



CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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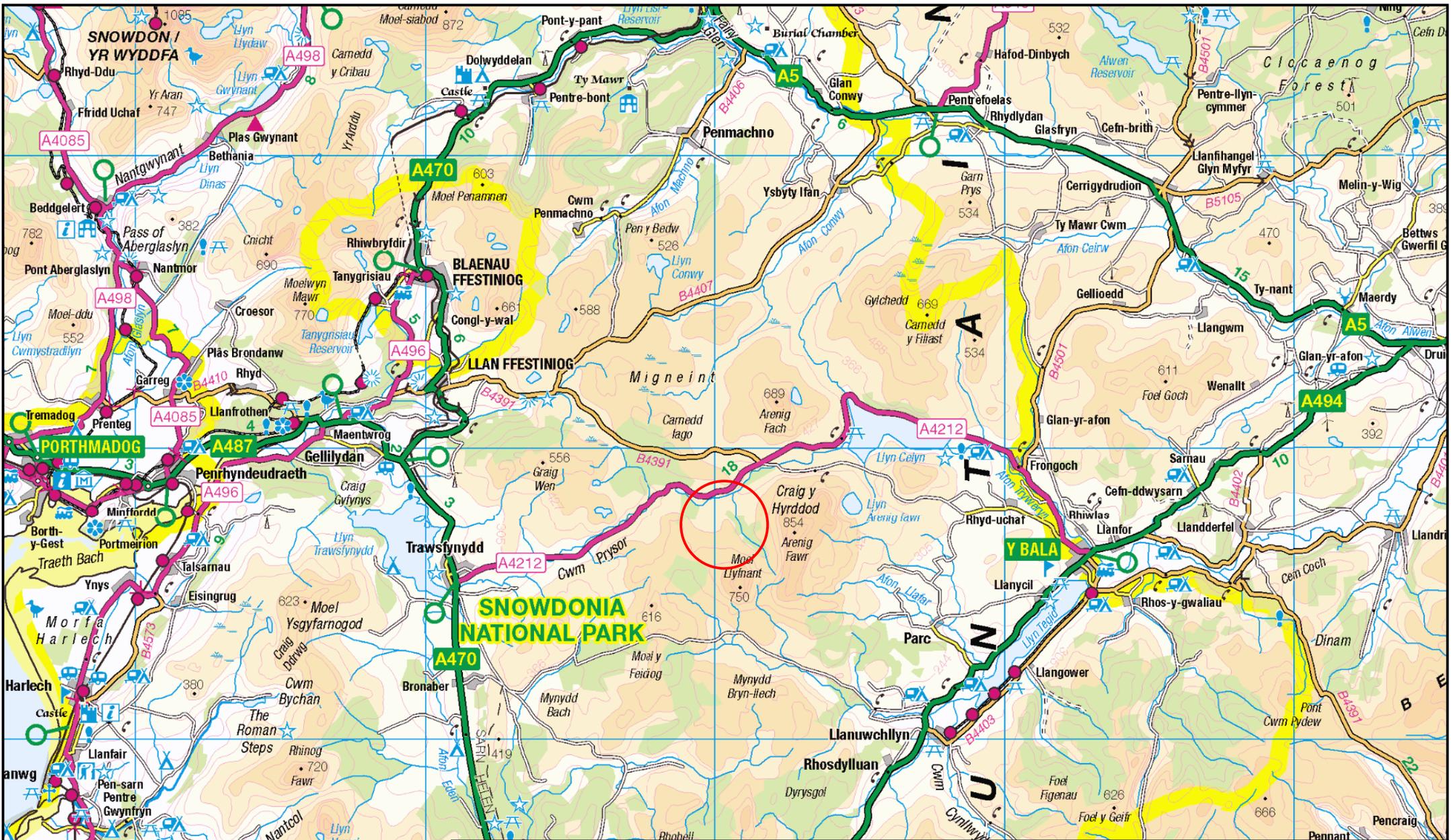
Penllyn Forest and Amnodd Forest

Between Trawsfynydd and Bala, Gwynedd

Leasehold for sale by Private Treaty

381.16 Acres (154 Hectares) approximately

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Penllyn & Amnodd Forest



Location SH 811 374
 Scale 1:175,000 @ A4
 Drawing No. V15505-03
 Date 11.08.21



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

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Penllyn Forest and Amnodd Forest

381.16 Acres (154 Hectares) approximately

LEASEHOLD FOR SALE BY PRIVATE TREATY

Between Trawsfynydd and Bala, Gwynedd

Offers Around £4.5 million are invited for this property

BRIEF DESCRIPTION

High quality commercial woodlands now approaching an age where thinning and felling can begin to be planned. Nearly all areas of the forest were felled and replanted prior to 2010.

