



Wijwoods, St Clears, Carmarthenshire, SA33 4HD

Offers in Region of £240,000

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Wijwoods, St Clears

Carmarthenshire

Wijwoods – 20.7-Acre Off-Grid Smallholding with OPD Planning Permission

Wijwoods is a unique and established off-grid smallholding extending to approximately 20.7 acres, offering a diverse and productive landscape comprising approximately 4 acres of reedland, 4 acres of mature woodland, 4 acres of younger woodland, and 8 acres of grassland and amenity areas.

The property enjoys a highly attractive natural setting, with the River Taff forming the eastern boundary and secure fencing along the northern, southern, and western boundaries. Access is directly from the public road, with parking available adjacent to the entrance. The main double gates are set approximately 5 metres back from the road, providing a practical and secure entrance. Inside the gateway, a substantial hardstanding area lies to the left, while a 40-metre track leads to a second hardstanding area.

Nestled discreetly beyond this secondary hardstanding and screened from the road is a distinctive off-grid tiny house. Privacy has been enhanced through the planting of three hedgerows between the dwelling and the road, helping to reduce noise and create a secluded setting.



Situation

Enjoying a delightful rural setting a mile or so from the small town of St Clears which offers a good range of local services and amenities which caters for all day to day needs. Accessible from the A4066 roadway, the property is nicely positioned offering excellent accessibility to the A40 roadway and the larger county towns of Carmarthen and Haverfordwest which both offer a comprehensive array of commercial, educational and recreational facilities.

Open Plan Development

A significant feature of Wijwoods is its full planning permission for a One Planet Development (OPD), including consent for two large polytunnels, which have yet to be constructed. Of the 27 essential OPD management criteria, 25 have already been achieved. Certain ongoing planning conditions remain, including maintenance of the road visibility splay and greywater management arrangements. Other planning conditions have been completed or complied with. Further information regarding the OPD planning permission, management requirements, and future potential of the holding will be provided during viewings.

Accommodation

The dwelling operates entirely off-grid and is powered by a combination of solar panels and a wind turbine, supported by 500Ah of lithium battery storage and 1,100Ah of lead-acid battery storage, providing reliable year-round power. Multiple natural springs on the land supply water to the property. The home is insulated for efficiency and heated by a wood-burning stove. Accommodation is complemented by a 2015 touring caravan with Grade 3 insulation, currently used as a bedroom and connected to the main dwelling via a corridor. Also connected via the corridor is a small bathroom and dressing area. A shed with a clear roof serves as both a porch and a practical growing space for young plants.

Land

The land includes two fenced grazing fields. The central field extends to approximately 2.5 acres with a gentle slope, while the south-eastern field measures 1 acre and has a steeper gradient. Both fields support a diverse mixture of grasses, legumes, forbs, and wildflowers, providing valuable forage for livestock.

Infrastructure

Storage infrastructure includes four shipping containers positioned on hardstanding with vehicle access. The northern pair are connected by a roof structure, creating additional covered storage space.

Woodland

Beyond the northern storage area, a fence line divides the holding. This section is enclosed by fencing along the roadside and woodland boundary, with the river forming the remaining natural boundary. The area consists of a mixture of grassland, young woodland, and reedland, interconnected by a network of tracks. It is currently used for grazing sheep and donkeys, providing varied forage throughout the year. The tracks are readily accessible by vehicle during the summer months and can be navigated by a 4x4 vehicle or quad bike during winter. The mature woodland to the north contains a main access track leading to an idyllic clearing. Windfall timber throughout the woodland offers a substantial supply of firewood.

Water Features

Water features are a particular highlight of the property. In addition to several springs, there is a large pond within the fenced south-west corner and two interconnected ponds measuring approximately 20m x 5m each situated before the grassland transitions into reedland. These water bodies are fed by natural springs and rainwater diversion channels. A larger watercourse flows through the upper lake before descending via a small waterfall, passing a natural cave, traversing the reedland, and eventually joining the River Taff.

Frontage onto River Taff

The property benefits from approximately 600 metres of River Taff frontage, of which 300m is accessible via grassland. The section adjoining the land is classified as a tidal estuary, allowing fishing for sea fish species without the requirement for a licence.

