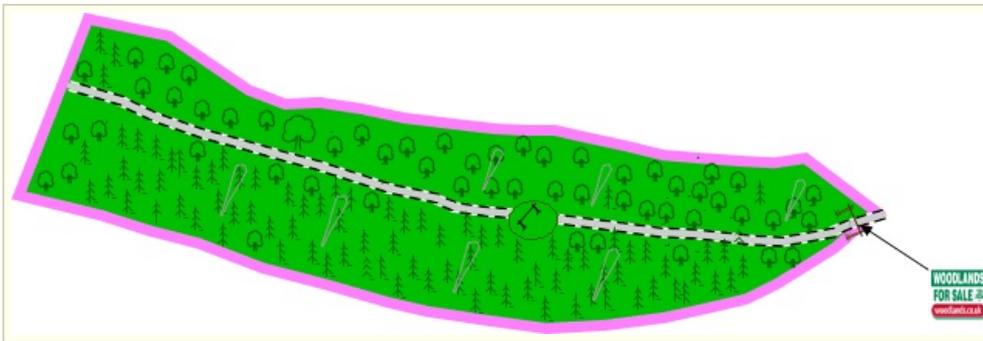
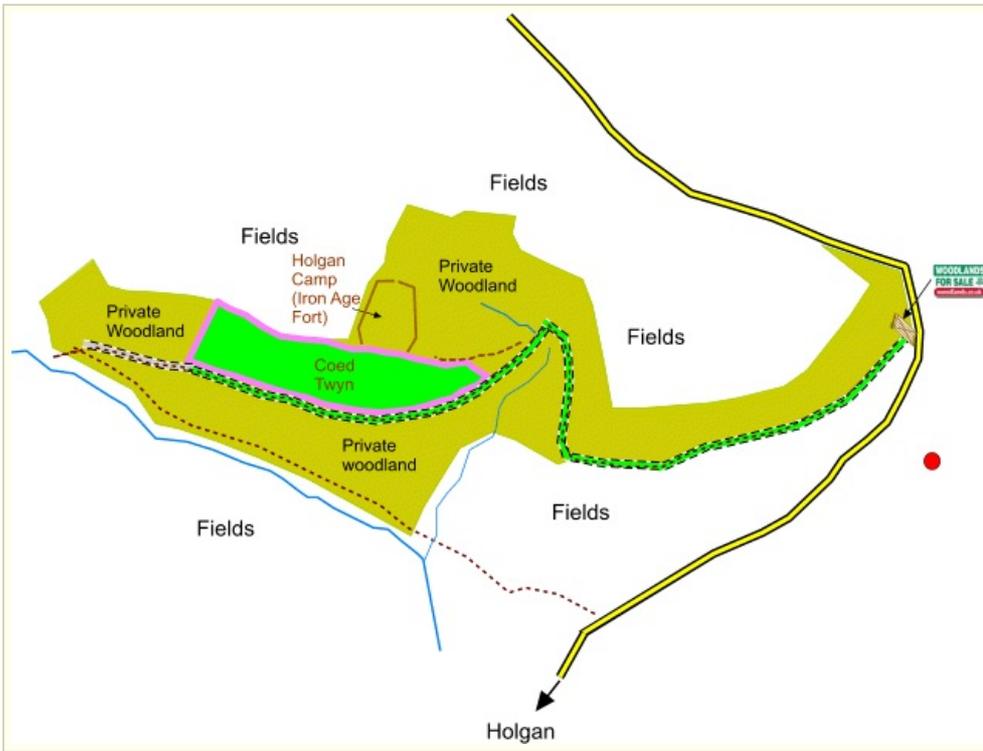
Soon you will see the gated entrance to the woodland on your left, a large Woodlands for Sale sign just after the turning. There is a lay-by about 200 yards further up the road where you can park when viewing to avoid blocking the gate.

Follow the track through the woodland on foot. After the track hairpin bends to the left you will come to the entrance to Coed Twyn on your right.

## Boundaries:

The boundaries of Coed Twyn have been marked with mauve paint on marker stakes and trees.





**Map Legend**

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

**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.