



Ecological Land Cooperative

Site 6- Maesgwyn Isaf, Carmarthenshire

Location

Maesgwyn Isaf is a 67-acre farm, located 1km to the west of the village of Llanboidy in Carmarthenshire. The town of Whitland (pop 1,792) sits 9km to the south and St Clears (pop 2,995) sits 12km to the south east, both of which have easy access to the A40. Whitland has a railway station. The county town of Carmarthen (pop 187,900) is 31km to the south east. The farm is a 30 minute drive away from both the beach and magical Preseli Hills.



The land

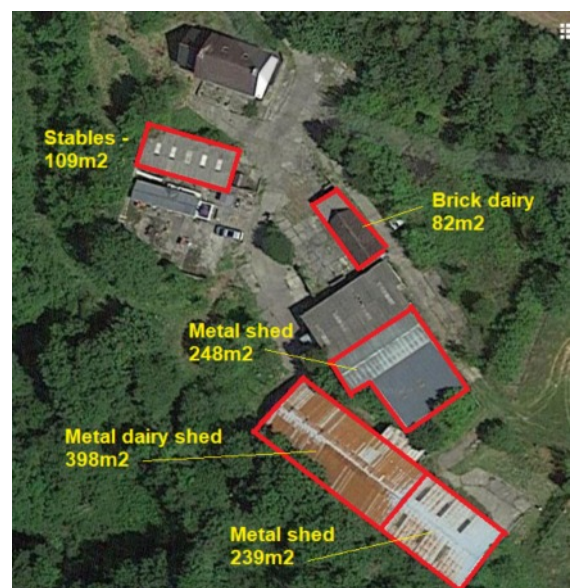
There is a mixture of pasture and mixed woodlands at Maesgwyn Isaf, with freely draining acid loamy soils. Aspect ranges from slightly sloping south facing fields, to very steep south/southeast facing pasture. Most fields are surrounded by well established native shelter belts and hedges. A stream runs along the southern boundary of the farm. There is a medium scale wind turbine in one of the fields. For a description of individual plots available please see map and table on pages 2 and 3. Applicants are invited to take on multiple plots.

Outbuildings

There are a range of outbuildings at Maesgwyn Isaf. This includes stables, brick dairy sheds, steel framed large barns, and spaces suitable for workshops. There is potential for electricity and water connection in most of the outbuildings.

Accommodation

Accommodation for three sets of land workers will be available in self contained units within the farmhouse and annex, once renovations are completed. In the meantime, we are offering applicants temporary accommodation within the curtilage of the farmhouse.



