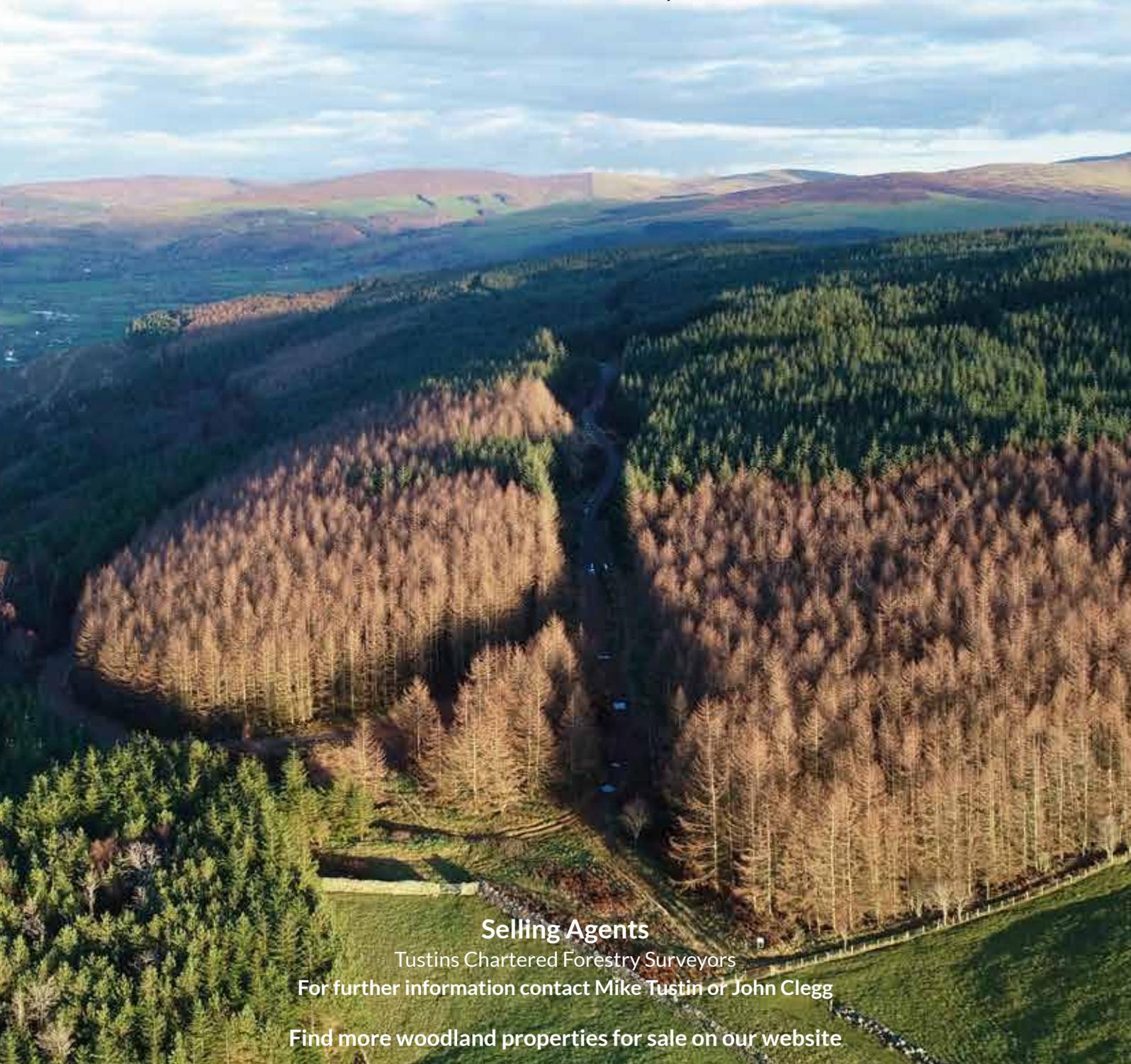


FREEHOLD FOR SALE BY PRIVATE TREATY

2967.72 Acres (1201.02 Hectares)

CEFN LLWYD FOREST

Near Llandrillo, Bala, Gwynedd



Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

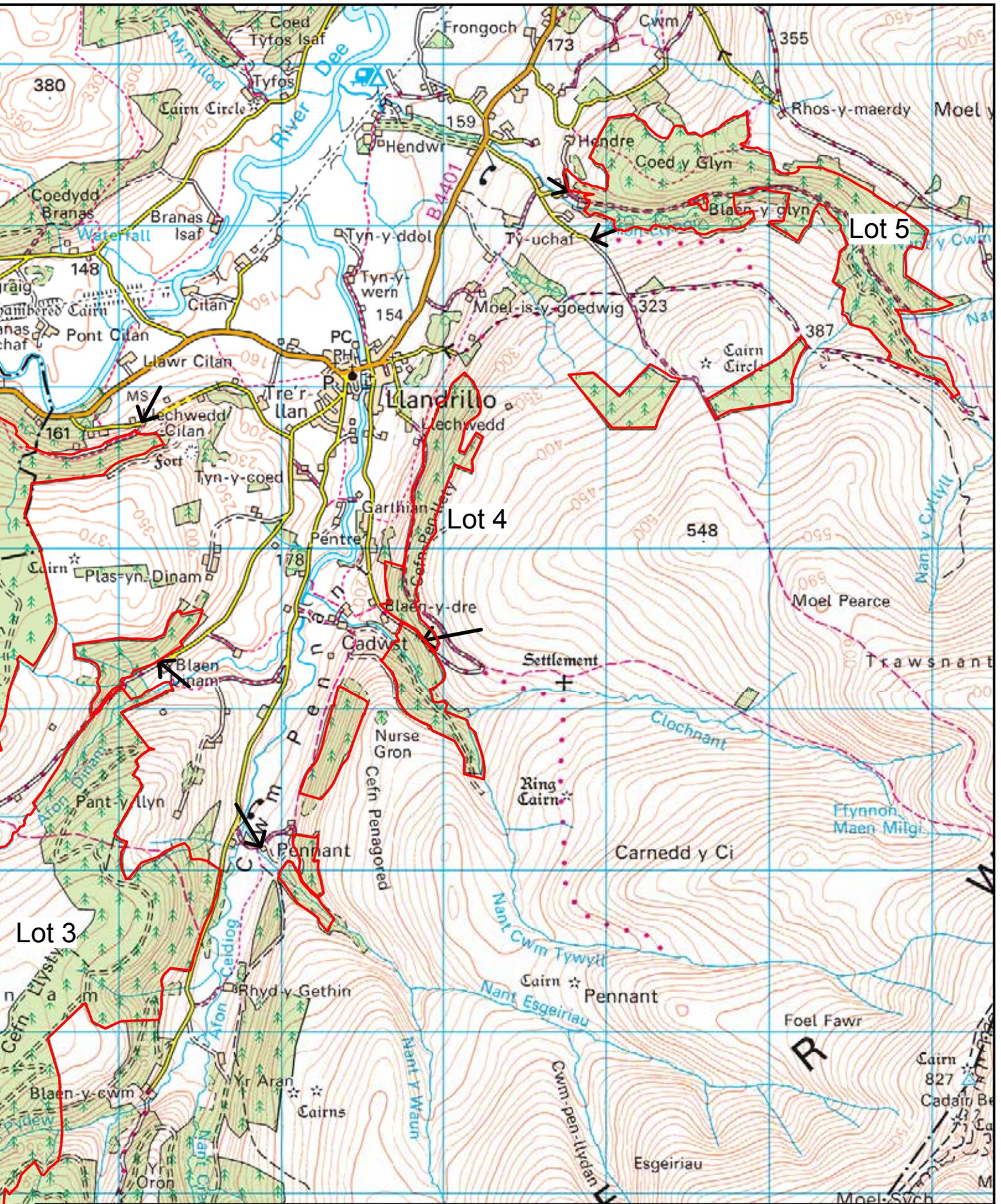
Find more woodland properties for sale on our website

Key

— Property Boundary

→ Suggested Access Point for Viewing





Cefn Llwyd



Location SJ 019 353
 Scale 1:30,000 @ A3
 Drawing No. U14186-01
 Date 18.12.20



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

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CEFN LLWYD FOREST

Near Llandrillo, Bala, Gwynedd

In total, 2967.72 Acres (1201.02 Hectares)

Available as a Whole or in 6 Lots

Offers over £15,000,000 are invited for the whole

High percentage of commercial conifers

6 large commercial woodlands situated in the same locality

Wide spread of age classes

Potential for significant annual net return from timber harvesting

High quality sporting rights included in the sale

Cefn Llwyd offers investors a rare opportunity to purchase an exceptional collection of productive forests all located on the historic Pale Estate, famously once owned by the Duke of Westminster. Forests with this age class distribution are well placed to provide timber during the 2030s - when the volumes of roundwood timber supplies to all UK timber mills will be at a low level because of poor planting levels since 1990.

GENERAL COMMENTARY

Cefn Llwyd Forest is a large landholding that has been managed by the same firm of forest managers for over 25 years. The forests are an exemplar of professional management, with the selling agents being able to offer detailed information to interested parties. This data can be used to build up a clear picture of the portfolio's potential for future exploitation. A range of documents is available including the current management plan, wildlife survey documents, compartment schedule including plans and title information as well as the new UKFS plan.

With over 200 hectares of mature pre 1980 timber left standing on the estate there is ample opportunity to realise regular income in the early years of a new ownership.

The scale of the forest also offers a number of opportunities to raise income from other sources such as mountain biking, rally driving, car testing and shooting. Once part of the Westminster's Pale shoot this was a famous estate for country pursuits.

