



## Coed y Cadno Woodland Llanboidy, Carmarthen, Carmarthenshire

An attractive parcel of young deciduous woodland in a stunning position and offered for disposal under a flexible lease term



- Compact parcel of attractive amenity woodland • Direct roadside access •
- Offered with flexible leasehold term of 25 to 99 years •
- Excellent recreational or conservation appeal •
- Approximately 7.66 acres (3.10 hectares) •





# Woodland at Coed y Cadno

Llanboidy, Carmarthen, Carmarthenshire (adjacent postcode SA34 0ED)

An attractive parcel of amenity woodland which is easily accessible, via the Llanboidy road, from the A40. The woodland comprises of a mixed species broadleaf plantation planted in 2000. The leasehold interest of Coed y Cadno is offered to the market on behalf of The Woodland Trust. The preference will be to dispose of the leasehold interest for a 50 year term, however any lease term from 25 years to 99 years will be considered.

- Llanboidy – 2.0 miles •
  - Whitland – 3.5 miles •
  - Carmarthen - 15 miles •
- Excellent accessible location adjacent to the Llanboidy road directly connecting to the A40
  - Attractive deciduous plantation with frontage to River Gronw
  - Range of deciduous species including oak, cherry, birch and ash
  - Excellent amenity/recreational/conservation appeal



## Location & Situation

The woodland is located adjacent to the west of the unclassified highway, a short distance from Llanboidy in Carmarthenshire.

## Description

The woodland comprises of a compact parcel of young broadleaf woodland plantation planted in 2000 as part of The Woodland Trust new millennium "Woods on Your Doorstep" Project. There is easy access into the woodland via an access track direct from the highway. The woodland gently slopes in a westerly direction to border the adjacent River Gronw. The main tree species comprise of ash, sessile oak, hazel, rowan, wild cherry, birch and larch with some other shrub layer species such as elder, holly and hawthorn. The woodland extends in total to approximately 3.10 hectares (7.66 acres).

## Services

There are no services directly connected to the site.

## Leasehold Interest Offered

The leasehold interest for the woodland is offered, with a term of 50 years being preferred. The leasehold term is however flexible and The Woodland Trust will consider any term between 25 years and to a maximum of 99 years. The lease premium payment is to reflect any lease term proposed which differs from the 50 year term offered.

## Lease Premium Payment

To acquire the leasehold interest for a 50 year term the Lease Premium Payment is marketed at £12,500, or nearest offer. No annual rent or payment will be charged.

## Restrictions

The leasehold interest offered will restrict the use of the woodland to amenity woodland, with permission provided for the use of timber for a woodfuel business, but subject to maintaining a minimum canopy cover of 70% of the woodland at any one time. No wholesale felling of existing timber will be permitted. Other than the use of timber for woodfuel, no other business use of the woodland is permitted including any tourism or recreation uses.

Public access on foot to the woodland is to be permitted, however there is no requirement to publicise this.

## Wayleaves, Easements & Rights of Way

The property will be let subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

## Boundaries

The boundaries are as per the red line on the sale plan, which we understand is the extent of title owned and therefore offered for lease. The lessee will be responsible for all boundaries and fences/hedges/gates during the leasehold term.

## Sale Method

The woodland is offered for disposal by Private Treaty. The agents reserve the right to conclude the sale process by Tender or Auction at a later stage.

## Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars.

## Directions

From St Clears A40/A477 Roundabout proceed west on A40 towards Whitland. At the first roundabout take the third exit onto the unclassified highway signposted 'Llanboidy'. Coed y Cadno can be found on the left hand side after approximately 2.7 miles. A timber field gate provides the entrance to the access track.



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## Important Notice

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