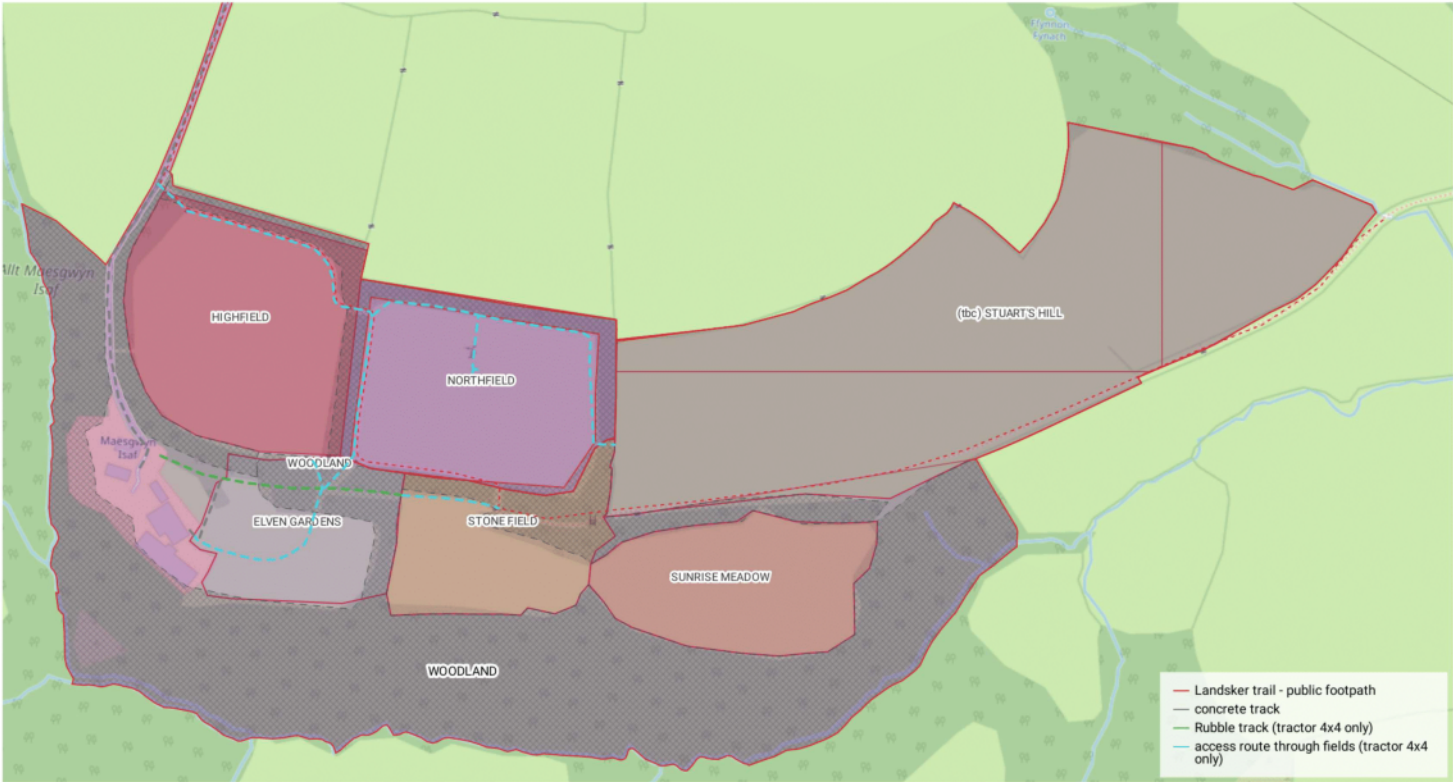
What will plots cost?

The final cost to applicants will include plots of land taken on, accommodation, common space and equipment and any outbuilding space they require. Price will be discussed upon enquiry. Plots and accommodation will be offered on a secure rental basis for the first five years, with the opportunity to buy a multigenerational leasehold after this, or continue renting. As a community benefit society we plan to keep the rental and leasehold price as affordable as possible to allow opportunities at Maesgwyn Isaf to be as accessible as possible.

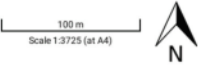
Plots Available

Field	Description	Plots available	Suggested use
Highfield	7.4 acres. Flat/ gentle south-facing slope surrounded by shelterbelts. Direct access at top and bottom. Footpath runs along top of field. Mains water at top of field.	2.29 ac 1.53 ac 1.51 ac 2.32 ac	Horticulture
Northfield	7.5 acres. South-facing slope. Access through high field and stone field. Footpath runs along hedge. Mains water at top. The farm's wind turbine is located in this field.	1.76 ac 1.50 ac 1.67 ac 1.93 ac	Horticulture/ fruit/ silvopasture
Elven Gardens	3 acres. Gentle south-facing slope. West of the field contains a small polytunnel and hardstanding area. East bordered by shelter belt.	1.8 ac 1.88 ac	Horticulture/ silvopasture/
Stonefield	2.2 acres. Relatively flat in places. Contains stone circle, small copse, and camping area to be retained for communal use. Occasional fruit and nut trees on lower slopes.		Orchards/ retained for community use
Sunrise Meadow	4.9 acres. East facing slope down to woodland. Plantain rich grassland. Natural spring at bottom of slope.	4.9 ac	Small-scale livestock/ agroforestry
Carter Hill	19.4 acres. Steep south/southeast facing pasture. Access via Northfield & pedestrian access via stone field. Flatter area in the far east of field. Short walk to Llanboidy along old track.	12.5 ac 6.9 ac	Small-scale livestock
Woodland	18 acres. Steeply sloping west and south facing. Varied species and ages woodland, containing mature and semi-mature broadleaf species. Stream at bottom of slope. Access via farmyard and sunrise field on continuous track.	18 ac	Forestry products, woodland craft