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

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LOCATION

These forests are comprised of three separate compartments that are accessed from two locations off the A4212 between Bala and Trawsfynydd, just beyond Llyn Celyn.

Compartment 1 (Penllyn Forest) entrance is at what3words:: vaccines.alleges.duplicate.

Compartments 2 and 3 (Amnodd Forest) are accessed at what3words:: news.thrilled.stun

DESCRIPTION

Penllyn Forest and Amnodd Forest are 154 hectares of prime commercial Sitka spruce in their second rotation, having been originally planted in the early 1960s. Since originally planted they have been managed together with harvesting and replanting occurring at 5 year intervals. Both sites were partially replanted 17 and 10 years ago with good quality Sitka spruce. This is growing at an exceptional rate and is on its way to first thinning in 5 years, with potential to reach maturity in 10 to 15 years.

Compartment 1 is a substantial block of 56 hectares with access from the main road. The hard stoned track joins an old railway line for 100 metres before it turns off and into the forest. From here the track passes through the centre of the forest providing good access for any vehicle. The track emerges onto the open hillside providing an outstanding vista of the Snowdonia mountains.

At the end of the track there is approximately 6 hectares of unharvested timber that was a little slower growing and now provides some diversity in the age of the forest as a whole. We understand this to be the remnants of the original planting from the 1960s and provides an opportunity for immediate income for the new owner when harvested.

The forest is ring-fenced and has a gated entrance. Within the edge of the forest is the start of the Afon Tryweryn that flows into Lake Celyn. The river has riparian sides that provide an attractive approach to the forest and a haven for wildlife.

Compartment 2 is the largest of the blocks and amounts to 89 hectares of primarily Sitka woodland. Approximately half of this wood was felled 17 years ago and the other half followed 5 years later. The subsequent restocking with high quality Sitka spruce is impressive, with the height of the trees in metres matching its age.

Bisecting the forest is a fast, abundant watercourse tumbling over rocks and small gorges. It is fed from the mountains, in particular Arenig Fawr in the background that reach 854 metres in height. The forest benefits from a significant riparian zone along the watercourse and some unplanted wilding areas around the edges.

Access to this forest is via a high specification track that leads down from the road and up through the centre of the wood, thus providing an excellent haulage route for the timber in coming years.

Compartment 3 is the smaller and more diverse of the blocks. Half of the 12 hectare wood is planted with 8 year old Sitka spruce that is showing growth equal to that of compartments 1 and 2. The other half is irregular broadleaves together with self-set spruce. As this area is fenced the growth of trees takes natural form, providing diverse habitats for wildlife. There is also a stream through the centre of the wood with adjoining wetland areas.

Access to this wood is across the rough grazing fields, YZ on the sale plan, that separate compartments 2 and 3 and, during the last harvest, the agent understands extraction was agreed with the adjoining landowner to take a shorter route immediately to the road.

Penllyn Forest and Amnodd Forest					
Cpt schedule					
Penllyn Forest					
Cpt	Area ha	Species	Approx Age	th	YC
1a	4.39	OG			
1b	0.68	SS	55	18	11
1c	21.16	SS	18	12	24+
1d	20.05	SS	21	14	24+
1e	3.71	SS	10	6	24+
1f	5.87	SS	55	16	8
sub total	55.86	138.25			
Amnodd Forest					
Cpt	Area ha	Species	Approx Age	th	YC
2a	22.61	SS	23	15	24+
2b	2.65	OG			
2c	4.44	SS	18	7	24+
2d	13.74	SS	15	6	24+
2e	21.72	SS	11	4	20+
2f	2.75	OG			
2g	2.87	SS	23	12	24+
2h	0.37	NR			
2i	14.28	SS	21	16	24+
2j	2.15	NR			
2k	1.08	NR			
sub total	88.66	219.43			
Cpt	Area ha	Species	Approx Age	th	YC
3a	6.16	SS	18	7	24+
3b	6.3	NR	15	4	
sub total	12.46	30.84			
total area	156.98	388.53	ac		

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to the lessor over both forests. The lessee has concurrent rights to control ground game, grey squirrel, deer and pigeon.

