



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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PERTHYBU WOOD

Sarn, Montgomery, Powys

Offers over £375,000 are invited for this property

OS Grid Ref: SO 208926 Lat/Long: 52.525678,-3.168396 Nearest Post Code: SY16 4EP

what3words: rockets.seats.broadcast

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FREEHOLD FOR SALE BY PRIVATE TREATY

73.18 Acres (29.61 Hectares)

Perthybu Wood

Sarn, Montgomery, Powys

Offers over £375,000 are invited for this property

A compact commercial forest of newly planted spruce and Douglas fir and extensive stands of mid rotation spruce and pine set in a delightful sunny location in mid Wales.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared July 2022.

LOCATION

Perthybu Wood is situated just over the Welsh border in the county of Powys. Montgomery is 4 miles to the north and Newtown 8 miles to the east. All distances are approximate.

DESCRIPTION

Perthybu Wood is situated near to the historical town of Montgomery, established in the 13th century around a Norman castle built to control an important ford over the nearby River Severn. The bustling market town of Newtown provides the key amenities.

The wood sits on a warm south facing hillside amongst the beautiful rolling countryside of Powys. Its shape is long and narrow which follows the contours of the hill running east to west. The topography is generally sloping with flatter areas and sits at an elevation from 200 to 350 metres. The area receives rainfall of circa 1300mm annually. The soil is a rich brown loamy clay, which is reasonably fertile, retains moisture and is highly suitable for growing trees.

The woodland is well roaded with a main hard surfaced track running much of the length of the wood suitable for HGV access. There is also an excellent network of unsurfaced but firm tracks throughout. These tracks are suitable for 4-wheel drive vehicles and have been maintained in order to extract timber. The quarry in the wood has been used to build and maintain the forest roads and appears to be capable of providing further stone to maintain them should it be needed.

Perthybu Wood has been in regular management for at least 60 years and now presents a variety of coupes of different ages. The trees are principally conifers with a good diversity of broadleaves which are found in small groups and mixes. Of note you will find oak and beech as well as small amounts of ash and willow.

The conifer crops consist of Scots pine, Douglas fir and Sitka spruce. Felled areas have been ground-prepped and replanted with Norway spruce and Douglas fir. These trees were planted to a high standard with improved tree stock and have received their prescriptive management to date.

The mature crops include Scots pine and spruce. Both recently received their first thinning and are on their way to producing a final crop in 20 and 10 years respectively. There are small areas of mature Douglas and spruce aged over 40 years that have been retained for aesthetics and value.

There are fringes of mature broadleaves in the lower sections and in naturalised areas. These retain aesthetics and vibrance to the woodland and balance the commercial planting with a nod to mother nature. To the west there is a wide gully that crosses the wood. This is classified in part as Restored Ancient Woodland and in part Plantation on an Ancient Woodland.

To the northeast there is a 10 acre unstocked coupe at elevation that has exceptional views across the valley. The trees here were cleared following storm damage and site has been left to regenerate. This area has become wild and overgrown but presents an opportunity to scrief and replant a substantial area of commercial trees.

Planting year estimate							
Species	2022	2020	2000	1990	1980	1960 >	Area ha
Norway spruce	5.48						5.48
Douglas fir	2.61					1.24	3.85
Scots Pine			4.1	2.11			6.21
Sitka Spruce		1.27	2.47				3.74
Mixed broadleaves			0.68		3.69		4.37
Unplanted		4.08					4.08
Tracks and OG						1.88	1.88
Total	8.09	5.35	7.25	2.11	3.69	1.24	29.61



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale except for the area outlined in green where the vendor is retaining the sporting rights (the vendor wishes to shoot for 3-4 days per season).