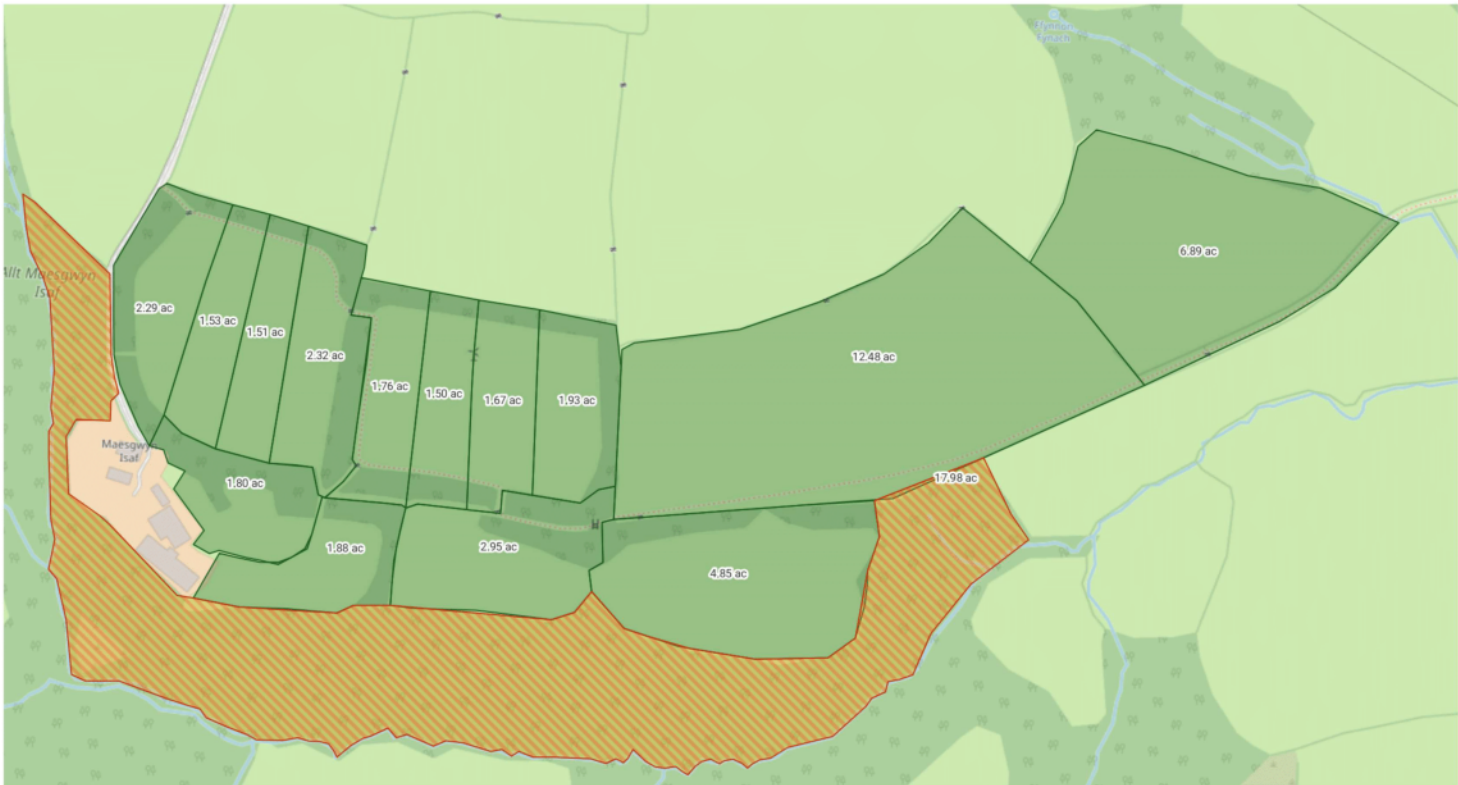
Map 1: Field names and access



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Map 2: Plots available



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