Mineral rights are reserved to the lessor over both forests. The lessee has the right to take minerals for road construction purposes within the woods and on the external rights of way.

FENCING

There are fencing liabilities for two thirds of the forest boundaries; these are specified within supplementary information that is available from the selling agents on request.

RIGHTS OF WAY

The woodland is sold with the benefit of rights of way for all purposes over the routes shown AB, ST, ZY and UVW on the sale plans.

The woodland is sold subject to rights of way in favour of other land owners over the routes shown BD, BC, TU and WX on the sale plans.

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. The purchaser will be expected to satisfy himself 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

Leasehold. The woodland is let on a 999 year lease from 1961, 1963 and 1969 at a peppercorn annual rent. Vacant possession will be given on completion subject to the terms of the lease.

VIEWING

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

METHOD OF SALE

Penllyn Forest and Amnodd Forest are offered for sale as a Whole by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

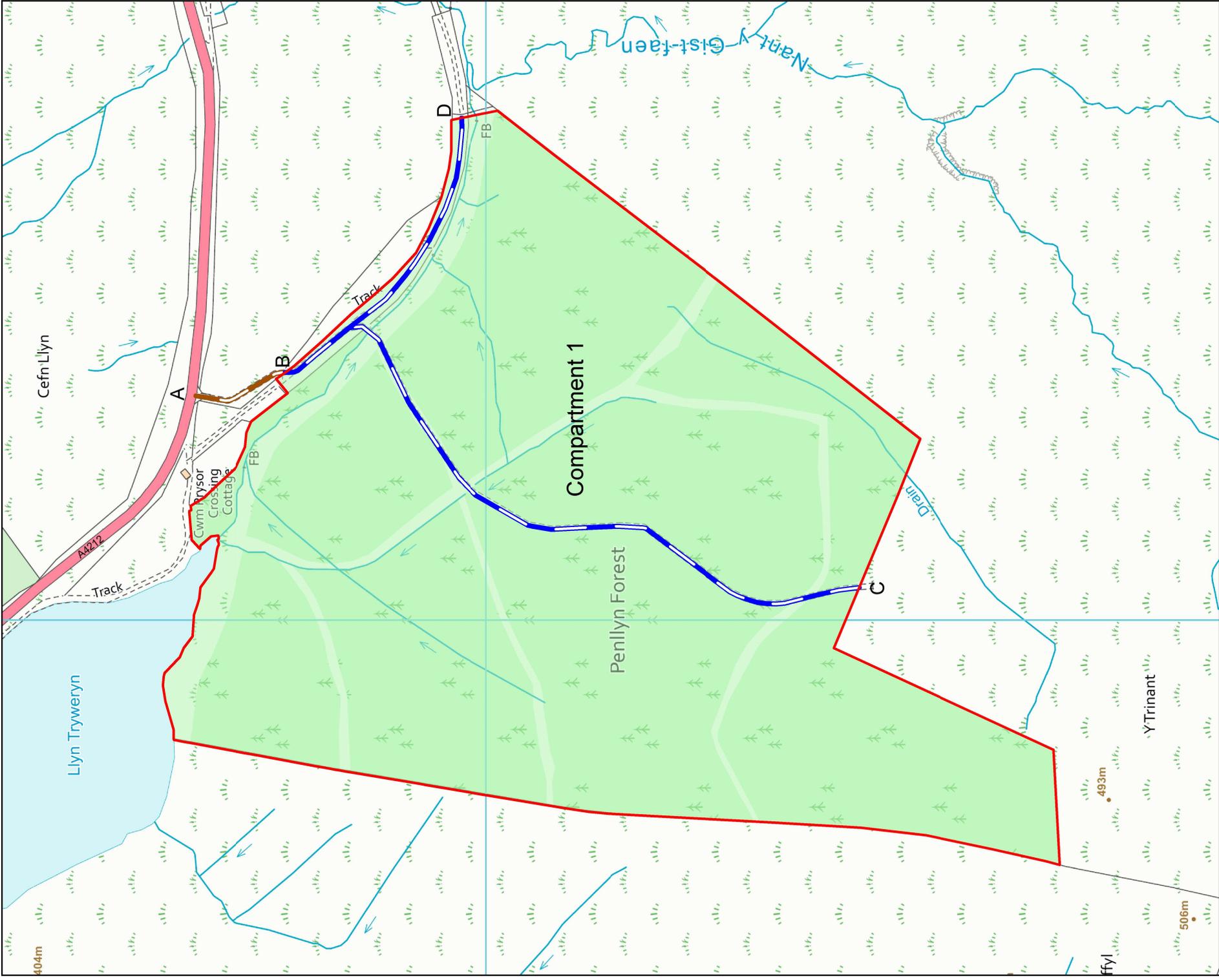
Anti Money Laundering Compliance

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









Location SH 791 378
 Scale 1:6,000 @ A4
 Drawing No. V15505-01b
 Date 27.08.21

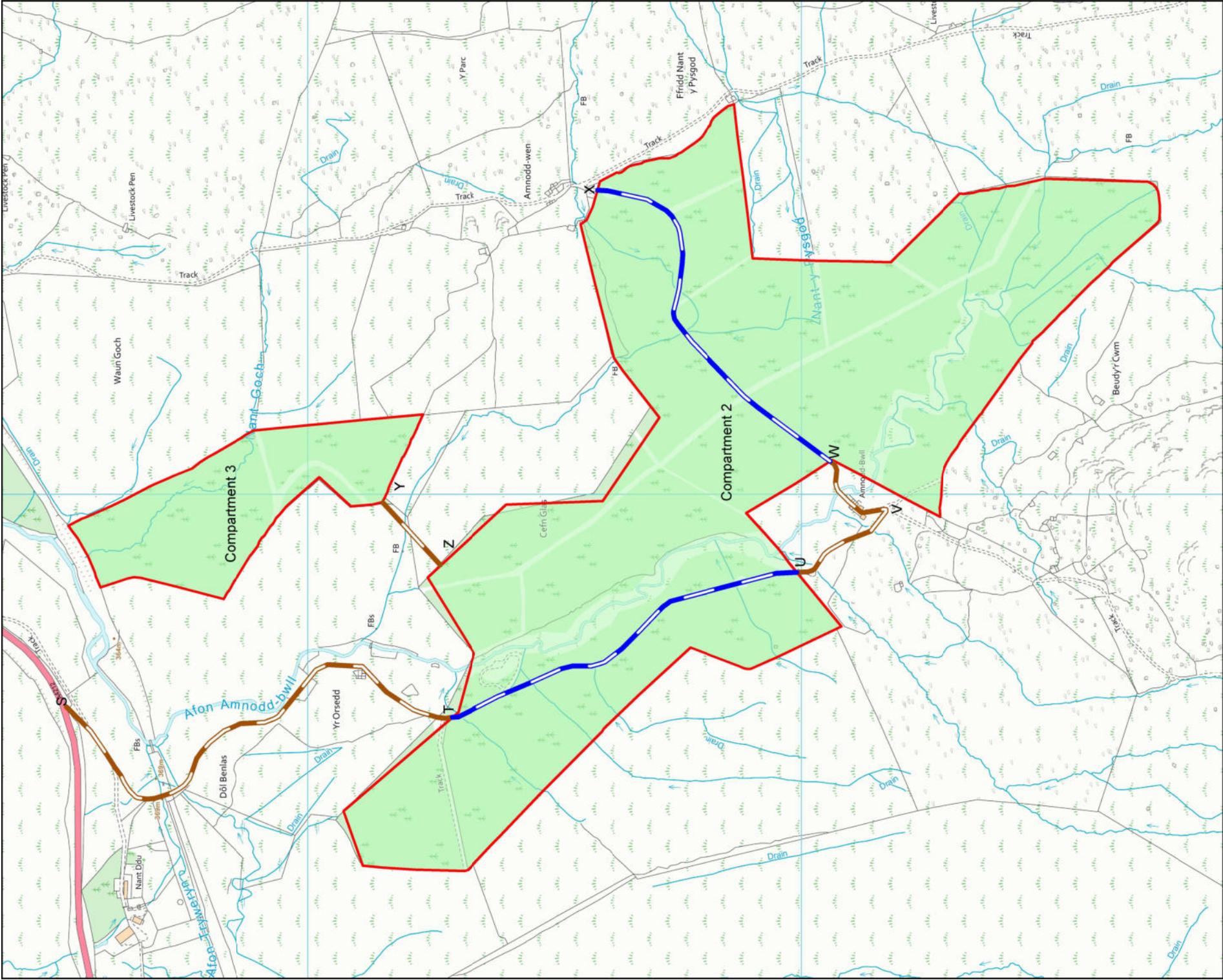


Penllyn Forest



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Location SH 811 374
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Amnodd Forest



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