Mineral rights are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

MANAGEMENT

Perthybu Wood is managed by Bronwin & Abbey, Brynlllys, 11 High Street, Llandrindod Wells, Powys, LD1 6AG. Their Mr Robert South will be please to discuss future management with prospective purchasers, Tel: 01597 825900.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for forestry purposes over the route shown ABCD on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

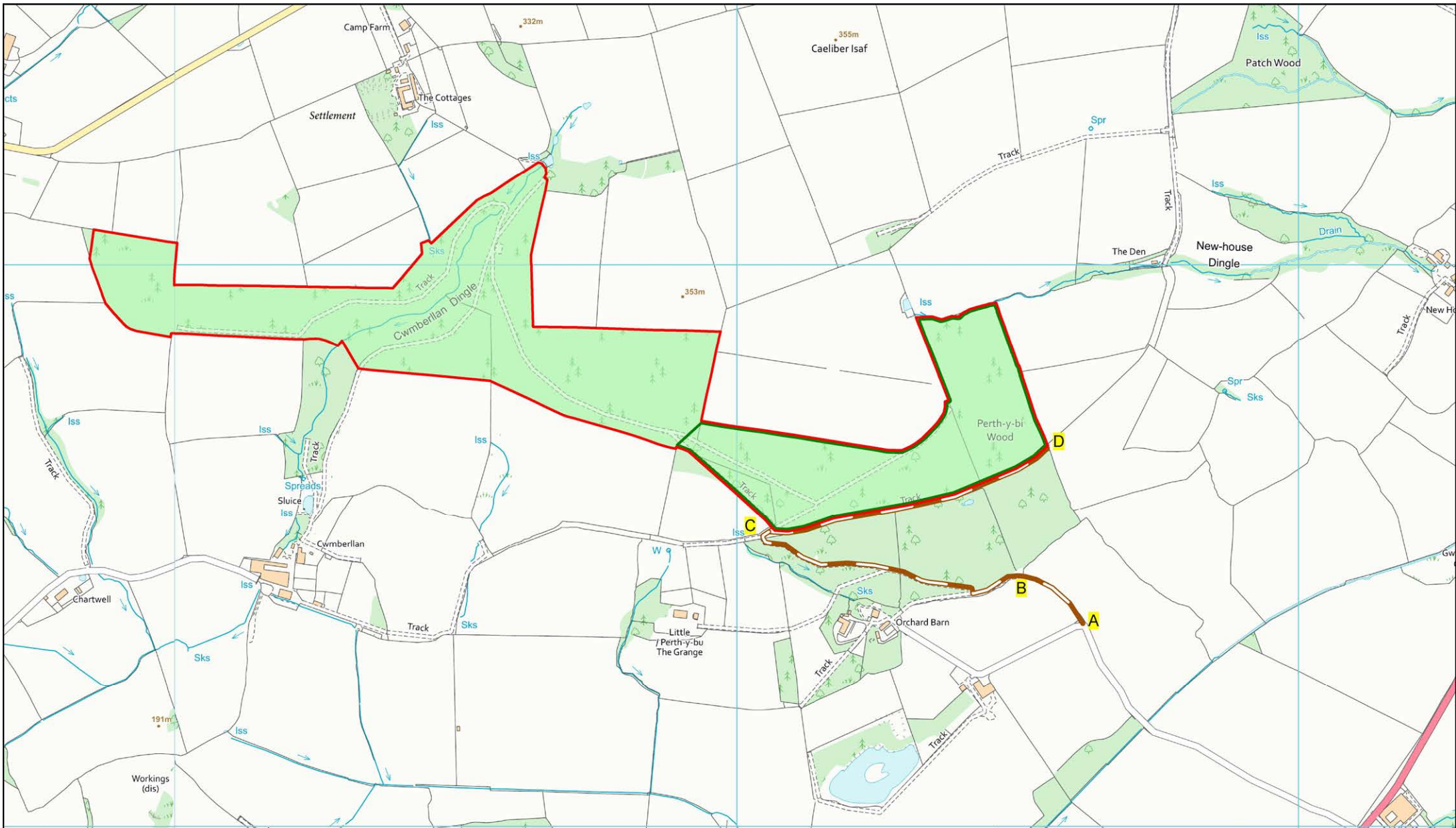
METHOD OF SALE

