Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254938
info@tustins.co.uk

NANT YR EIRA FOREST

Talerddig, Powys

Offers Around £8,000,000 are invited for this property

751.86 Acres / 304.27 Hectares

www.tustins.co.uk

Nant yr Eira Forest

751.86 Acres / 304.27 Hectares

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SH959055 Lat/Long: 52.6374233°,-3.539240°W Nearest Post Code SY21 0JJ

Offers Around £8,000,000

BRIEF DESCRIPTION

A large, impressive commercial woodland planted in the late 1960s on some of the best land available, this property was a silver medallist at the 2015 RFS Excellence in Forestry Awards. Convenient to timber markets in North Wales the forest boasts an excellent internal road system.

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 April 2021.

LOCATION

Nant yr Eira Forest is located centrally to the timber markets in Wales to the north of Talerddig just 5 miles off the A470. Visitors should approach from the south along the mountain road signed off the A470 to "Llanerfyl 11". Access off this road is best at point X on the sale plan.

DESCRIPTION

Nant yr Eira forest is a rare offering in this part of Wales. The combination of soils and moist climatic factors show just how productive the perfect sites in Wales can be. This land holding represents one of the best examples of large commercial forestry in Wales where 1970s crops have been managed sensitively for their longevity and sustainability.

The forest was originally established in two main tranches with the northern lower lying section close to the Afon Gam created in the late 1960s, and the southern Mynydd Rhyd Ddu (mountain) section in the early 1970s. Species mix was and still is primarily Sitka spruce. This species is an excellent choice for this site type and has grown very well since planting. Of the original crops approximately 100 hectares (247 acres) still remains ready for immediate harvest, subject to felling permission from Natural Resources Wales (NRW).

Initially the forest was managed in the conventional way, with a small amount of thinning and with the long term intention to restructure using clearfell and replant. On change of management in 1992 an extensive thinning programme, designed to change the previous financial model, through early returns, extended over a large part of the forest. This continued until 2005 when the current manager took over.

Since then the entire forest has been managed by applying principles of selective management, thinning both semi-mature and younger trees, to promote natural regeneration and improve timber quality, aimed at creating a sustainable and regular income from a valuable forestry asset. Due to highly variable site conditions this has produced a mosaic of areas of varying sizes reflecting the constraints imposed by topography and drainage. Where the site conditions are not constrained, the forest takes on the appearance of a truly natural and long established treescape.

Overall visitors will be impressed with the sheer quantity of mature timber within the forest as well as the obvious potential of the younger replanted areas, many of which have been thinned to increase the average tree size and improve and smooth the frequency and size of timber returns.

Stocking Summary

(in hectares, calculated from stocking schedule)

Species	Planting Year						Total
	1960s	1970s	1980s	1990s	2000s	2010s	
HL					1.29		**1.29**
MB					1.46	0.38	**1.84**
MC					36.32	15.41	**51.73**
NS	15.83		1.94				**17.77**
SS/HL					12.9		**12.9**
SS/RN						18.82	**18.82**
SS	44.67	54.92		39.71	47.42	10.14	**196.86**
OG							**5.3**
Totals	**60.5**	**54.92**	**1.94**	**39.71**	**99.39**	**44.75**	**306.51**

Access to the forest is excellent with a well established forest road system serving all parts of the wood. The main entrance is shown as point X on the sale plan. These roads, that include two Irish bridges and several culverts, have been very well built to almost Forestry Commission specification and are more than capable of handling heavy timber haulage vehicles. Maintenance of these roads is up to date.

At the northern end of the forest are two Dutch barns that presumably housed sheep before the forest was established. These may be useful in the future if the forest was developed for alternative activities.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are reserved to a former owner.

FENCING

There are no fencing liabilities for the major part of the boundaries that abut agricultural land, all of which are fenced.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB and CD on the sale plan.

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring forest owner over the route shown BC on the sale plan.

V.A.T.

The sale of the woodland is 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.

