



**FREEHOLD FOR SALE BY PRIVATE TREATY**

171.96 Acres (69.59 Hectares)

# **BRYN EITHINOG**

Pontrhydfendigaid, Tregaron, Dyfed

**Offers over £925,000 are invited for this property**

OS Grid Ref: SN738634 Lat/Long: 52.254553,-3.849484 Nearest Post Code: SY25 6EL  
what3words: unicorns.dished.corporate

## **Selling Agents**

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

**For further information contact Mike Tustin or Jack Clegg**

**Find more woodland properties for sale on our website**

## **LOCATION**

Bryn Eithinog is located approximately 15 miles to the northeast of Tregaron close to the village of Pont-rhyd-y-groes and approximately 7 miles to the south of Devil's Bridge. Access is taken from the B4343 just south of the village of Pontrhydfendigaid. Turn east and continue along the minor road where after approximately ¾ mile the track turns to gravel. All distances are approximate.

## **DESCRIPTION**

Bryn Eithinog forms part of a large block of commercial forestry originally planted in the mid-1970s. The property is now within its second rotation and boasts a high proportion of commerciality. Besides the obvious timber potential, the physical location is spectacular. The expansive views both to the west and north aspects provide significant amenity value with Red Kites seen during our inspection.

The internal roading is of excellent quality and there are several areas where stone can be won for future improvements or upgrades. The route up to the wood is well proven for timber haulage and the location provides good access to the market.

Recent stocking comprises predominantly Sitka spruce established in 2011, 2017/18/19 and most recently 2026. These crops have established well throughout, and the leader length indicates just how well the crop is performing. There are some small opportunities to improve elements of the stocking within the 2019 crops or to encourage development of alternative species. In addition to the primary species, there are smaller elements of Douglas fir and Scots pine which appear well suited to the site and make a positive addition to the diversity of the property.

There are significant parts of mature oak dating from circa 1900 with more recent 1990s elements which are performing promisingly and free from squirrel damage.

The property provides the rare combination of investment and enjoyment with high performing young commercial crops and far reaching views towards the Afon Teifi.

## **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 are no known fencing liabilities.

## **V.A.T.**

The sale of the woodland is not subject to VAT.

## **RIGHTS OF WAY**

The woodland is sold with the benefit of a shared right of way for all purposes over the route shown AB on the sale plan. The access shares a joint maintenance liability.

The outlier is served by a right of way shown CD on the sale plan. This is not made up.

## **MANAGEMENT**

Bryn Eithinog is managed by Tilhill Forestry, Church Bank, Llandovery SA20 0BA. Their Mr Iwan Parry will be pleased to discuss future management with prospective purchasers. He can be contacted on 07774 255595.

## **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**

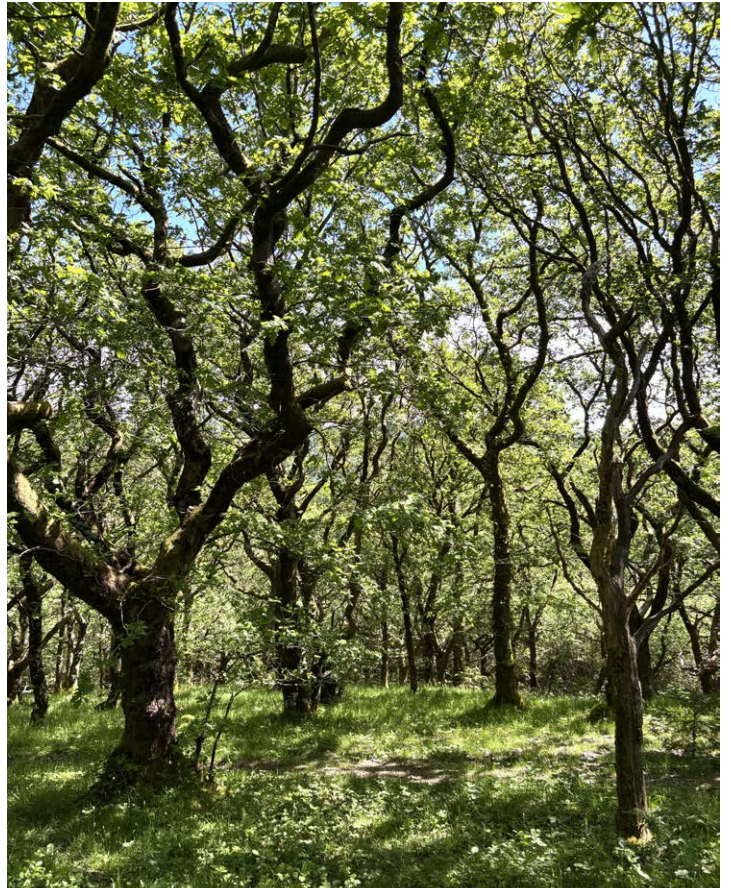
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## **METHOD OF SALE**