As a mainly second rotation forest, the sale includes many small hardwood areas, providing a variety of conservation interests. Regular bird surveys show some 35 nesting species recorded. Beehives located close to the heather moorland produce delicious honey. The UKFS core long term management plan has recently been renewed. The local Pale Hall and Tyddyn Llan Hotels offer quality accommodation and food.

LOCATION

All of the forests are situated on the northern fringe of the Berwyn range of hills on the southern edge of the Dee river valley between Bala and Cynwyd, approximately 8 miles west of Corwen in Denbighshire. The plantations are well within reach of the long-established timber mills and outlets situated through the Marches region.



Lot 1: Offers Over £1,700,000

Caletwr Forest Near Bala, Gwynedd 97.44 ha / 240.77 acres

Nearest Postcode LL23 7RH, Grid Ref SH981352
Lat/Long: 52.905103, -3.516196

ACCESS

Caletwr Forest is situated prominently on both sides of the B4391 Bala to Llangynog road where it swoops down from the moorland plateau into the Dee valley. Access to the forest is in four separate locations via gates that open into the woodland directly off this road. These are shown A,B,C,D on the sale plan. The routes AX, CY, DW are shared access routes in favour of third parties. There is also a now disused car park at point D.

DESCRIPTION

Caletwr was originally established as a commercial woodland during the late 1950s with a mix of commercial conifer species. Since that time and over the last 20 years, the current owners have restructured the forest by felling and replanting small coupes of the crop at regular intervals. This has produced an irregular stocked appearance that is close to a continuous cover silvicultural system. Remaining areas of mature trees show off the growth potential of this land with areas of superb quality Douglas fir, larch and spruce as well as some planted in mixture.



Replanting of these felled coupes has been carried out to an excellent standard, with all areas having been maintained to produce a well stocked and fully established crop for the future. A visitor to the forest will certainly appreciate the growth rates these young crops are now showing. The managers estimate the Yield Class currently being shown on the improved planting stock replanted areas will comfortably exceed the previous crops.