WIND FARM OPTION AGREEMENT

The owners of Nant yr Eira signed a Windfarm option agreement in 2011 which has now expired. It is believed that a future woodland owner may be able to negotiate a new agreement according to their wishes. It appears no planning permission has been granted.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the mineral reservation.

VIEWING

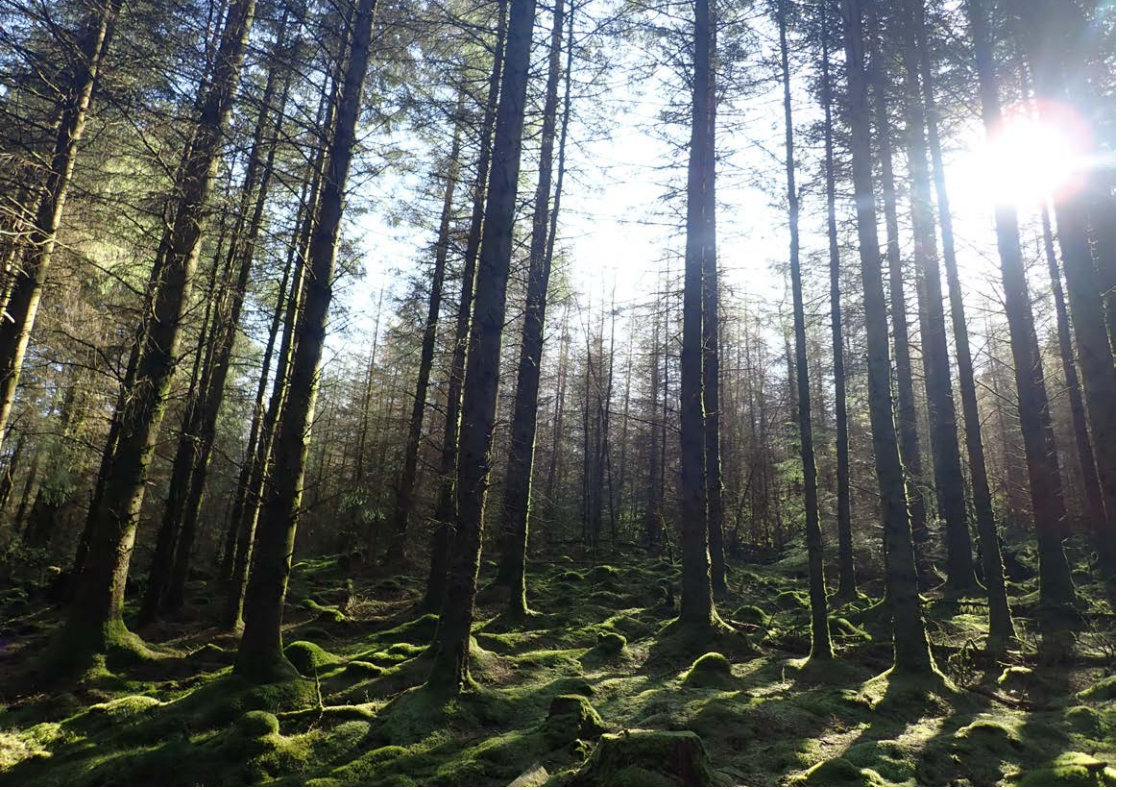
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. Please contact the sales agent prior to visiting for the gate code for the main gate at point X.