Bryn Eithinog 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)



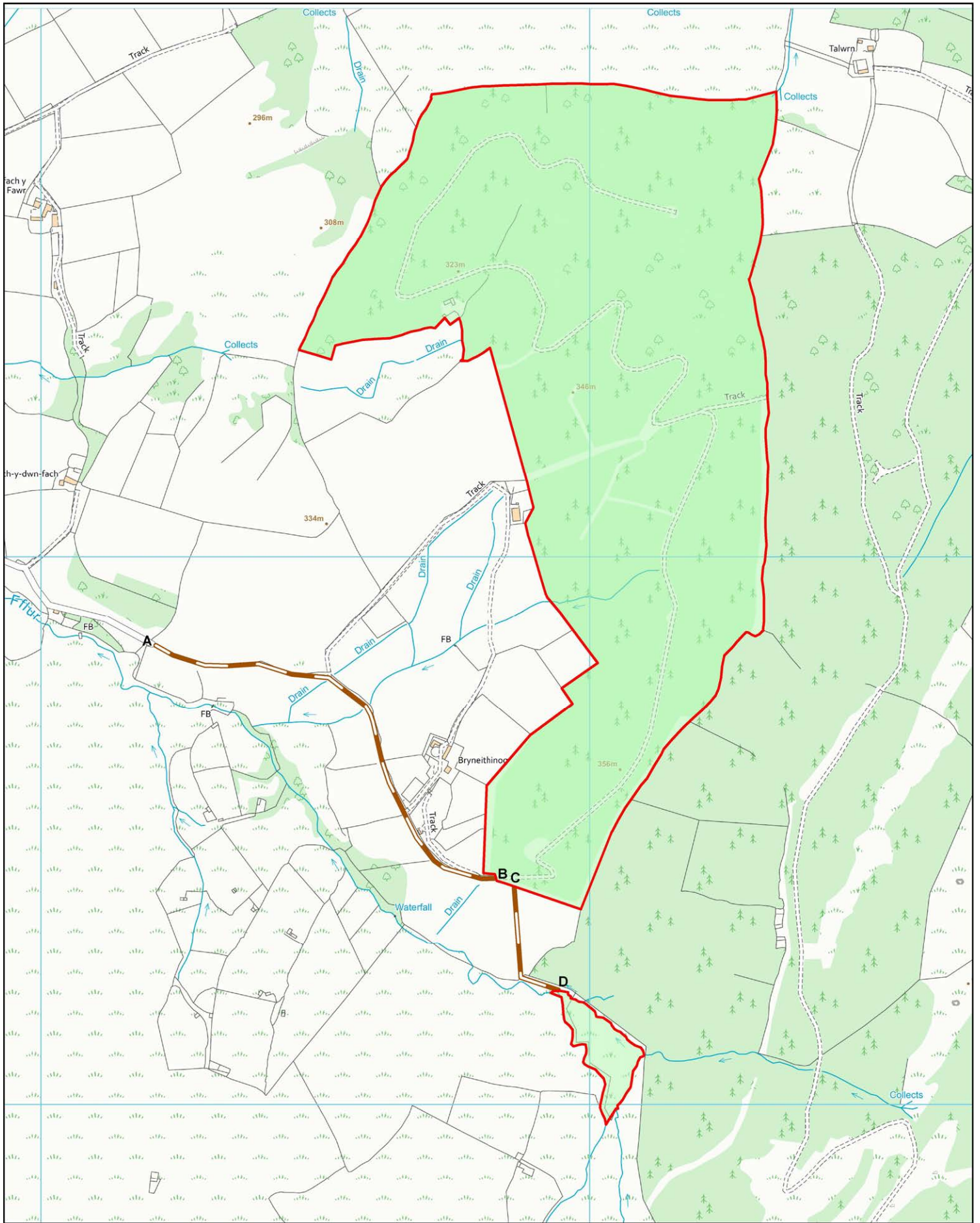
**IMPORTANT NOTICE**

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 2026.





