Tustins
CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938
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FREEHOLD FOR SALE BY PRIVATE TREATY

232.25 Acres (93.99 Hectares)

BWLCH COEDIOG

Near Dinas Mawddwy, Powys

Offers Around £250,000 are invited for this property

OS Grid Ref: SH 908157 Lat/Long: 52.728734°N 3.617346°W Nearest Post Code SY20 9JQ

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

www.tustins.co.uk

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 November 2020.

LOCATION

The woodland is situated approximately 3 miles to the east of Dinas Mawddwy not far from the A470, Wales only north south trunk road.

DESCRIPTION

Access is by way of a stone track that leads up through a woodland and out onto the moor behind. This track is difficult to negotiate in places and visitors are advised that a four wheel drive vehicle is needed to drive up to the wood.

Bwlch Coediog is suitable for investors looking for the quiet peace of the Cambrian mountains within easy reach of anywhere in Wales and the central Midlands of England. Buyers looking for a rewilding or moorland restoration project need look no further. The site has high conservation and biodiversity value that will appeal to many. The wild beauty and aura of this property when you have driven to the topmost turnaround is humbling. 360 degree views into the southern edge of Snowdonia are a feature of this property.

Formerly a commercial conifer plantation originally established in 1974, this woodland was transformed back to mainly open moorland after the first crop of timber was removed in 2014. At that time the whole site was cleared and only the steep northern edge was replanted with Broadleaves and volunteer Sitka trees. This area is now just beginning to look like it was intended with scattered broadleaved trees mixed with a number of regenerating Sitka spruce. There are ongoing works being carried out with the aid of Snowdonia National Park Authority to remove/ring bark areas of checked Sitka spruce to further enhance the biodiversity value of the property. A watercourse cascades over the rim of this steep escarpment which is a really pleasant feature of the wood.

The balance of the site, which is upland raised bog, has been cleared of trees and left to re-green with moorland vegetation. Peatland is now widely regarded as one of the most important habitats in Western Europe and, if restored and fully functioning, it is one of the most effective carbon sequesters. This presents a great opportunity for an owner to offset their carbon emissions and significantly reduce their carbon footprint with this habitat restoration project. Work has been carried out to block drains and remove Rhododendron to create a restored moorland setting as soon as possible. It is understood that the regenerating Sitka spruce has been removed in an attempt to ensure the woodland does not regenerate as coniferous woodland. On the day of our visit this work appears to have succeeded well and only a few regenerating Sitka spruce have made an appearance.

SPORTING AND MINERAL RIGHTS

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

FENCING

It is understood there are no known fencing liabilities.

MANAGEMENT

Bwlch Coediog is managed by Fountains Forestry. Their Mr David Adam would be delighted to discuss management options with any prospective purchaser. Tel. 01392877741. david.adam@fountainsforestry.co.uk

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route AB shown in brown on the sale plan. There is a ford at point B which requires care during periods of heavy rain.

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

Freehold. Vacant possession will be given on completion.

VIEWING

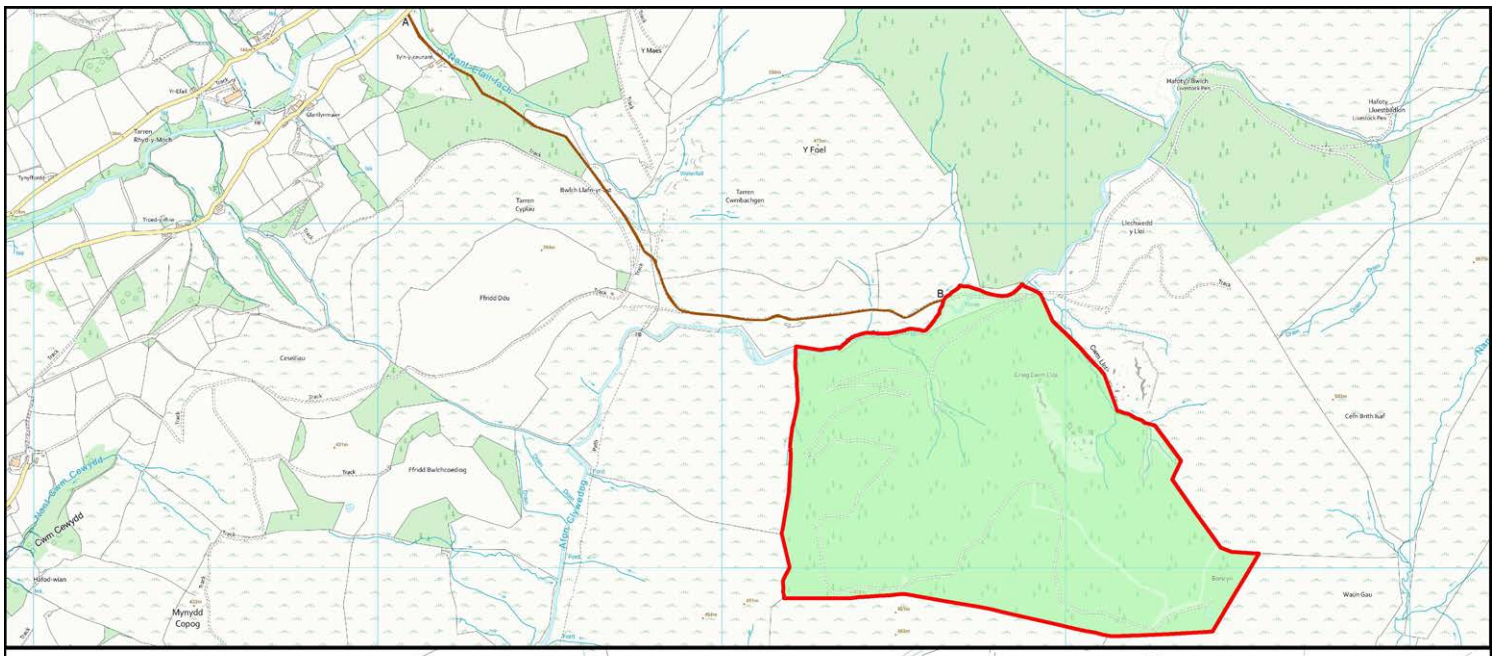
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

