



Woodland known as Allt Capel-Ifan , Carmarthen, SA32 8BX

**Offers In Excess Of £150,000**

\*\* A rare opportunity to acquire a approx. 16.78 acre parcel of mixed woodland,

\*\* including a variety of species, conifers, broadleaf etc.

\*\* All in a convenient setting

\*\* just off the A48 dual carriageway.

\*\*Viewing: By prior appointment.

**SITUATION:**

The Woodland occupies a most convenient setting just off the A48 dual carriageway that links Carmarthen to the M4 at junction 49. The land is located some 6 miles or so east of the large town of Carmarthen which has the benefit of an extensive array of amenities and facilities one would expect from the principal administrative centre of the area.

Local services can be found within several nearby villages and the area.

**DIRECTIONS:**

A location plan is attached  
what 3 words: deflect.hogs.weeps

**DESCRIPTION:**

A plan of the land is attached for identification purposes only. The land is approached via a series of country lanes and then a compacted stone lane off the highway of a suitable width for access and extraction.

**THE WOODLAND:**

The Woodland comprises a mix of conifers and native broadleaf species within a reasonably fenced boundary and is gently sloping and level, and extends, in total, to 16.78 acres or thereabouts, inclusive of the access.

**SERVICES:**

There are no services to the woodland.

**TENURE:**

Freehold with vacant possession upon completion.

**LOCAL AUTHORITY:**

Carmarthenshire County Council, County Hall, Carmarthen,  
Carmarthenshire Tel. 01267 234 567.

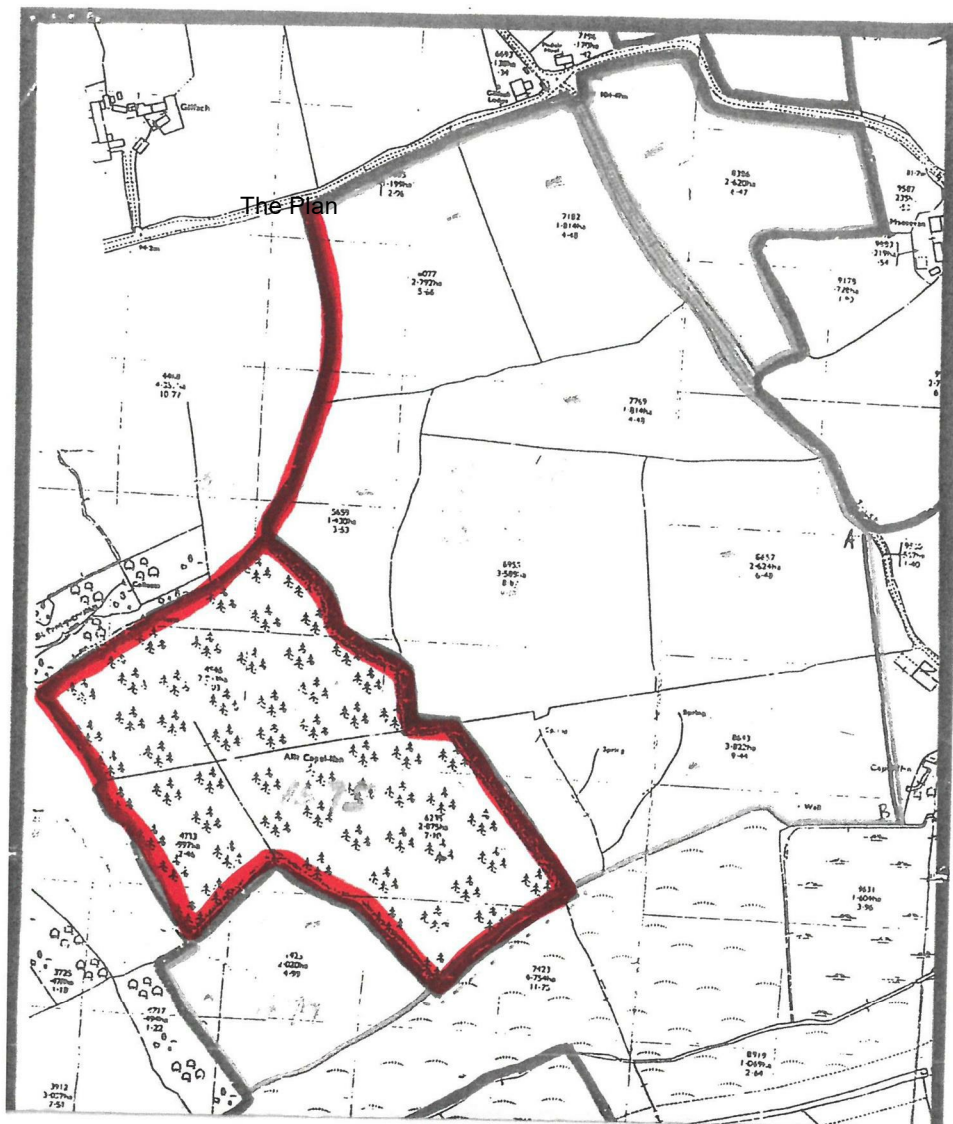
Viewing: By prior appointment.

