



## Land at Tyn y Coed Caio Forest, Cwrt y Cadno, Pumpsaint, Carmarthenshire SA19 8YD

**Guide Price £60,000 For Sale**  
Property Features

- 20.26 acres of mature mixed woodland
- Approx. 19.02 acres of Japanese Larch
- Additional broadleaf areas including Western Hemlock, Oak and Beech
- Located in North Carmarthenshire
- Ideal for forestry investment, amenity use, conservation, or natural capital projects
- Attractive rural setting with long-term management and income potential
- Situated 1 mile north of Cwrt-y-Cadno, between Lampeter and Llandovery

### Property Summary

Set within the beautiful rural landscapes of North Carmarthenshire, this appealing block of mixed woodland extends to approximately 20.26 acres and offers an excellent opportunity for buyers seeking commercial forestry, amenity land, or long-term natural capital investment.



## Full Details

### Situation

The land is located in North Carmarthenshire, lying some 1 mile North of the village of Cwrt Y Cadno which lies equidistant from the market towns of Lampeter and Llandovery.

An unnamed council road can be reached from the land, this road links to the A482 at Pumpsaint village.

### Overview

Set within the beautiful rural landscapes of North Carmarthenshire, this appealing block of mixed woodland extends to approximately 20.26 acres and offers an excellent opportunity for buyers seeking commercial forestry, amenity land, or long-term natural capital investment.

The land at Tyn Y Coed comprises an attractive and predominantly coniferous woodland mix: Approx. 19.02 acres of Japanese Larch. The balance formed of Western Hemlock, Oak, and Beech.

This varied composition provides both commercial timber value and rich habitat diversity, making it suitable for ongoing forestry operations, conservation interests, or recreational use.

We are advised the woodland is Plantation on Ancient Woodland Site (PAWS) and we refer to the Woodland Restoration Scheme (WRS) PAWS Restoration Guidance on Best Practice produced by the Welsh Government.

## FURTHER INFORMATION

### Tenure

We understand that part of the woodland is held on a freehold basis, and the remaining is held on a leasehold. Term 999 years from 21st Jan 1953.

### Services

The land does not benefit from any services.



## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

## Method Of Sale

The land is offered For Sale by Private Treaty and available as a whole.

## Planning

All planning related enquiries to Carmarthenshire County Council Planning Department, Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW.  
Tel: 01267 234567

## Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP.  
Tel: 01267 234567

## Postcode / What 3 Words

SA19 8YD  
dolls.certainty.unloading

## Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.  
Please contact Carmarthen office for further information -  
12 Spilman Street, Carmarthen SA31 1LQ.  
Tel: 01267 612021  
Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)