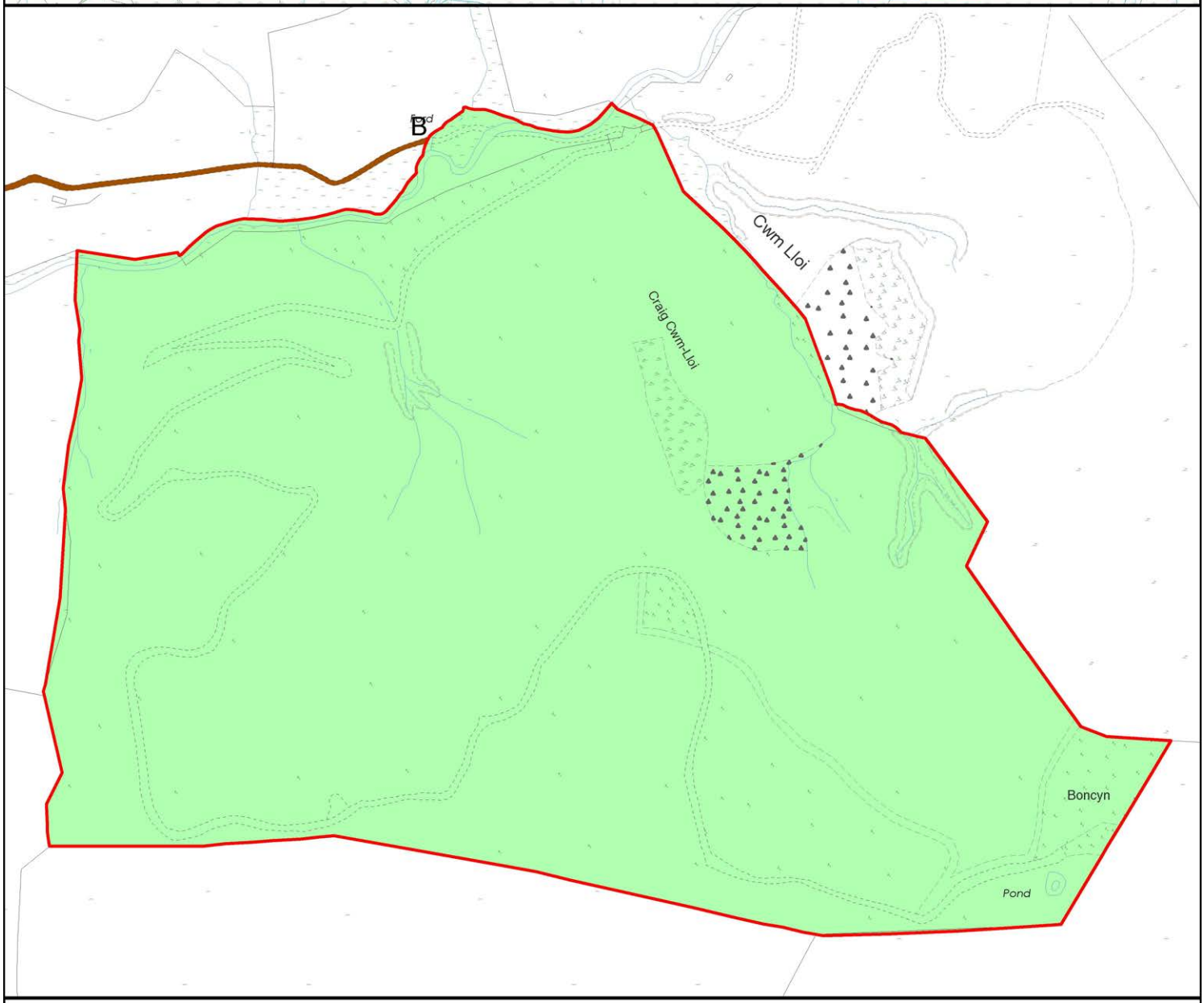
METHOD OF SALE

Bwlch Coediog 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





Bwlch Coediog

Location SH 908 152

Scale 1:7,500 @ A4

Drawing No. U14098-01

Date 25.11.20

N W E S

Tustins