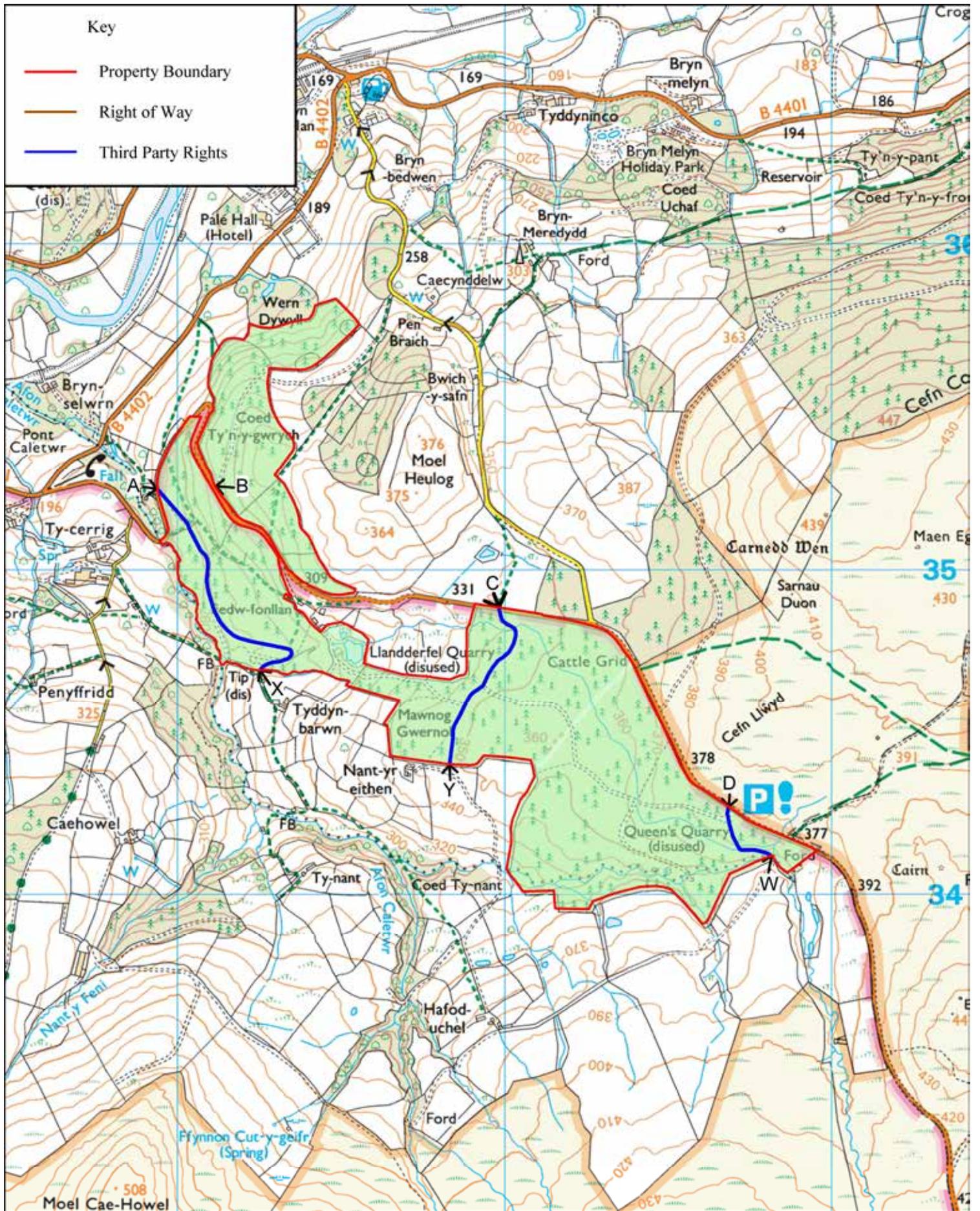
Soils are mainly brown earths with most areas being well drained and better able to support older age classes than more upland parts of the wider Cefn Llwyd forest.

Situated in the centre of the property is the disused quarry known as Llandderfel quarry, a picturesque part of the property popular with local users of the forest. This is also the water supply for the nearby 5-star Pale Hall Hotel.

STOCKING SUMMARY

SPP	Planting Year							Total
	Pre 1950s	1950s	1960s	1980s	1990s	2000s	2010s	
MBs	3.25	3.64		0.67	0.39	1.07	1.43	10.4
DF		2.93		.13			5.1	8.17
JL		8.29		3.31		0.31		11.9
NS		1.95			1.84		0.98	4.77
SP	0.67	7.2						7.87
SS		15.7	0.9		8.15	9.80	5.28	39.8
MC			2.88		3.78	1.08		7.73
UP								7.85
	3.92	39.7	3.78	4.11	14.16	12.26	12.79	98.6





Cefn Llwyd - Lot 1

Location SH 988 347
 Scale 1:15,000 @ A4
 Drawing No. U14186-02
 Date 09.12.20



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Lot 2: Offers Over £5,200,000

Caban Twm Forest and Moorland Near Llandrillo, Gwynedd 457.11 ha / 1,129.52 acres

Nearest Postcode LL23 7RH, Grid Ref SH981352
Lat/Long: 52.905103, -3.516196

ACCESS

Caban Twm is the largest of the Cefn Llwyd forests. Situated on the north eastern side of the B4391 Bala to Llangynog mountain road, this forest is particularly easy to access with road frontage and direct road access in two prominent locations, shown as points F and E on the sale plan. Both of these access points open onto the moorland element of this property. Point E is the main timber haulage road and this connects the B-road to the southern tip of the property. There is a right of way for all purposes over the route CD shown in brown on the sale plan. There is further access to compartment 5 over the route AB shown brown on the sale plan.

Internal access roads are of excellent quality having been surfaced with a hard wearing stone which is available at several locations throughout the forest. The current owners have crushed a large quantity of stone in several quarries to provide adequate material for repairing roads in future.

DESCRIPTION

The extreme southern and northern ends of the woodland have recently been felled. This felling amounts to circa 15.4 hectares in compartments 5, 34, 35 and 36. The new owner will be expected to replant this area as per the prescriptions contained within the forest's management plan. This document is available from the selling agents.