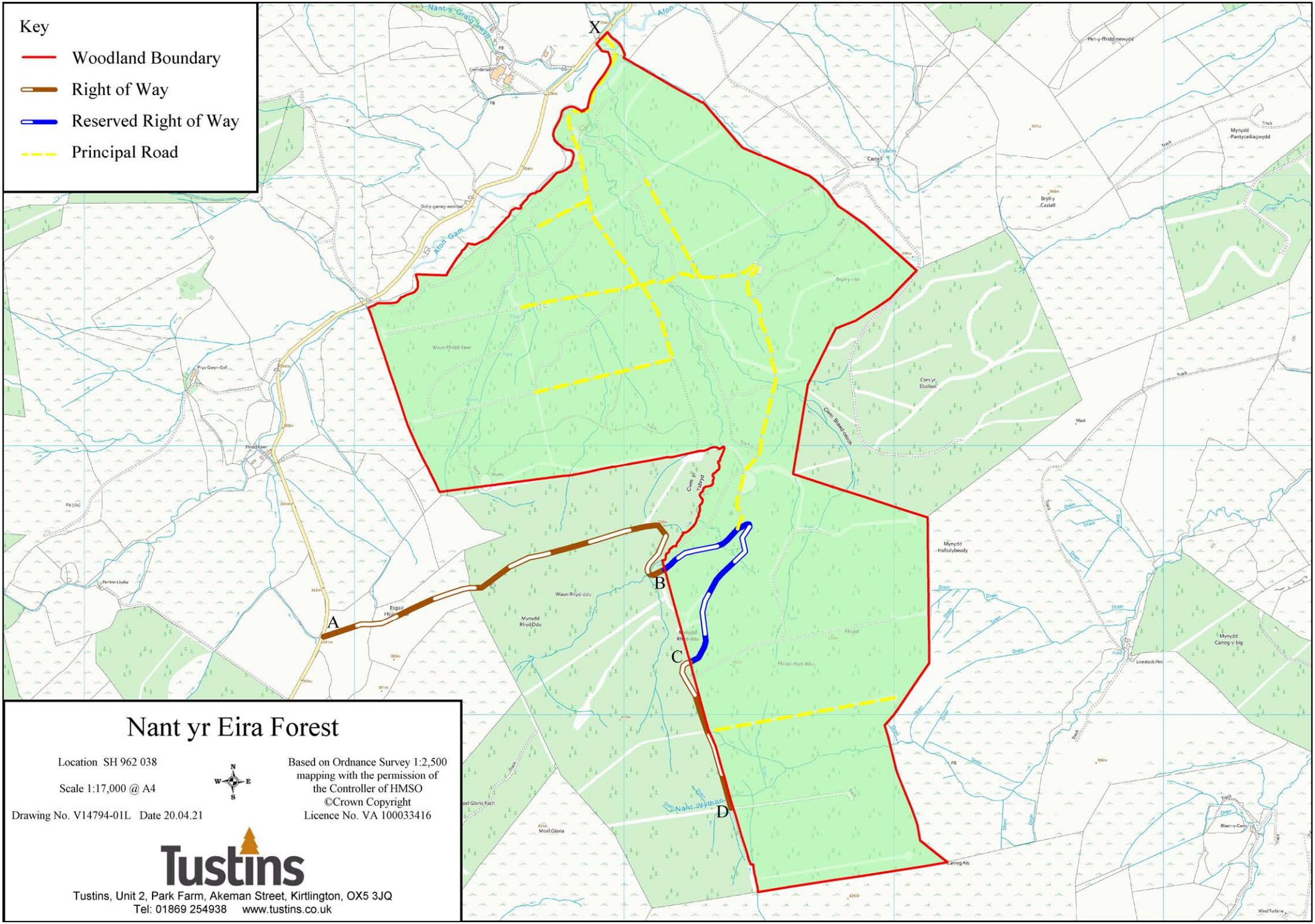
METHOD OF SALE

Nant yr Eira 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 purchase. Further information can be obtained from the HMRC website www.gov.uk