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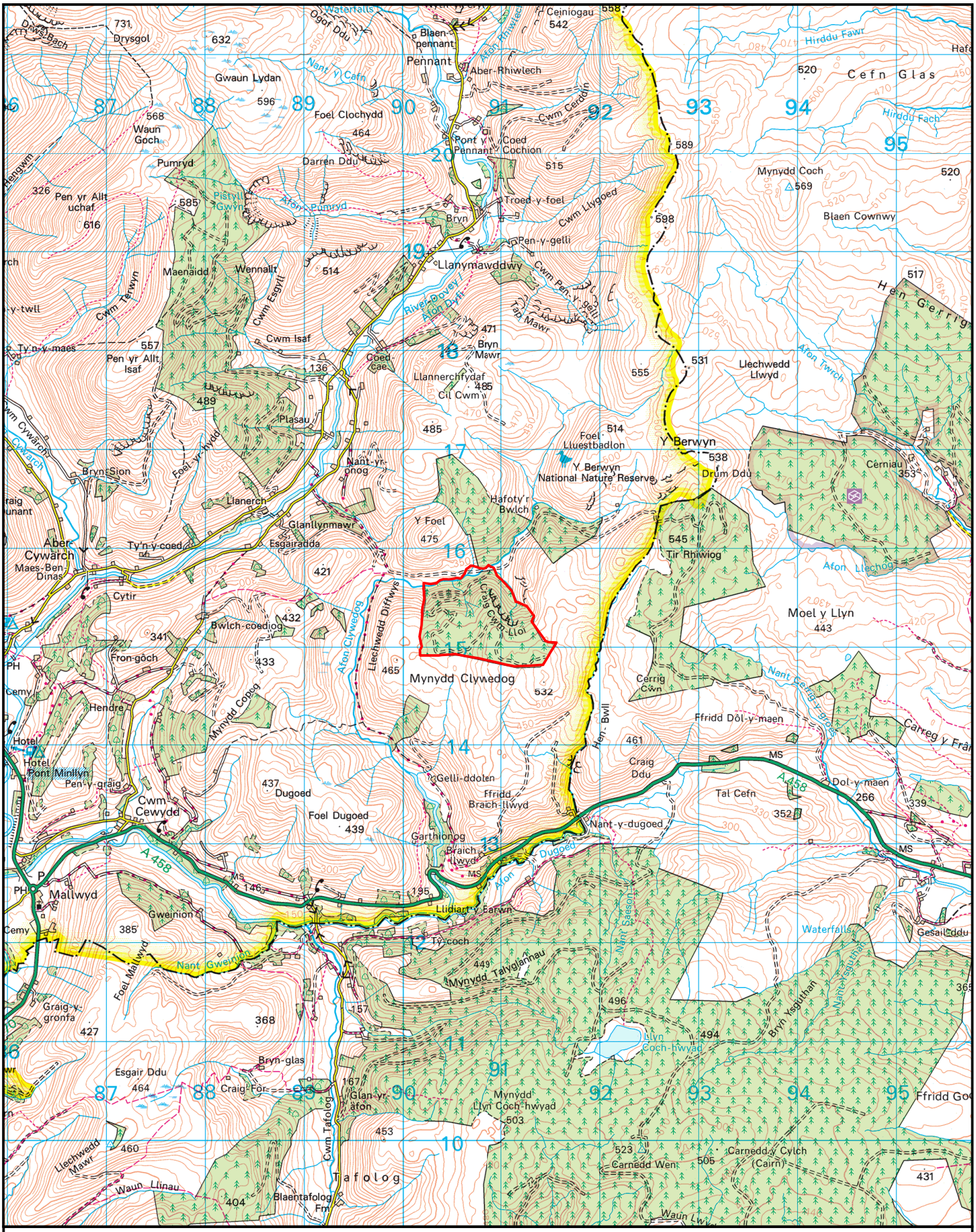

Bwlch Coediog

Location SH 908 152

Scale 1:50,000 @ A4

Drawing No. U14098-02b

Date 18.12.20

N W E S

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