Caban Twm is a large woodland that occupies a flatter, highly productive plateau at its southern end and steeper slopes on its northern edge. Most of the southern section has been felled over the last twenty years and visitors will be impressed by the fine crops, which will provide a regular income for future years. All are entering the thinning phase as the crops approach maturity. Moving northwards on the steeper ground, the soils are more free draining. This section offers superb views of the Dee river valley and the Crogan estate below. Crops in this part of the woodland have greater species variety and include Norway spruce, larch, pine and Douglas fir.

Age classes vary here with remaining areas of mature timber as well as more recently replanted areas. Not to be missed are compartments 1 and 2, large areas of 1980s planted spruce that looks to be of a high standard. This crop is an example of how thorough ground preparation and quality plants combine to

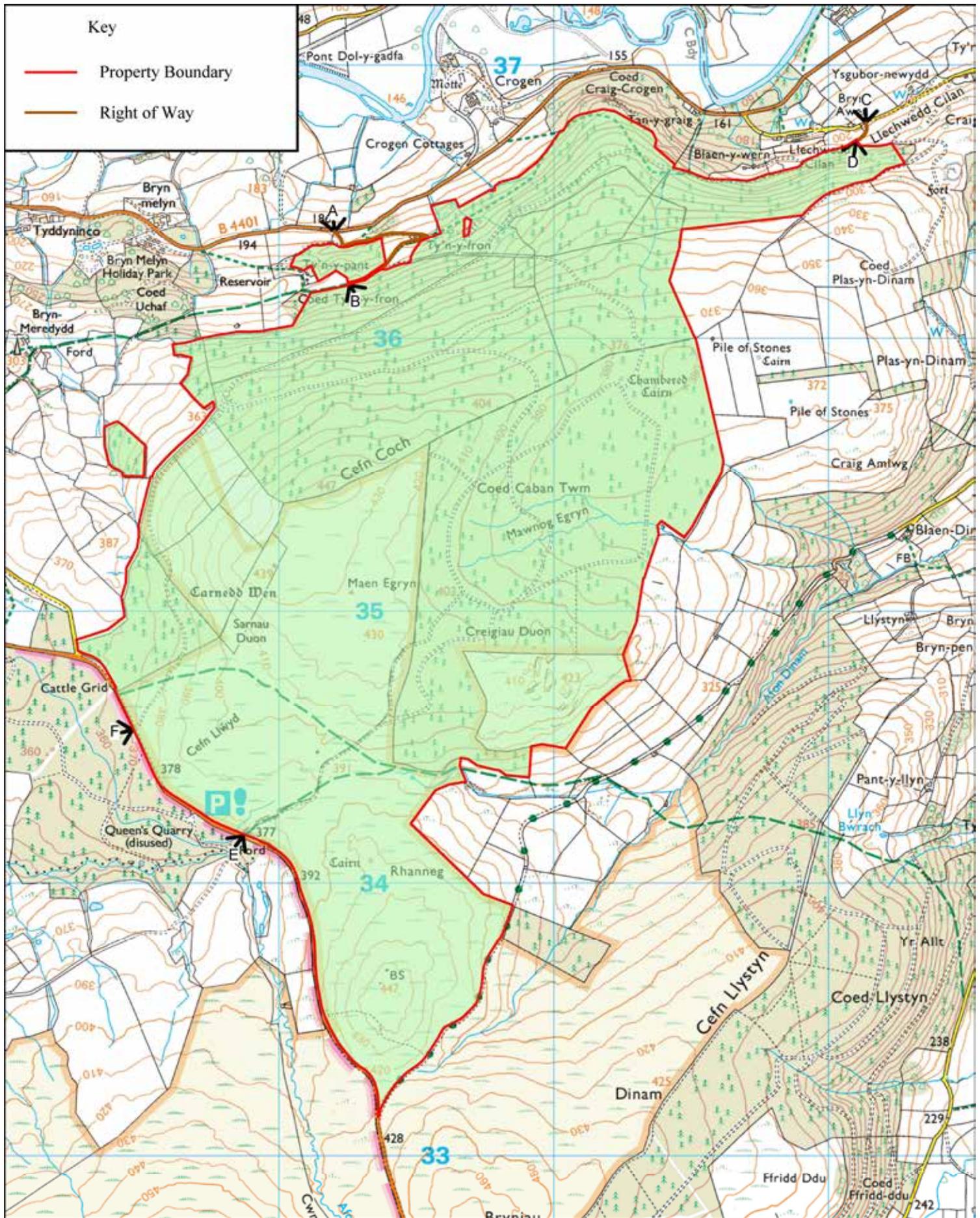
produce a fine and vigorous outcome. The crop has been mostly thinned and is now heading towards a highly productive future. Three large areas of moorland totalling 188.21 hectares are also included within Caban Twm. These are classified as SSSI and form part of the larger and well-known Berwyn National Nature Reserve, and are grazed by Commoners.

These moorland areas also wrap around a high quality outlying block, cpt 23, which was felled and replanted in 2006.