Key
Woodland Boundary
Right of Way
Reserved Right of Way
Principal Road
X
A
B
C
D
Nant yr Eira Forest
Location SH 962 038
Scale 1:17,000 @ A4
Drawing No. V14794-01L Date 20.04.21
N
W
E
S
Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
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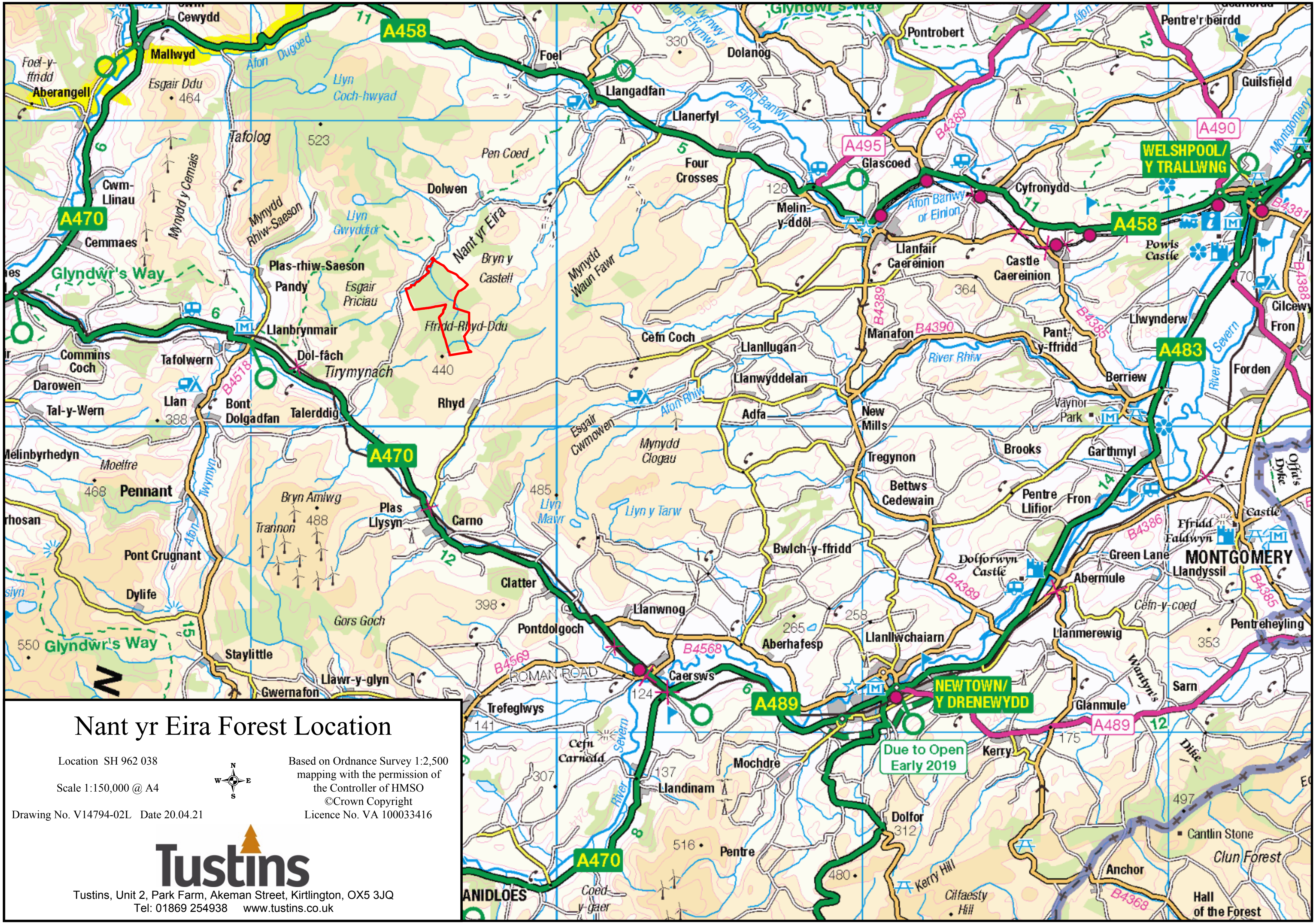

Nant yr Eira Forest Location

Location SH 962 038

Scale 1:150,000 @ A4

Drawing No. V14794-02L Date 20.04.21

N W E S

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

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