

*In the glorious Cothi Vale, on the edge of the village of Abergorlech, 10.5 acres available as a whole or as 2 parcels being split to 4.5 and 6 acres of recently established woodland.*



**Abergorlech Riverside Woodlands,, Abergorlech, Carmarthenshire. SA32 7BJ.**

**£149,000 Guide Price**

**A/5423/AM**

GUIDE PRICE LOT 1: 4.5 ACRES - £67,500 - LOT 2: 6 ACRES 89,950.

\*\*\*Set off the B4310 Abergorlech to Brechfa Road on the edge of the village of Abergorlech and bordering the River Cothi.\*\*\* The land has been recently established as delightful woodland.\*\*\* Set with new native broadleaf plantings with open glades allowed within the establishment.\*\*\* Established under a Glastir Woodland Planting Scheme producing some additional 11 years annual payments.\*\*\* Further details available from the agents. \*\*\* Water main on Northern edge of the fields parallel to the road.\*\*\*

NOTE: the fishing on the River Cothi is not included as part of this sale.

Parcel 1: 4.5 acres

Parcel 2: 5.977 acres.

Further details from the sole selling agents. Morgan and Davies Lampeter Office: Tel: 01570-423623.



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## Description

The placing of these woodlands on the open market provides prospective purchasers with an ideal entry level investment opportunity for the long-term. It is a wonderful environmentally rich piece of countryside, with woodland, open glades and river frontage. It is set within one of the most beautiful parts of this area of South West Wales in the heart of the Vale of Cothi, North of the village of Brechfa, close to the village of Abergorlech and within easy reach of Carmarthen, approximately 12 miles. The University town of Lampeter is equi-distant to the North as with the market town of Llandeilo of similar distance.

This is an unusual opportunity in that it provides prospective purchasers with a delightful investment which is more or less maintenance free and entitles the purchaser to collect additional annual payments for forthcoming years in respect of both individual parcels of land. Lot 1 provides largely open woodland with a network of paths. Lot 2 comprises woodland with open glades in addition to a network of paths with amenity spaces. These parcels are available either as a whole or separately for sale.



## New Planting



## Area 1



## Area 2



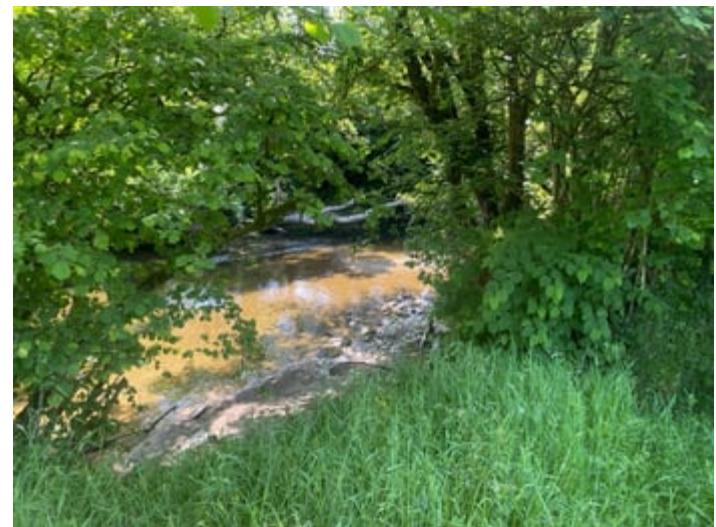
### Road frontage



### Riverside Setting



### Gate Entrance



### Agent's Comments

This is an unusual and rare opportunity to acquire amenity/recreational and silvicultural parcels of land in delightful rural and easily accessible setting. They are ideal for incorporation within a rural investment portfolio and provide opportunities for diversification, for existing agri or leisure businesses and can provide delightful rural space in what is considered to be a particularly sought after environment on the edge of the Brechfa Forest, noted for its mountain biking and rural pursuits. In all we consider this to be a very attractive property of immense appeal.