STOCKING SUMMARY

SPP	Planting Year							Total
	Pre 1950s	1950s	1960s	1980s	1990s	2000s	2010s	
MBs	3.59		0.19	0.27	0.29	1.09	3.3	8.73
DF		1.3				1.19	8.7	11.19
JL		1.76		8.89	7.51			18.16
NS		0.16	4.37		0.28		7.97	12.77
RC							1.81	1.81
SP/LP		9.18			0.79	2.85	5.83	18.64
SS		7.73	6.64	48.27	33.25	41.74	22.97	159.92
MC		1.85			0.27	0.12		2.23
UP								18.58
Moor								188.21
RP								15.46
	3.59	21.96	11.2	57.43	42.38	46.99	49.9	455.69





Cefn Llwyd - Lot 2

Location SJ 006 352
 Scale 1:18,000 @ A4
 Drawing No. U14186-03
 Date 09.12.20



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Lot 3: Offers Over £3,800,000

Coed Llystyn Forest and Moorland Near Llandrillo, Gwynedd 380.54 ha / 940.32 acres

Nearest Postcode LL21 0TE, Grid Ref SH005324
Lat/Long: 52.880689, -3.479559

ACCESS

Coed Llystyn Forest and its associated moorland is another large and productive plantation within the Cefn Llwyd forest complex, and close to Lot 2. This woodland is accessed from a number of points shown A, D, G and F on the sale plan. Point A is the main timber haulage route. This connects directly with the B4391 Bala to Llangynog road and brings visitors over the moorland owned within the title to where the woodland occupies a sloping valley edge location at the head of Cwm Pennant, just to the southwest of Llandrillo. Visitors to the forest can drive straight through and then connect with the two roads that run down the valley to Llandrillo village. Several third parties share the use of the forest's access tracks for various purposes and these rights are shown on the sale plan in blue. The woodland owners also have the benefit of a right of way for all purposes over the routes coloured brown and marked BC, DE, and FG on the sale plan

DESCRIPTION

Originally established in the late 1950s, this forest has been expertly planned and planted to allow the various commercial tree species to best take advantage of the variable soils and drainage status. The forest is stocked with a good variety of mature trees including spruce, very fine Douglas fir, pine and larch with plenty of harvesting opportunities available to a new owner as time progresses. In the meantime, large areas of 20 to 25 year old replanted crops will begin to approach first thinning. Therefore a new owner will be able to take advantage of a relatively smooth income stream that has been an annual feature for the last 10 years.

Those looking at Coed Llystyn for the first time will quickly see the enormous growth potential of this asset. Hectare after hectare of up to 25-year-old replanted conifers, all with long and reliable looking leader growth, will give considerable confidence to any potential purchaser. In places the trees appear to have unlimited energy, indicating that Yield Class is probably two or three classes above the previous rotation.

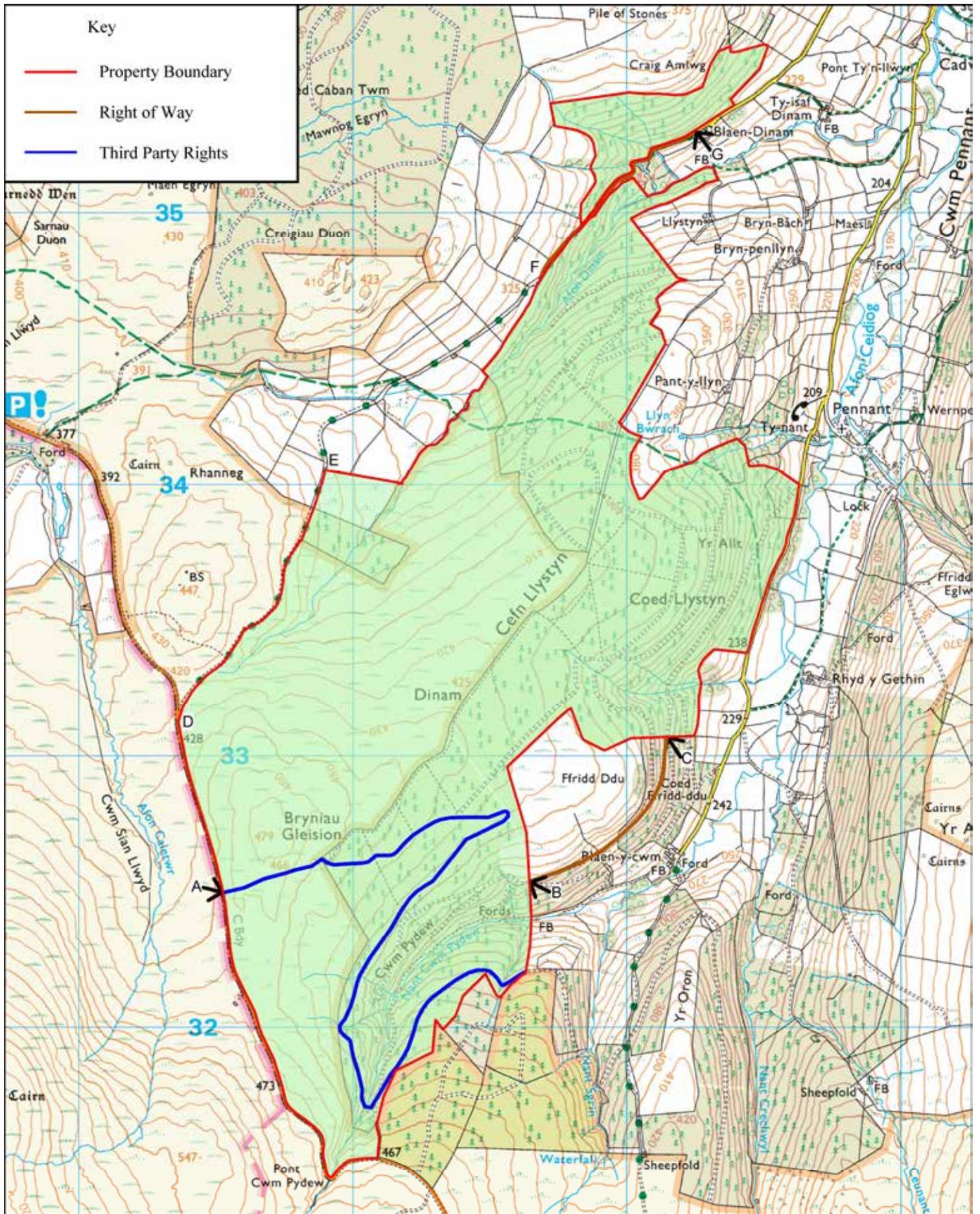
Three compartments have been felled recently. These total 7.54 hectares and include part of cpts 80C and 78D. The new owner will be required to replant these areas as per the management plan.

