



**LEASEHOLD FOR SALE BY PRIVATE TREATY**

45.79 Acres (18.53 Hectares)

## **ALLT HENGERAINT**

Ciliau Aeron, Aberaeron, Ceredigion

**Offers Around £100,000 are invited for this property**

OS Grid Ref: SN470604 Lat/Long: 52.221322,-4.240985 Nearest Post Code: SA46 0EF  
what3words:buyers.trickles.training

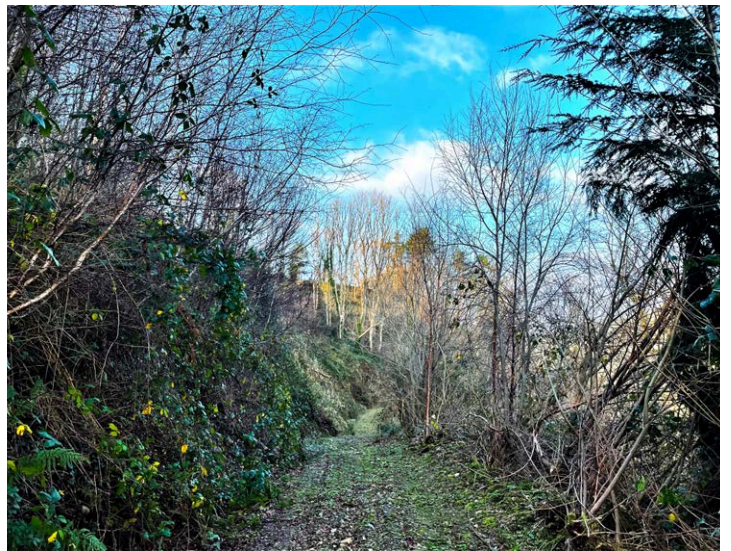
### **Selling Agents**

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 January 2022.



## LOCATION

Located in a discreet valley 2 miles from the pleasant coastal village of Aberaeron. Aberystwyth is 16 miles to the north and Lampeter 10 miles to the south west.

## DESCRIPTION

Allt Hengeraint is a partially replanted broadleaved woodland occupying the east facing slopes of a tranquil valley. The elevation range is from 50 to 150 metres above sea level. Substantial parts of the wood are classified as Ancient Woodland, indicating that the woodland has existed on the site since at least 1600.

The felling of ash and conifer over the last 10 years has been followed by planting and establishment of native broadleaved trees complemented by large mature trees retained during felling. The work was completed under a Better Woodland for Wales (BWW) scheme in 2010. Further felling and replanting was undertaken in 2016. Thus, this Ancient Woodland has been reestablished from its former conifer cover and now hosts a substantial stocking of birch, oak and chestnut. The establishment of trees is in two age classes with one at canopy closure 3 metres tall and the other emerging from the vegetation. Under the conditions of the felling licence the planting was specified at 1600 stems per hectare, and we have observed a much higher stocking due to the abundance of natural regeneration occurring on these rich brown soils. The felling cleared much of the woodland but there remains a high number of mature broadleaves in pockets and groups, much of which occupy the more challenging terrain. This retains many of the mature woodland features and provides value in the remaining timber. There are occasional regenerating fir and some mature pines on the edges providing further contrast and diversity. This makes the woodland attractive for amenity as well as for the casual forester.

The tracks provide 4-wheel drive access to almost all areas of the woodland and are a substantial benefit that contributes to the value and attractiveness of the wood. These tracks are narrow and steep in places where they follow the terrain and should not detract from the overall benefits they offer.

The entrance to the wood (point A on the sale plan) is from a layby created when the main road was straightened. It attracts weary drivers, but it serves great access to the wood and provides a safe point from which to harvest and extract the timber.

There is an attractive small stream running through the wood from the fields above. The water goes into a culvert under the layby and passes into the river Aeron at the bottom of the valley. The wood was originally part of the Llanerchaeron Estate which is now owned by the National Trust. Walking along the southern track there are commanding views. The valley widens and gives way to an impressive landscape of open fields, woodland and, at the centre, the manor house set within the estate grounds.

At the bottom of the wood near to the road there is a concrete pill-box bunker built for the Home Guard Defence Force during the Second World War. This is scheduled as an Ancient Monument. Details are available from [Cadw.gov.wales](http://Cadw.gov.wales).

## SPORTING AND MINERAL RIGHTS

The Sporting Rights are reserved to the lessor, but the lessee has the right to shoot deer, pigeons and squirrels.

Mineral rights are reserved to the lessor, but the lessee has the right to take stone and gravel for road construction.

## FENCING

There are no known fencing liabilities.

## V.A.T.

The sale of the woodland 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.