Species	Planting Year									Total
	1900	1993	2011	2017	2018	2019	2023	2026	-	
Oak	8.89	0.24								9.13
Open Ground									3.84	3.84
Mixed broadleaf					2.38			0.61		2.99
Scots pine			0.25							0.25
Norway spruce			0.41		1.51					1.92
Sitka spruce	0.06		13.28	3.5	8.31	17.39	1.52	4.1		48.16
Douglas fir								0.87		0.87
<b>Totals</b>	<b>8.95</b>	<b>0.24</b>	<b>13.94</b>	<b>3.5</b>	<b>12.2</b>	<b>17.39</b>	<b>1.52</b>	<b>5.58</b>	<b>3.84</b>	<b>67.16</b>



# Bryn Eithinog



Location SN 739 639

Scale 1:9,000 @ A4

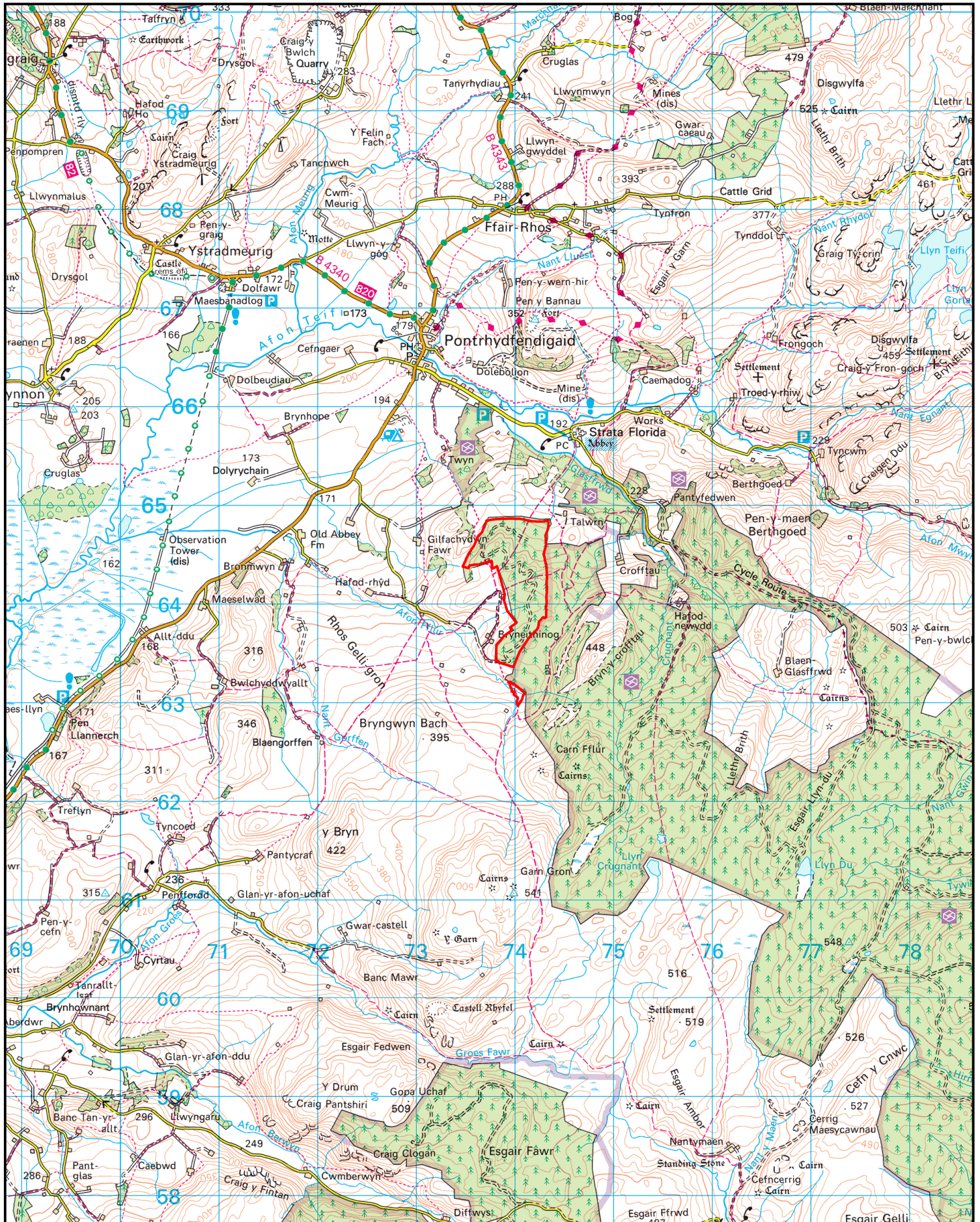
Drawing No. ZAA28764-01

Date 02.07.26



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## Bryn Eithiog



Location SN 739 639

Scale 1:50,000 @ A4

Drawing No. ZAA28764-02

Date 02.07.26



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