As with Lot 2, there is a large area of moorland totalling 156.25ha between the forest's western edge and the Bala to Llangynog road. This is also SSSI and part of the Berwyn National Nature Reserve.

STOCKING SUMMARY

SPP	Planting Year							Total
	Pre 1950s	1950s	1960s	1980s	1990s	2000s	2010s	
MBs	6.74	0.3			1.88		6.7	15.61
DF		12.3			4.63	0.27	4.24	21.44
JL		7.73		0.39	2.12			10.23
NS		1.96					1.76	3.72
RC							0.65	0.65
SP/LP		3.68						3.68
SS		10.6	0.75	1.7	30.81	61.62	26.9	132.33
MC		2.64				2.91		5.55
UP								21.28
Moor								156.25
RP								7.54
	6.74	39.2	0.75	2.08	39.44	64.79	40.2	378.27





Cefn Llwyd - Lot 3

Location SJ 016 336
 Scale 1:18,000 @ A4
 Drawing No. U14186-04
 Date 09.12.20



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Lot 4: Offers Over £1,300,000

Llandrillo Woods Near Llandrillo, Gwynedd 72.08 ha / 178.11 acres

Nearest Postcode LL21 0TD, Grid Ref SJ038354
Lat/Long: 52.908030, -3.430973

ACCESS

Llandrillo Woods comprises four closely linked blocks of woodland occupying a warm and sunny west facing slope just to the south of Llandrillo village centre. Access to the largest two blocks is via a county road exiting the village on the east side of the river that passes a farm known as Blaen y dre. Suitable for 4-wheel drive vehicles, a gate on either side of the road gives access to these woodlands. This is shown as point A on the sale plan. The other two woodland areas can be accessed via the Pennant road on the western side of the village river bridge. Both of these blocks can be accessed via Pennant Farm and the tracks are shown on the sale plan in brown. The area shaded blue on the sale plan can be used for accessing the wood and stacking timber.

DESCRIPTION

Llandrillo Woods is heavily stocked with a range of mature commercial conifers all planted in the early 1950s with the exception of cpt 46 which was replanted in 2003. Species include larch, spruce, Douglas fir and Scots pine. These are all mature, well thinned and offer immediate income for a new owner.

The younger area in cpt 46 has been planted with areas of pure Douglas fir and improved Sitka spruce. These are showing strong and rapid growth and should be entering their thinning phase shortly.



The owners will retain two small hydroelectric schemes known as Berwyns A and B whose water pipes pass through two of the woods. Firstly, for Berwyn A the owners will retain a small piece of woodland along with the right to construct and maintain a water pipeline and associated wiring along the routes shown orange as well as a right of way for all purposes over the route shown AB. For the southern scheme Berwyn B, the owners will retain ownership of 15m of land over the pipeline along with a right of access to maintain it. This is shown with an orange line on the sale plan. The owners will also retain a right of water abstraction in both streams in perpetuity.

Soils are fertile well drained upland brown earths that have easily supported some of the fastest growth rates on the estate.

Llandrillo Woods is a collection of slightly softer but no less productive lowland woodlands. The Pennant valley is stunning in the summer months, and the aspect views and the cascading waterfalls in cpts 42 and 43 add an amenity dimension to this part of the portfolio.