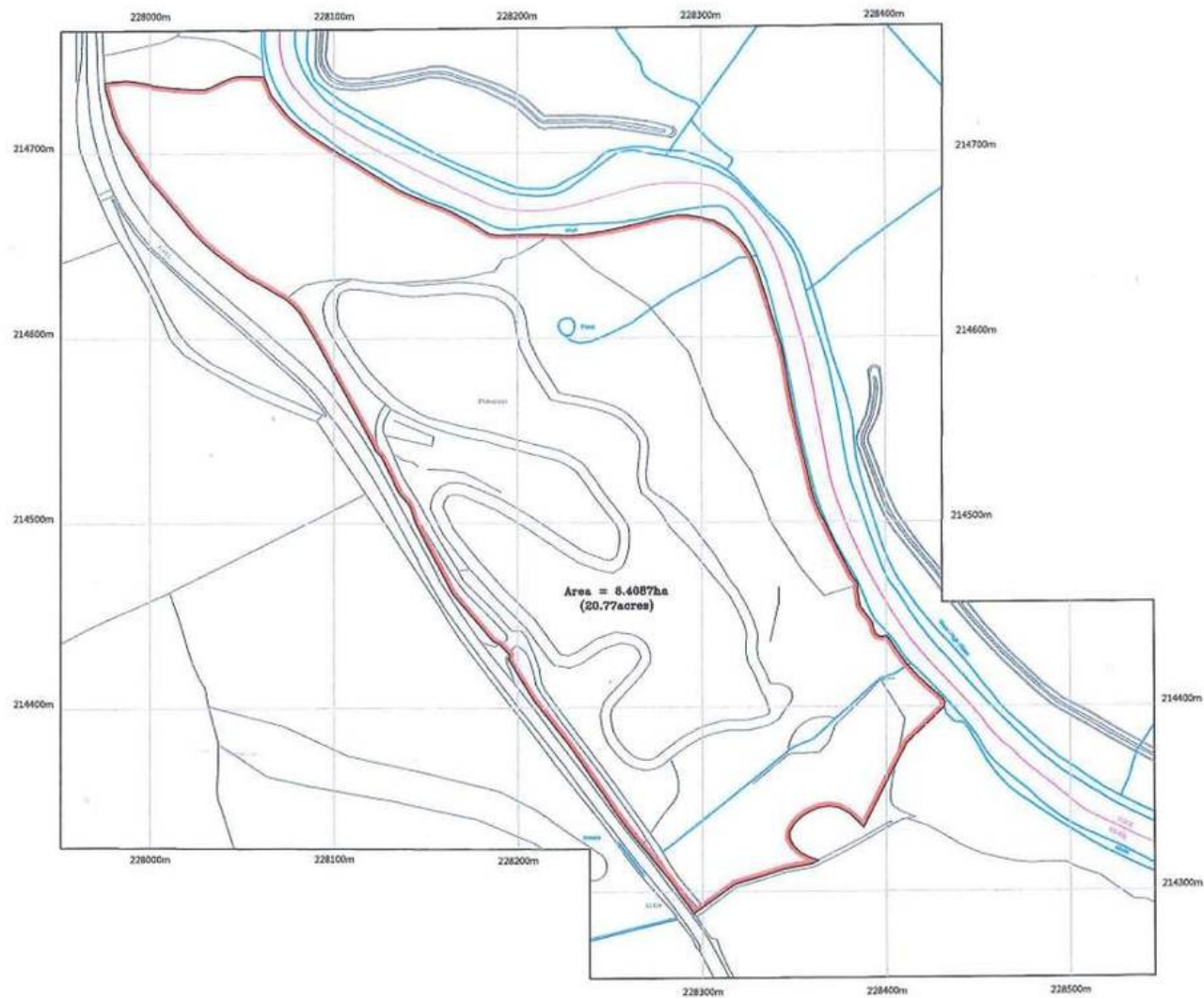
General Remarks

Wijwoods presents a rare opportunity to acquire a diverse, productive, and established off-grid smallholding with extensive natural features, significant river frontage, and the benefit of OPD planning permission in place.









BUILDING PLANS C.A.D. DESIGN			
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SURVEYING CARTOGRAPHY SCALE DRAWINGS			
Client: Mr Michael Harris			
Project: Land Adjoining Four Wheels, St.Cleairs, Carms, SA33 4HD			
Drawing Title: Land Registry Plan Part of Title No WA642232 (Retained Land)			
Digital Drawing Size: A3	Drawn By: T.J.S.	Checked By: T.J.S.	Date: 11/9/17
Drawing Size: 202/LRP-1		Scale: 1:2500	Revision:



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