STONEYFORD WOOD, LLAWHADEN, PEMBROKESHIRE
5 ACRES FREEHOLD £53,000

Description: The wood is mixed conifer and broadleaf, but almost all of it is designated as Ancient Woodland. Much of the middle ground of the woodland is made up of Douglas fir, most of which was planted in 1996. Thinning of this conifer in the next few years could provide a great source of firewood or timber for woodcraft or for building your own shelter within the wood. The track runs though the woodland until a large clearing is reached at the south western corner. There is plenty of space here for setting up a base for woodland activities or camping, or just parking up a camper van for a cup of tea. Throughout there is a fair amount of mature standard and young broadleaf growth, the next generation of oak, ash and birch.

A small path, the beginning of which is marked by a couple of wooden steps, has been cut leading up the slope out of the north western corner of the clearing. It is well worth exploring up here as it will bring you through new growth, up to the western boundary where the view opens out and fields roll away before you. At the top of this path there is a small natural clearing, a tucked away and tranquil spot for a sit down on the bench, and a path running the whole length of the wood. Up here there is more broadleaf growth with some fine oaks and ash and a wonderful understorey of lush ferns. In the spring, the wood is carpeted with bluebells.
A stream runs along the western boundary, encouraging wildlife into the woodland.

**Access:** Stoneyford Wood sits at the end of a stone track that leads all the way through woodland overlooking the ancient village of Llawhaden.

**Boundaries:** the northern boundaries are fenced. The western boundary is fenced, but the small stream is the legal boundary for the lower half. The eastern boundary is marked by stakes. The southern boundary is fenced. It should be noted that the stream by the southern boundary is the registered boundary of adjoining farmland, and that the land between the fence and the stream is unregistered: it is possible the stream was originally supposed to be the boundary, but it hasn't been registered that way.

**Sporting rights:** Included

**Mineral rights:** Included, except as excluded by statute.

**Public footpaths:** A public footpath runs through the woodland along the western boundary from the old hamlet of Holgan. The main access track is also a public footpath.

**Local area:** The setting is beautiful, rural and secluded with the ancient castle (in fact the Bishop's palace) at Llawhaden less than a mile away and rolling Pembrokeshire hills with the remnants of Holgan Camp, an Iron Age hill fort, in the adjacent wood, and an enclosure just on the northern boundary of the wood itself.

For keen walkers, the Landsker Borderlands Trail, a 60 mile circular trail which explores the rural area on the Pembrokeshire-Carmarthen border, skims the western edge of Gelli, the small village due north of the woodland. There is also good fishing available for sea trout, known locally as sewin, in the Eastern Cleddau to be found close by, to the east of the woodland.

The wonderful Pembrokeshire coastline is within easy reach, and the picturesque town of Narberth is approximately 5 miles away with great shops and delis providing local produce and many pubs and restaurants.

**Covenant:** in common with the neighbouring woodlands, there is a covenant designed to ensure that all can have quiet and peaceful enjoyment of their woodland.

**Photographs:** were taken in October 2021 (apart from the bluebells).

**VIEWING:** You are welcome to visit this wood by yourself. Please ensure that you have a copy of these sales details with you: we recommend either printing the details or downloading them to your phone/tablet/laptop before you go. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Please park near the entrance (without obstructing access to the woodland), or at the layby a little further up the road, and walk the rest of the way to the wood. (do not drive in, even if the gate is open, as it may be locked at any time!)

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**For more information, Contact Sandra Colley**

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**Email:** sandra@forests.co.uk
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 past Holgan Hamlet.

Soon, you will see the entrance to the woodland on your left, a large Woodlands for Sale sign just after the turning. There is a layby about 200 yards further up the road where you can park.

Follow the track through woodland until you finally come to the entrance to Stoneyford Wood, marked with a wooden name board.

- **Postcode for Satnav:** SA67 8DJ
- **Coordinates for Satnav:** 51.82893,-4.78919 (entrance off the main road)

If navigating with a satnav using the postcode, note that the postcode is a third of a mile from the entrance gate, downhill (south-west), towards Llawhaden.

Grid Reference: SN 069 181

OS Landranger map: 158