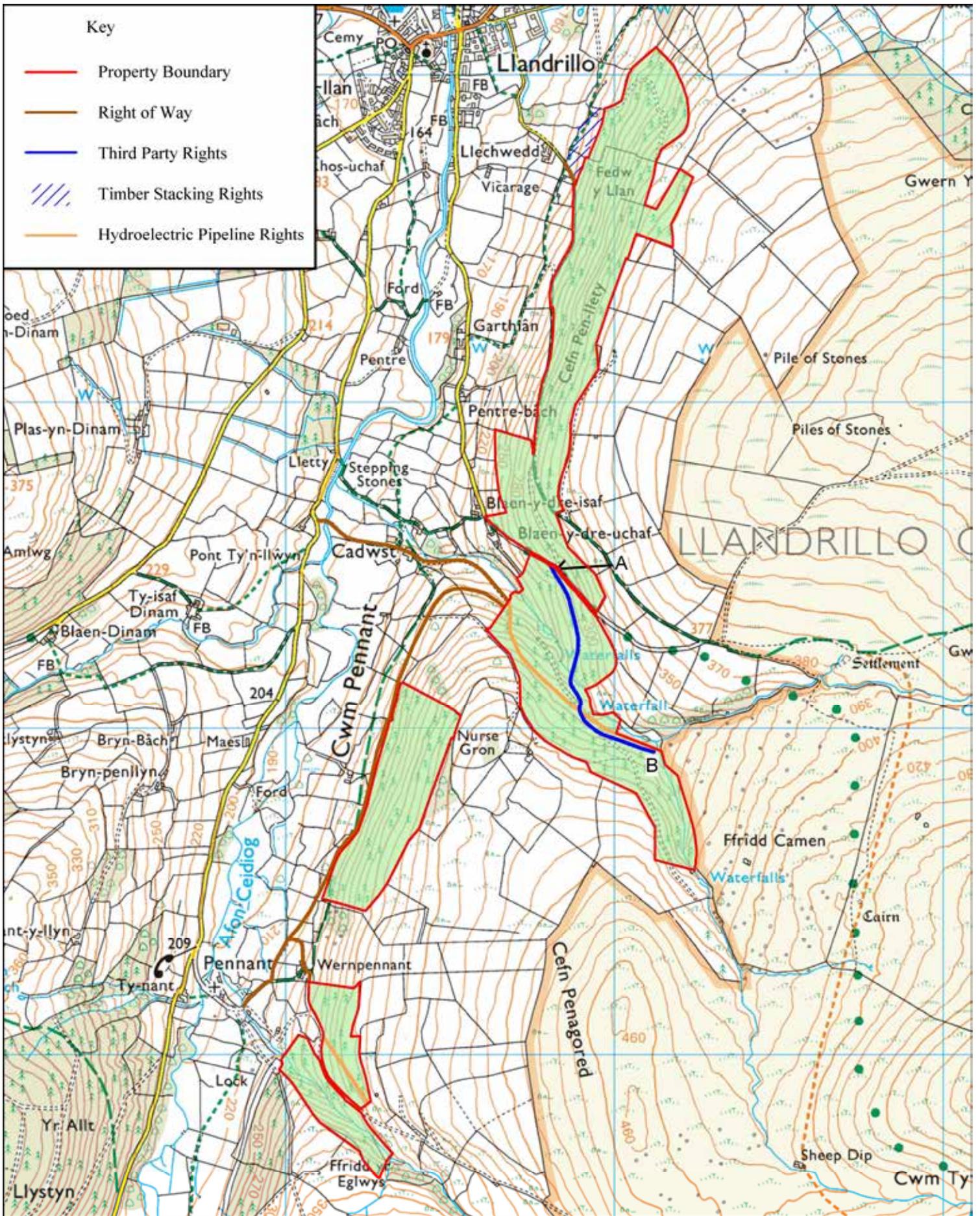
STOCKING SUMMARY

SPP	Planting Year							Total
	Pre 1950s	1950s	1960s	1980s	1990s	2000s	2010s	
MBs	2.8		0.21					3.01
DF		11.46			0.83	4.13		16.42
JL		20.16	2.38					22.54
SP/LP		5.15						5.15
SS		7.23	4.16			2.6		13.99
MC		2.22						2.22
UP								7.1
	2.8	46.22	6.75		0.83	6.73		70.43



Key

- Property Boundary
- Right of Way
- Third Party Rights
- Timber Stacking Rights
- Hydroelectric Pipeline Rights



Cefn Llwyd - Lot 4

Location SJ 037 356
Scale 1:15,000 @ A4
Drawing No. U14186-05
Date 15.12.20



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Lot 5: Offers Over £2,275,000

Coed y Glyn Forest including outliers Near Llandrillo, Gwynedd 144.04 ha / 355.92 acres

Nearest Postcode LL21 0ND, Grid Ref SJ047382
Lat/Long: 52.932768, -3.418443

ACCESS

Coed y Glyn and its two outliers are located just to the east of Llandrillo 2 miles south west of Cynwyd. The main woodland access shown as G on the sale plan is via a minor county road that opens directly onto the forest road. The outliers, Coed Elin and Gerynant, can be accessed by continuing straight on where the roads forks left for Coed y Glyn. This road climbs upwards onto open upland farmland. Visitors will need a 4-wheel drive vehicle to access these woods.

Access for all purposes is coloured brown and shown BCDEF on the sale plan. There is a brown shaded area adjacent to Coed Elin which is accessible for all purposes and can be used for timber stacking. Roads subject to third party rights are shown in blue on the sale plan.

DESCRIPTION

Coed y Glyn is a classic commercial woodland occupying both sides of a deep and sheltered river valley. The sound of running water is a distinctive feature of this forest. High quality well drained soils and shelter combine to provide an excellent site to grow a range of commercial tree species, as shown by the mature Douglas fir.

Originally replanted in the 1950s the woodland is stocked with a diverse range of mature conifers as well as several areas of older broadleaves. All of these have grown spectacularly well and offer a new owner several short term harvesting opportunities. Species include Douglas fir, spruce, pine, larch and native broadleaves.

On inspection, we were impressed with the sheer quality and size of some of the Douglas fir in the middle of the property close to the river.

Since the mid-90s the owners of the forest have been felling mature crops in line with the management plan aimed at restructuring the forest to provide continuous timber income. This has resulted in a wide range of replanted crops from 1 to 25 years old. The older crops are now ready for first thinning with the youngest still within their initial maintenance phase.

Where Sitka spruce has been planted, it is all with improved varieties, and the quality result is obvious. Growth rates will be

several classes higher than the previous crops 18 to 20 as recorded within the compartment information.

Coed Elin and Gerynant are two small blocks of equally productive Sitka spruce. Both areas have been replanted between 1991 and 2009. All are fully established and moving towards a productive future. Growth rates appear to be vigorous despite the high position overlooking the main woodland and the Dee river valley.

Sporting rights are let until the 7th April 2022 with a license fee of £4,200 paid in two annual instalments on the 8th April and the 1st September. The license fees will not be apportioned on completion.

STOCKING SUMMARY

SPP	Planting Year								Total
	Pre 1950s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	
MBs	8.5	0.43	0.46	0.79	0.57	6.5	3.94	2.78	23.97
DF		2.46			0.67	1.65	4.77	13.1	22.65
JL		0.87		3.15		1.01	0.7		5.731
NS			4.07					2.77	6.84
SP/LP		2.11							2.11
SS					0.67	35.9	19.1	13.09	68.68
MC						0.57			0.57
UP									13.55
	8.5	5.87	4.53	3.94	1.91	45.6	28.5	31.74	144.10



Lot 6: Offers Over £700,000

Rhiwaedog Forest Near Bala, Gwynedd 49.81 ha / 123.08 acres

Nearest Postcode LL23 7PN, Grid Ref SH960349
Lat/Long: 52.901713, -3.547553

ACCESS

This spectacular forest, set on a hillside overlooking Bala and the picturesque Dee valley, is easily accessed from the B4402 Llandderfel to Bala road via a minor county road that leads up to the forest gate within the farmyard of Ty-Ucha Farm. Please close the gates when you pass through. There is a right of way for all purposes over the routes shown as ABC and BD coloured brown on the sale plan. Internal road access is excellent to all parts of the property along well constructed stone roads.

DESCRIPTION

The majority of crops were planted with improved planting stock in the late 1990s following harvesting of the original commercial conifers. These are all growing well and will be at first thinning stage very soon. The balance of the property comprises the original 1950s larch left as an area of long-term retention. These trees are now ready for harvesting and a new owner may choose to fell them in the short term at the same time as thinning the younger spruce.

