



**FREEHOLD FOR SALE BY PRIVATE TREATY**

25.89 Acres (10.48 Hectares)

## **CEFN BRAN WOOD**

Cefn Bran, Llanfyllin, Powys

**Offers Over £158,000 are invited for this property**

OS Grid Ref: SJ099199 Lat/Long: 52.769738,-3.335835 Nearest Post Code: SY22 5HZ  
what3words: olive.culling.sweetly

### **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 June 2022, updated June 2023.



## LOCATION

Cefn Bran Wood is situated on a hillside close to the market town of Llanfyllin in Powys, just a few miles from the well-known Lake Vyrnwy. Llanfyllin is 2.5 miles. All distances are approximate.

## DESCRIPTION

Cefn Bran offers small woodland investors a great opportunity to grow commercial timber in a situation within easy reach of the best timber markets in Wales. The combination of fertile well drained soils and the heavy rainfall associated with this part of the country provides optimum growing conditions for a range of commercial timber species. The wood's size, whilst small, is more than sufficient for economies of scale to come into play when thinning and felling timber which should help the wood to be self-financing. At the current time the wood is stocked with two distinct commercial areas of trees.

The improved Sitka spruce which occupies the top half of the site was planted just over 20 years ago and has grown extremely fast. We would estimate a Yield Class of over 24. This area has been thinned to improve its form and quality but unfortunately this activity took place just before storm Arwen. This has resulted in a small - less than 1 ha - area of completely flattened trees near the woodland's entrance that need to be cleared (subject to obtaining a felling licence) as well as other trees which have fallen and blocked some of the thinning racks on the less damaged areas. At the time of writing the fallen trees are mostly still green and still suitable for harvesting. Following this work young trees could be replanted to provide future income.

The Douglas fir, planted at the same time as the Sitka spruce, is situated on the more sheltered drier slopes where the protection offered by the topography can allow this slower growing more valuable species to develop without the risk of wind damage. This area is growing well and will probably need thinning in the next five years.

There are also several areas of native broadleaves that follow the watercourses and provide edge protection to the commercial areas within the wood. These could be allowed to manage themselves and be retained long term. They could also be allowed to provide seed to naturally regenerate the commercial areas if a change of tack to provide firewood and a haven for wildlife and native plants was the objective of a new owner.

Access to the woodland is provided via right of way shown AB on the sale plan. The first 30 yards has been stoned to allow timber collection and the rest descends across the native grassland. From the entrance gate into the wood unsurfaced rides descend down into the wood which were created by the timber harvesting and thinning. These are not very easy to walk at the moment due to the number of fallen trees. Visitors to the wood will need to be cautious when moving through the upper half of the wood.

For the buyer looking to own an amenity for more regular use, the surrounding views over the Tanat valley are nothing short of breathtaking. On the day of our visit you could see for miles looking north towards the Berwyn mountains.

## SPORTING AND MINERAL RIGHTS

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

## FENCING

There is a shared responsibility for the southern boundary fence.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB 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.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

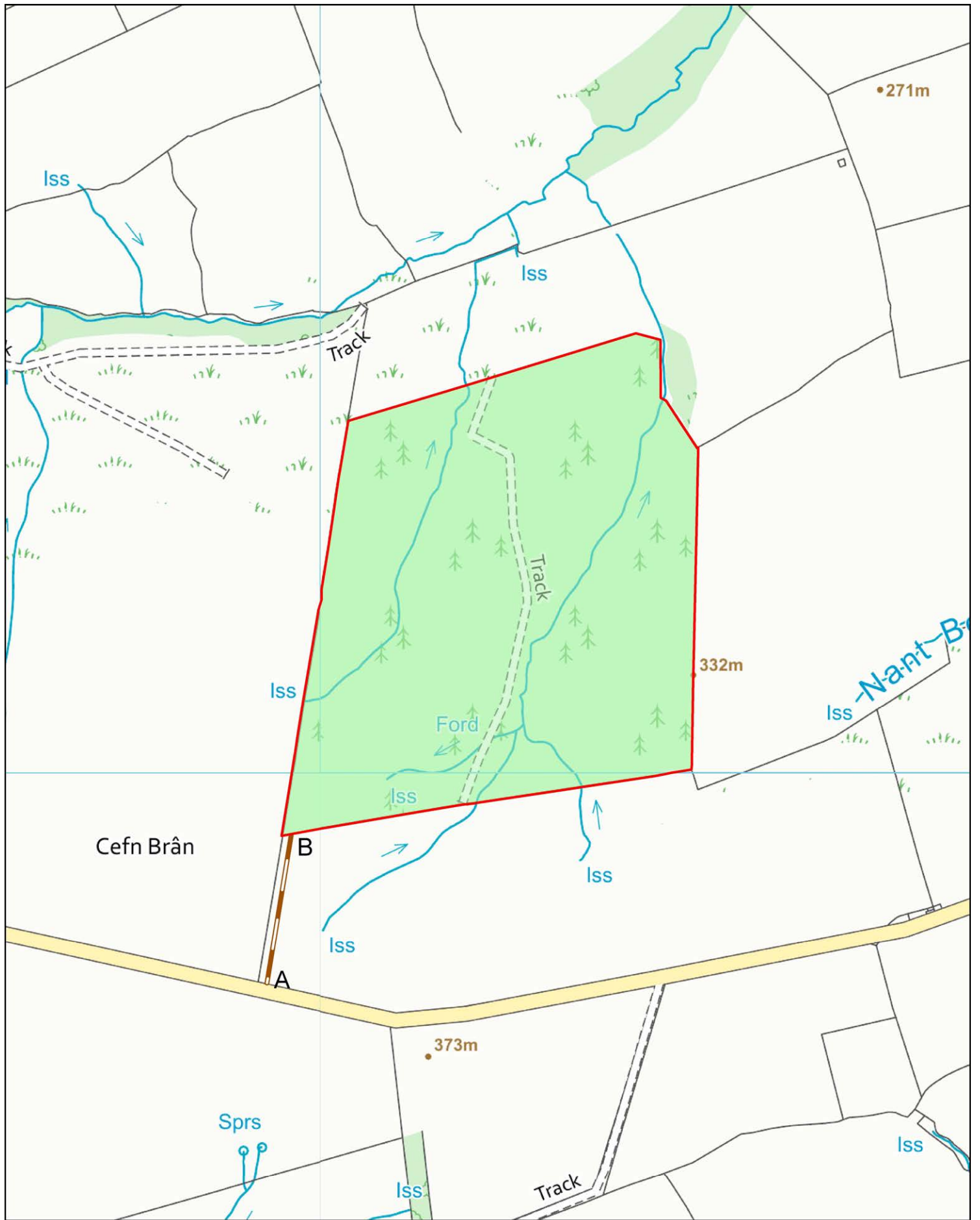
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Cefn Bran 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](http://www.gov.uk)



Cefn Brân

### Cefn Bran

Location SJ 099 199  
 Scale 1:4,000 @ A4  
 Drawing No. W17306-01  
 Date 07.06.22



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

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# Cefn Bran

Location SJ 099 199  
 Scale 1:90,000 @ A4  
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Cefn Bran, Llanfyllin, Powys



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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