### Setting



### Aerial View

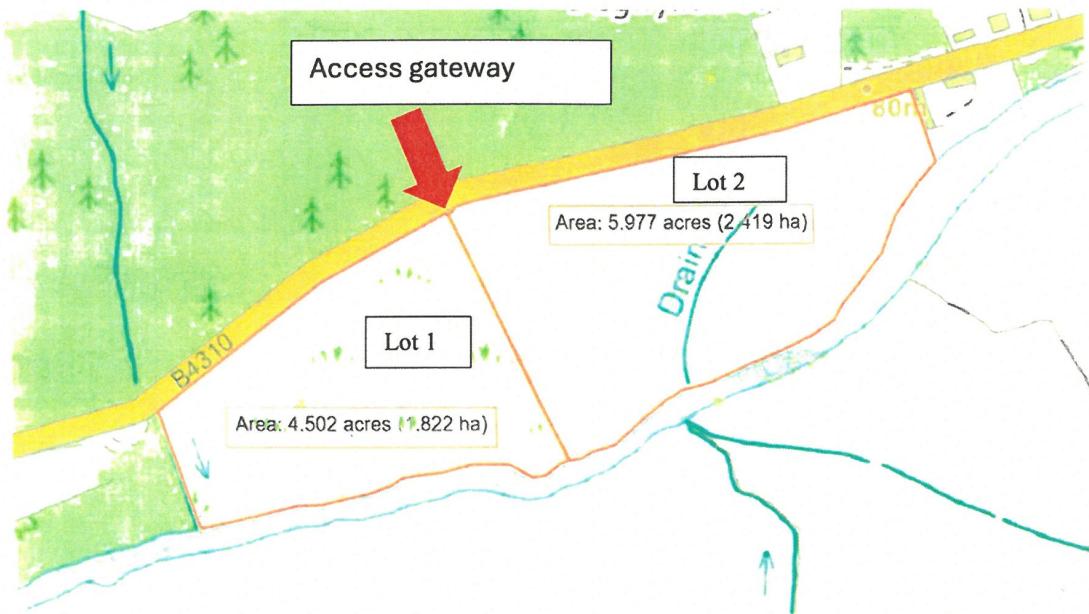


### MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.



Access point is from the road at the mid point between the 2 fields as shown with red arrow. Currently there is a single gate into Western field (Lot 1), but it would be easy to make a second gateway so each side has its own entrance at that point.

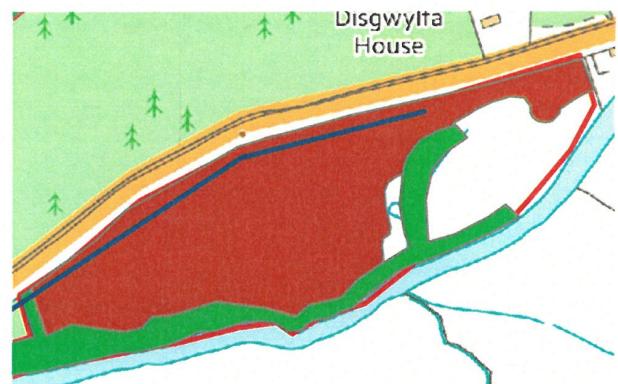
**The area was planted with trees in Winter 2022/23 (now in their third growing season)**

Planting plan to the right.

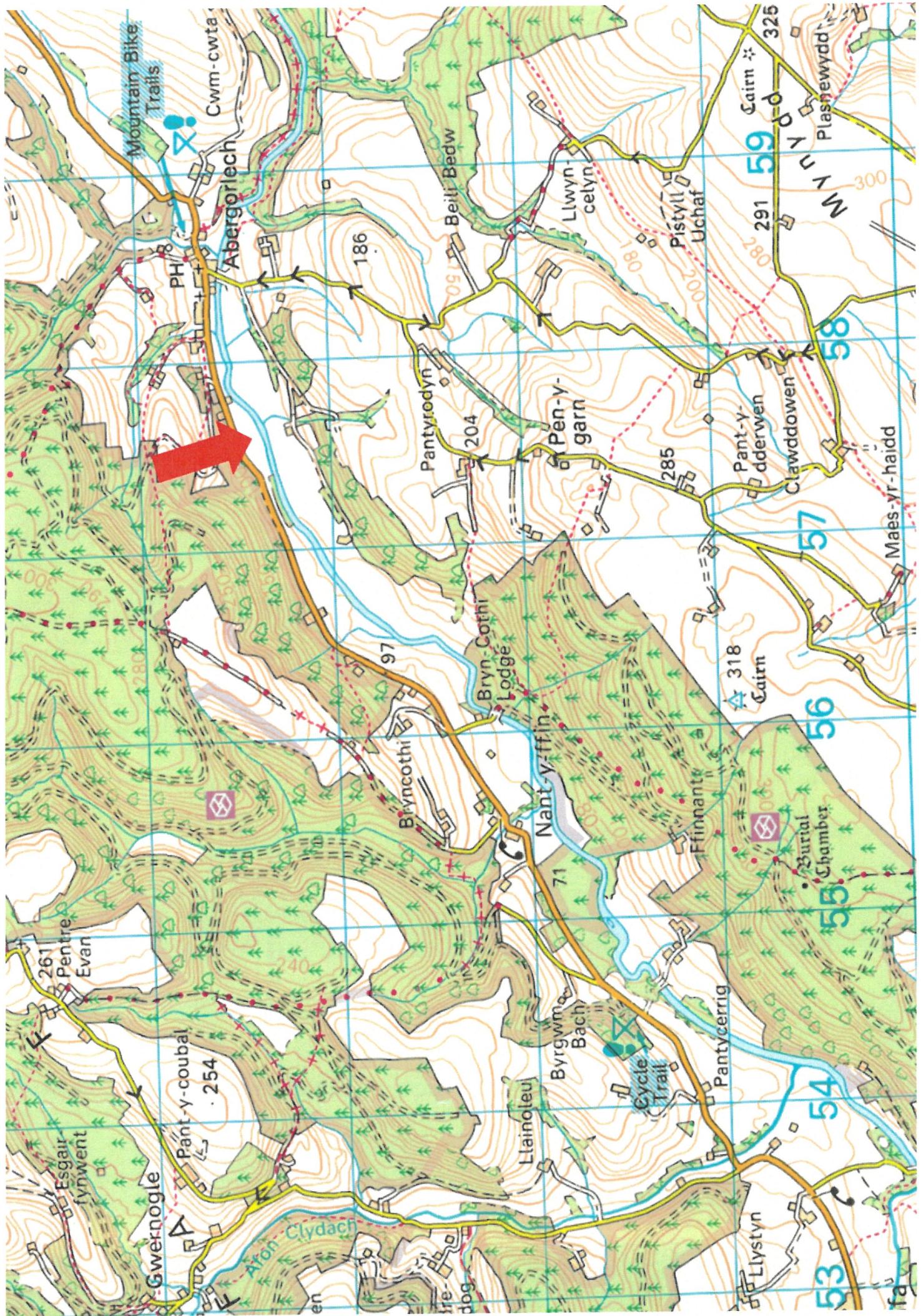
- Dark red = new native broadleaf woodland.
- Green = existing woodland.
- White = open glades. In addition, there is a network of paths through the new woodland.