Perthybu Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Perthybu

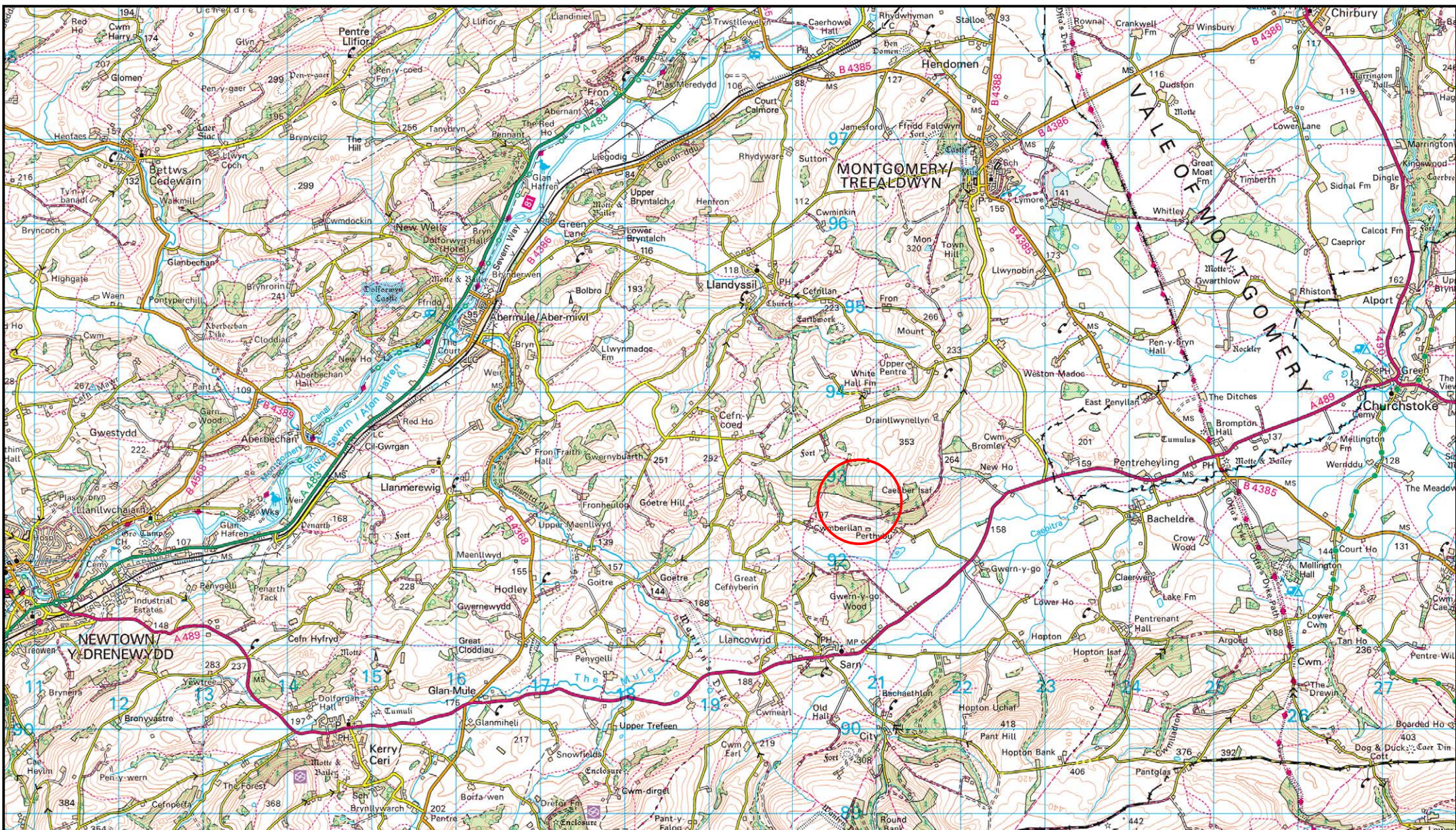


Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Location SO 208 926
 Scale 1:9,000 @ A4
 Drawing No. W17452-03
 Date 05.07.22



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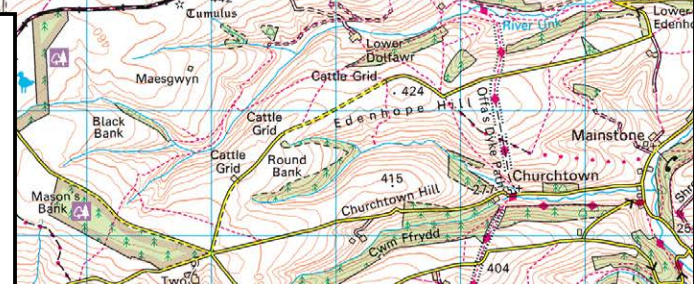
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Location SO 208 926
 Scale 1:60,000 @ A4
 Drawing No. W17452-02
 Date 27.06.22



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