



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**26.20 Acres (10.60 Hectares)**

## **BLAEN WAUN**

**Near Lampeter, Ceredigion, Wales**

**Offers Around £200,000 are invited for this property**

OS Grid Ref: SN513478 Lat/Long: 52.112903,-4.170869 Nearest Post Code: SA40 9TD  
what3words: subtitle.custodian.studio

### **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 October 2024.



## LOCATION

Blaen Waun is located just 5 miles to the west of Lampeter in West Wales. All distances are approximate.

## DESCRIPTION

Blaen Waun is a principally even-aged Sitka spruce plantation planted in 2005 after the original crop was felled by the current owner. The site is highly productive, nicely flat, sheltered and watered well enough to grow Sitka spruce at high yield classes. The sales agent estimates that Yield class 24-28 could be possible on this site.

The wood currently has a felling licence in place, expiring in July 2025, allowing the owner to selectively fell and thin the wood. However, the sales agent believes the thinning option has now past and a new owner would be best advised to allow the woodland to grow unthinned until it starts to blow and then clearfell.

The woodland is surrounded by a fringe of broadleaves planted at the same time as the spruce. These have grown quite well and should remain as a native shelterbelt/screen in the future.

Access to the woodland has been tested fully with the felling of the original crop and a new owner should be able to use the access track in the future. This is shown as the route AB on the sale plan.

## 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 all the fences surrounding the woodland and these are in good condition currently.

## 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 with maintenance according to use.

## MANAGEMENT

Blaen Waun is managed by Forest Management Cymru. Their Mr Neill Scott will be pleased to discuss future management with prospective purchasers. He can be contacted on 07842 215855.

## 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.

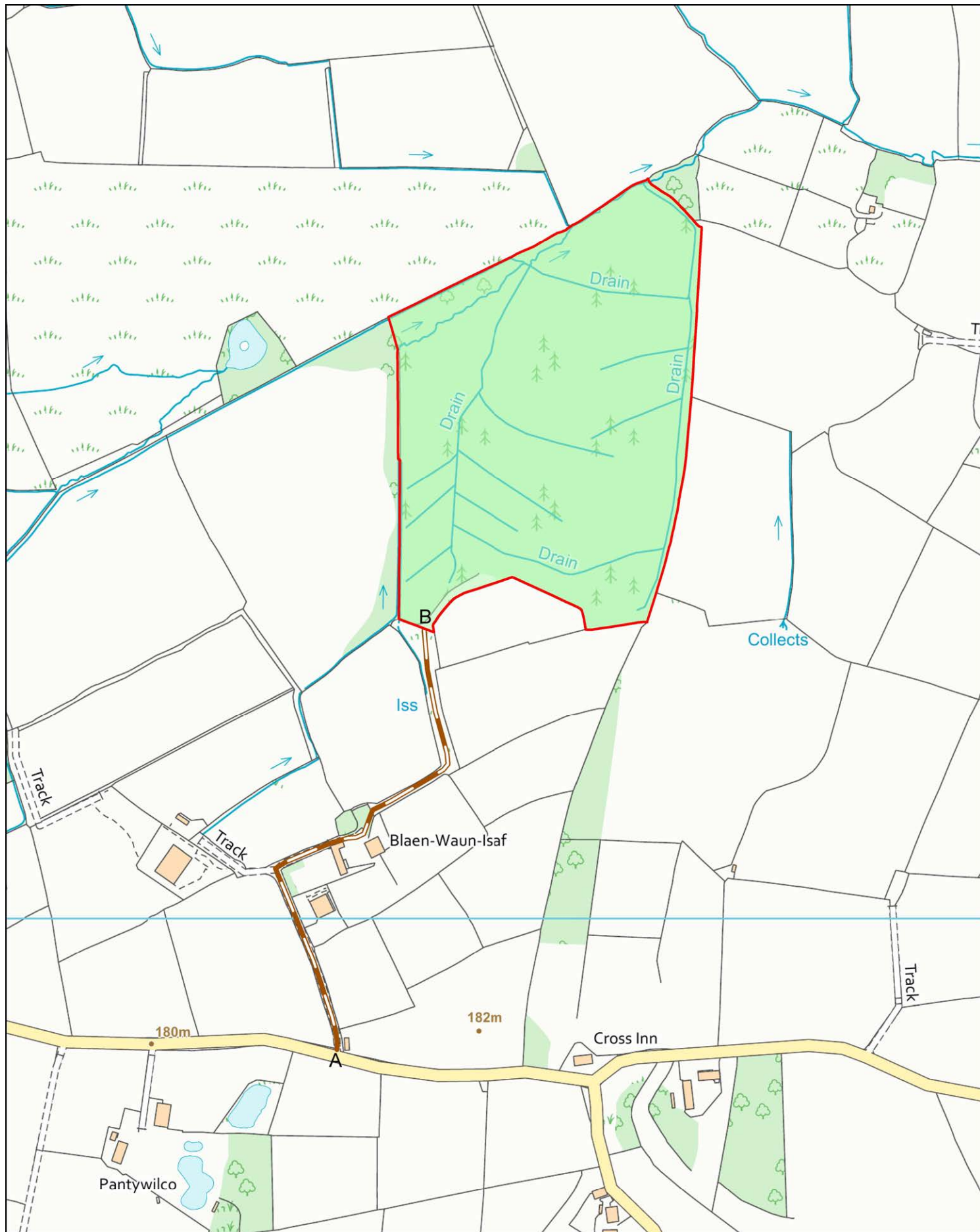
## METHOD OF SALE

Blaen Waun 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)





## Blaen Waun

Location SN 515 484  
Scale 1:5,000 @ A4  
Drawing No. Y23490-01  
Date 08.10.24



# Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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Location SN 515 484

Scale 1:50,000 @ A4

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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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