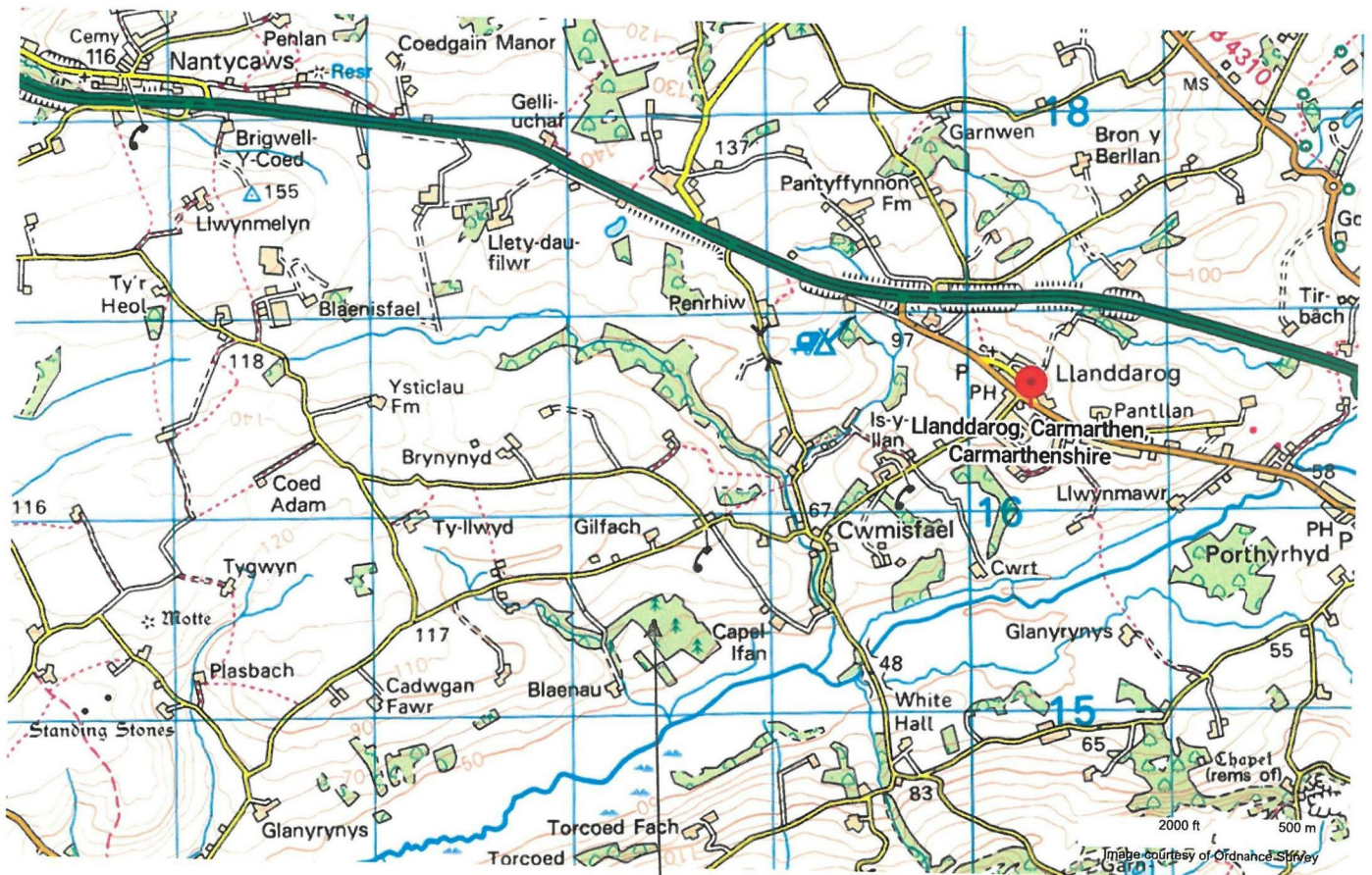
**GENERAL REMARKS:**

This is a rare opportunity to purchase a mature parcel of woodland in a convenient setting within a mile or so of the A48 and being suitable for harvesting or an environmental or conservation project. The Woodland comprises a mix of species that may well suit a variety of conservation uses, and viewing is highly recommended.

16.78 ACRES (EST) WOODLAND AT LANDDAROG  
KNOWN AS ALLT CAPEL-IFAN

FOR IDENTIFICATION PURPOSES ONLY





Approx Location of  
Aut Capel Ijan.

# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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