Soils are excellent with well drained, brown earths on predominantly west facing slopes in an area known for its high rainfall. With these local conditions it will be possible to achieve high growth rates within all crops.

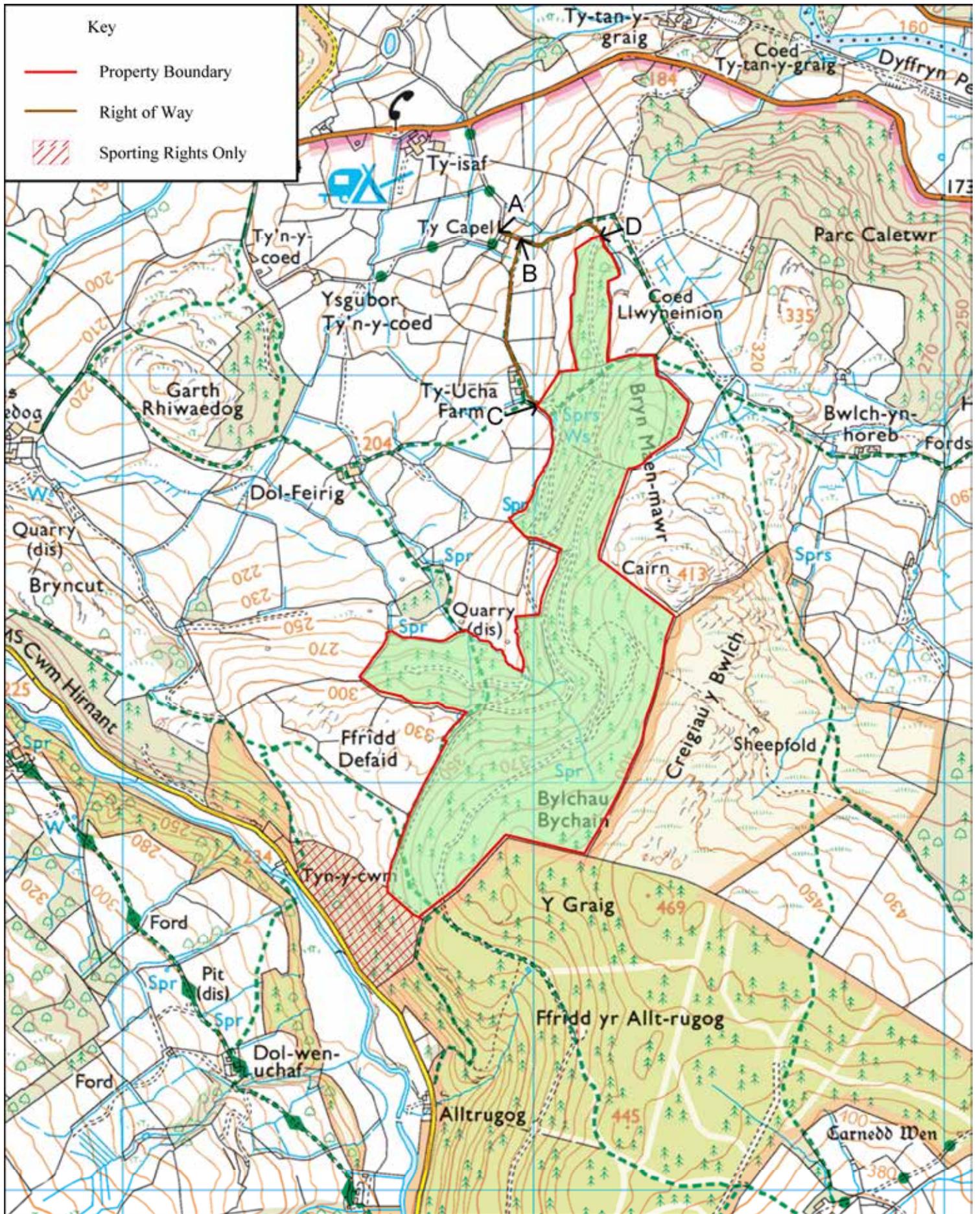
On the flatter ground towards the woodland's highest section there is a small pond with its own island providing a useful diversity and amenity aspect to this otherwise commercial forest.

This woodland also includes 5.6ha outside the woodland's boundary which gives sporting rights to the owners of Rhiwaedog over Tyn y Cwm. This area is shown on the sale plan with red hatching.

STOCKING SUMMARY

SPP	Planting Year							Total
	Pre 1950s	1950s	1960s	1980s	1990s	2000s	2010s	
MBs	0.1	0.65			0.4		0.44	1.59
DF					1.62			1.62
JL		6.91			4.27			11.18
NS							2.62	2.62
SS					21.12	1.76	2.15	25.03
UP								7.32
	0.1	7.56			27.41	1.76	5.21	49.36





Cefn Llwyd - Lot 6

Location SJ 960 343
 Scale 1:12,000 @ A4
 Drawing No. U14186-07
 Date 09.12.20



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SPORTING AND MINERAL RIGHTS

The sporting rights are owned and included in the sale. The sporting rights in Lot 5 are let until 7th April 2022.

It is believed the mineral rights are owned over the majority of the forest with some areas reserved out of the Title.

FENCING

There are no known fencing liabilities. However, a sharing of fencing responsibility has been customary during recent years.

V.A.T.

The sale of the woodland is not subject to VAT.

MANAGEMENT

This forest complex is managed by Tilhill Forestry Ltd from the Pale Estate office. Their Mr Sam Brown will be able to provide detail on many of the queries or questions that you might have. He can be contacted by telephone on 07917 233187 or by email at sam.brown@tilhill.com

WAYLEAVES, RIGHTS AND EASEMENTS

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are 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 misstatement 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 subject to the sporting license. It is believed that the moorland areas may be subject to common rights.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. The gate code is available from the Selling Agents upon request. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Cefn Llwyd forest 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



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CEFN LLWYD FOREST

Llandrillo, Bala, Gwynedd



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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