



FREEHOLD FOR SALE BY PRIVATE TREATY

54.19 Acres (21.93 Hectares)

AFON GIDO

Cross Inn, Carmarthenshire

Offers Around £310,000 are invited for this property

OS Grid Ref: SN404575 Lat/Long: 52.192411,-4.333833 Nearest Post Code: SA44 6NW
what3words: similar.takers.sofas

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 May 2025.

LOCATION

Afon Gido is located between the villages of Cross Inn, Llanarth and Gilfachrheda, 3 miles south of New Quay and 28 miles north of Carmarthen. All distances are approximate.

DESCRIPTION

Situated on the banks of the Afon Gido River, just a stone's throw from the west Wales coastline, this woodland has many attractive qualities and will appeal to purchasers looking for an offering providing both financial return and amenity benefit.

Principally conifer, current stocking in Afon Gido consists of Sitka spruce in the main with Douglas fir and Western hemlock also featuring in lesser quantities. Planting mostly dates back to 1996 with some 1940s crop remaining in places. The well-watered, sheltered valley is typical of those which so often produce notable forestry yields.

Broadleaves also feature although these are mostly confined to the fringes of the river. These areas are particularly attractive and in the spring bluebells appear in abundance. Broadleaf species include ash and sycamore.

The woodland owner has the right to stack timber in the field alongside the track marked BC.

Elevation ranges from 75m to 145m above sea level. Soils are of mineral origin, derived from sedimentary rocks of the Llandovery Series, and are freely draining slightly acid loamy soils.

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

The woodland owner is responsible for the maintenance of those fences shown with inward facing 'T'-marks on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line and marked ABC on the sale plan.

The woodland is sold with the benefit of an additional right of way for all purposes over the route shown with a broken brown line and marked DE on the sale plan.

The woodland is sold subject to a right of way on foot only in favour of a neighbouring landowner over the route shown with a broken blue line and marked FG on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

MANAGEMENT

Afon Gido is managed by Euroforest Silviculture, 10 Priory Hill, Brecon, Powys, LD3 9DH. Their Mr Arthur Wiggins will be pleased to discuss future management with prospective purchasers.

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

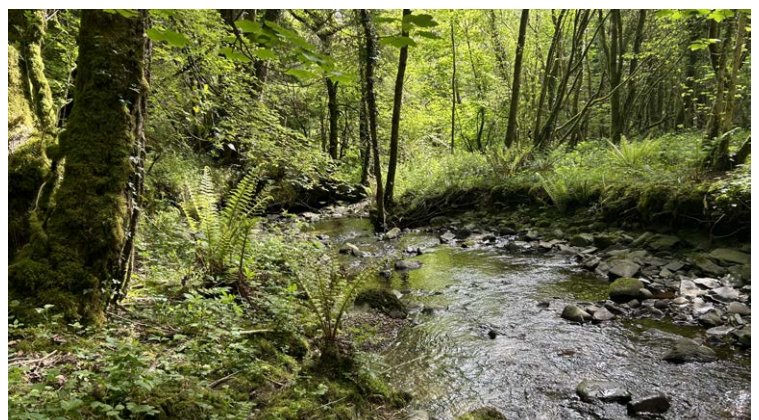
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

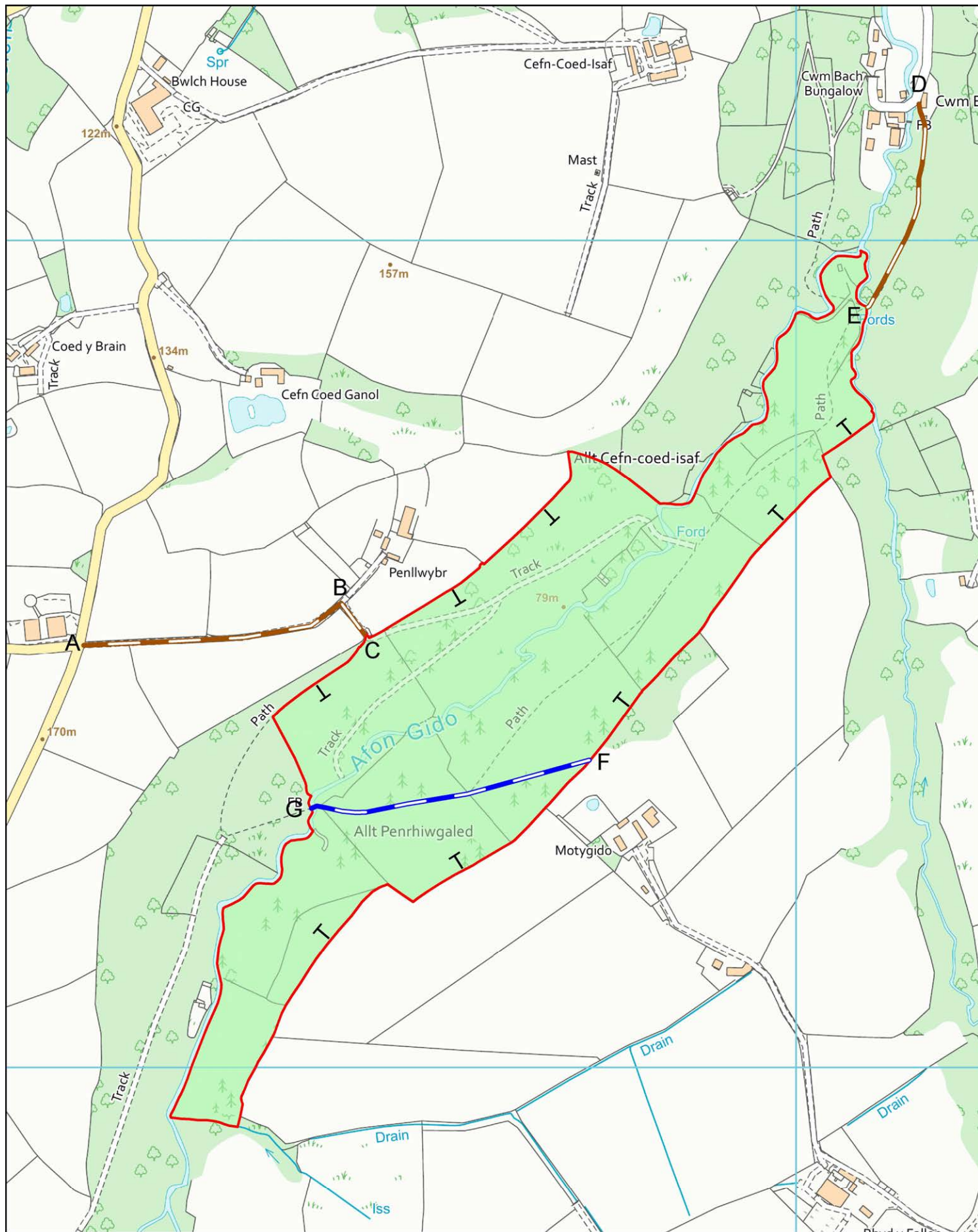
METHOD OF SALE

Afon Gido 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





Afon Gido

Location SN 406 575

Scale 1:6,000 @ A4

Drawing No. Z25313-01

Date 28.05.25



Tustins

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Afon Gido

Location SN 406 575

Scale 1:50,000 @ A4

Drawing No. Z25313-02

Date 28.05.25



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