(Ignore the blue and red lines)

The buyer will have an obligation to take over the Glastir woodland planting scheme, (which in simple terms means they must look after the trees). There are 11 years of annual payments to come which, subject to Welsh Government approval of the transfer, will be payable to the buyer.



- Lot 1 £557.60 per year (£6,133 in total)
- Lot 2 = £528.90 per year (£5,817 in total)



<b>Council Tax:</b>	Has the property been flooded in last 5 years? Yes
N/A	
<b>Parking Types:</b> Off Street.	<b>Flooding Sources:</b> River.
<b>Heating Sources:</b> None.	<b>Any flood defences at the property?</b>
<b>Electricity Supply:</b> None.	No
<b>Water Supply:</b> Private Supply.	<b>Any risk of coastal erosion?</b> No
<b>Sewerage:</b> None.	<b>Is the property listed?</b> No
<b>Broadband Connection Types:</b> None.	<b>Are there any restrictions associated with the property?</b> Yes
<b>Accessibility Types:</b> Level access.	<b>Any easements, servitudes, or wayleaves?</b> Yes
	<b>The existence of any public or private right of way?</b> Yes

**Construction Type**

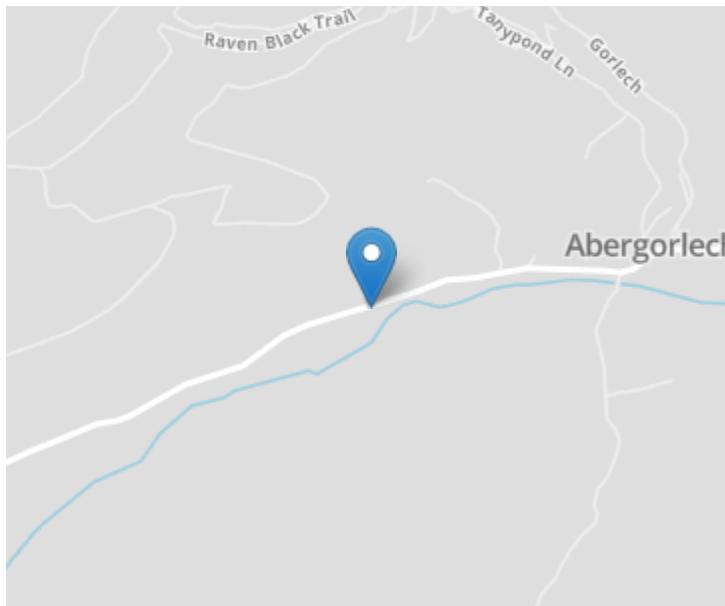
N/A

**Existing Planning Permission**

none

**Coalfield or Mining**

N/A



## Directions

From Llansawel take the B4310 South towards Brechfa. On leaving the village of Aborgorlech the land will be seen on the left hand side of the road and comprises to two recently established parcels of woodland between the Road and the River Cothi.

The land is identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk).

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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