## TENURE AND POSSESSION

Allt Hengeraint is leasehold, held on a 999 lease dating from 22nd March 1954 at an annual rent of £5.74. The rent is fixed for the term of the Lease and the lessor is The National Trust.

## VIEWING

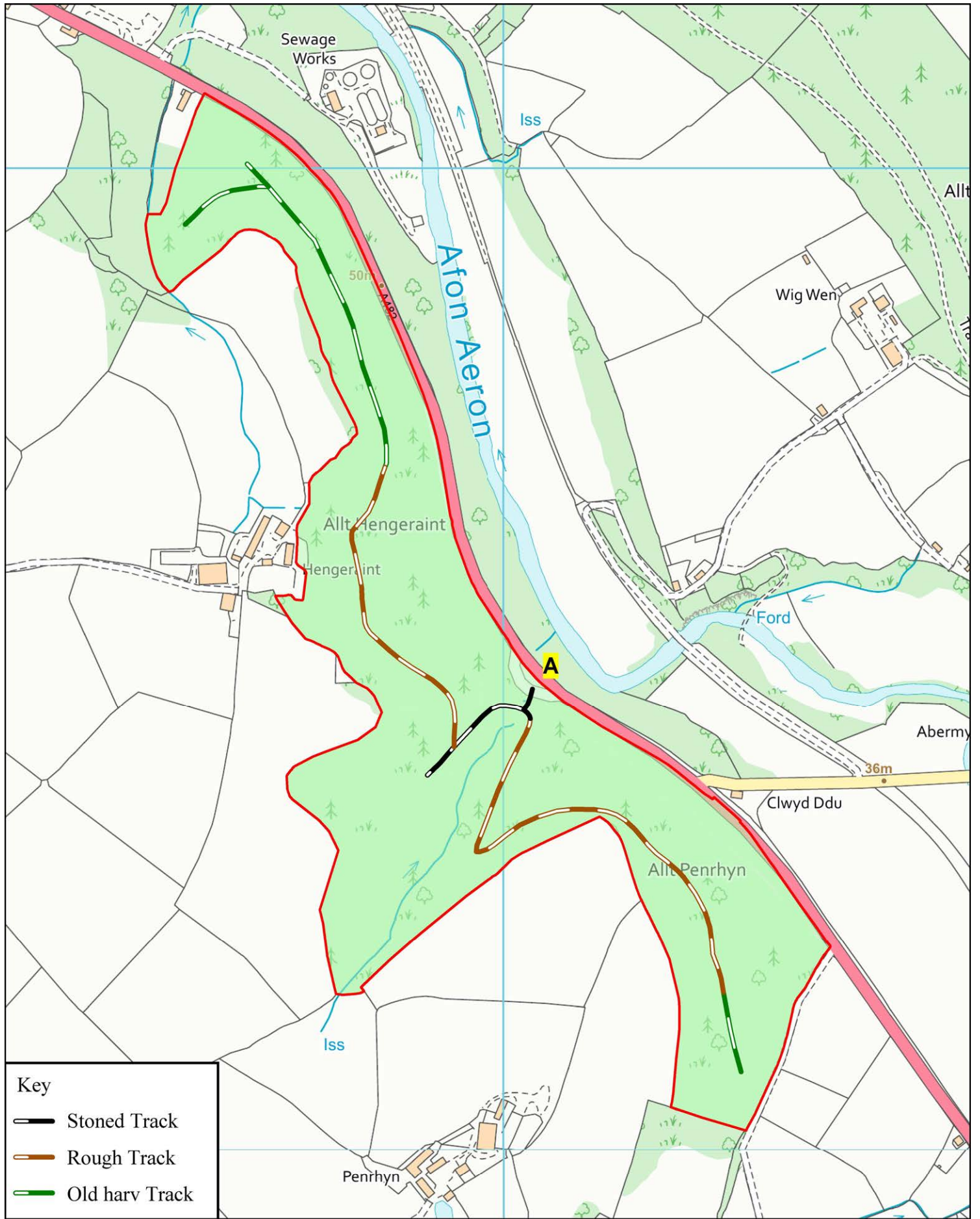
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please park at point A on the sale plan and walk to the wood. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE




Allt Hengeraint 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](http://www.gov.uk)



**Key**

-  Stoned Track
-  Rough Track
-  Old harv Track

## Allt Hengeraint

Location SN 469 605  
 Scale 1:5,000 @ A4  
 Drawing No. V16501-01  
 Date 31.01.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416





# Allt Hengeraint

Location SN 469 605  
 Scale 1:50,000 @ A4  
 Drawing No. V16501-02  
 Date 24.01.21



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416



# ALLT HENGERAINT

Ciliau Aeron, Aberaeron, Ceredigion



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)