



FREEHOLD FOR SALE BY PRIVATE TREATY

169.10 Acres (68.43 Hectares)

BRYNIAU ISAF

Rhydcymerau, Carmarthenshire

Offers Around £750,000 are invited for this property

OS Grid Ref: SN587394 Lat/Long: 52.035412,-4.060605 Nearest Post Code: SA19 7RN
what3words: tacky.chemistry.reunion

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



Bryniau Isaf



Location SN 584 393

Scale 1:50,000 @ A4

Drawing No. ZAA29171-02

Date 02.09.26



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

Tel: 01869 254938 www.tustins.co.uk

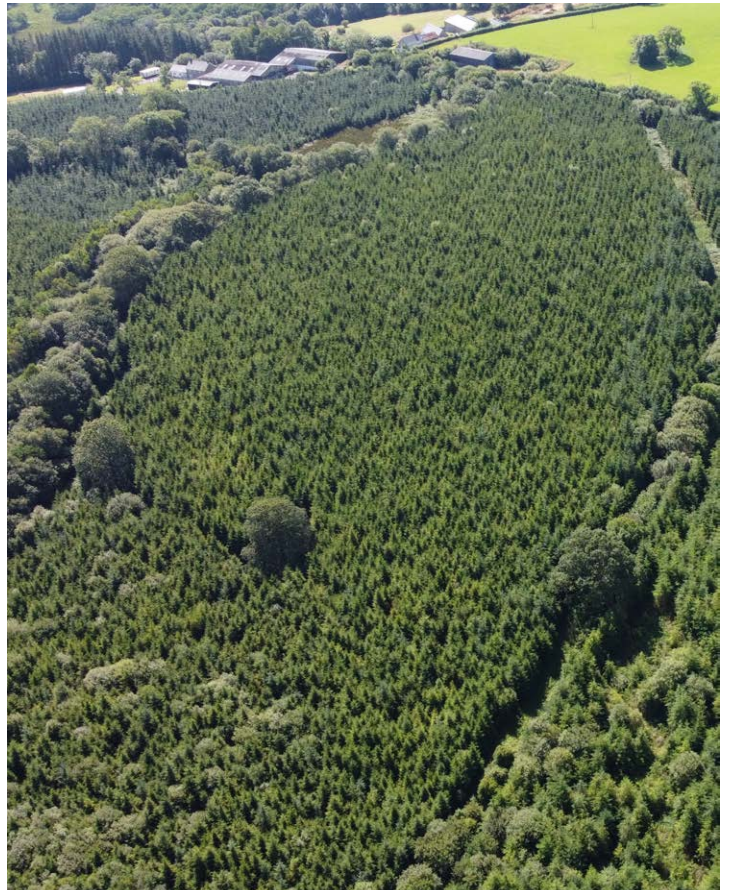
Based on Ordnance Survey 1:2,500

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LOCATION

Rhydcymerau is a small village approximately 5 miles to the south-east of Llanybydder and 13.5 miles to the north of Llandeilo.

All distances are approximate.

DESCRIPTION

Bryniau Isaf is a sizeable first rotation planting project with crops approaching their first thinning. With large areas of conifers in several distinct blocks this woodland is suitable for management as a commercial woodland capable of producing large quantities of marketable products.

The forest is situated on gently sloping former grazing land that is highly fertile, wholly suited for running a commercial forest. Rainfall and average temperatures for this location are perfect for the production of fast-growing trees. Indeed, our inspection of the site saw extremely healthy leader extension for this growing season. The trees look to be literally fizzing with the energy of the site.

Planted in three phases with establishment dates of 2012, 2015 and 2016, the planting was initiated using both Better Woodland for Wales funding as well as Glastir Woodland Creation schemes.

The majority of the plantation is stocked with Sitka spruce with secondary species of equal proportions Norway spruce and Douglas fir. This brings the commercial stocking up to 75% of the overall woodland. Storm Arwen has damaged a small area of the Douglas fir stocking which could be harvested (subject to felling licence) and restocked, further strengthening the age diversity within the plantation.

In some areas the ash within the original native broadleaved establishment matrix has suffered from ash dieback. There are, however, many areas where pioneer species are now establishing, strengthening stocking and providing welcome ecological diversity within the property.

Access throughout the wood is provided by a series of grass rides running from a former farm track on the eastern boundary, point C on the sale plan. The woodland sale also includes two farm buildings as well as an area of farmyard which could be useful for timber stacking in the future management of the wood once thinning gets underway. Secondary access can be gained at the many gateways off the county road at the locations shown A, B, D, E and F on the saleplan. These are all wide gateways off the county road which have been left largely unused since planting.

GRANT SCHEMES

The agent holds copies of all three of the original grant agreements for this property, which are available from the Selling Agents upon request. As is commonplace where a large grant scheme has been taken, the sellers expect the buyer to indemnify the sellers against any claims in relation to these agreements and to promptly take on all the responsibilities of these grant schemes by officially transferring them using Natural Resources Wales' (NRW) transfer process.

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 is a shared fencing liability shown on the plan with outward facing T-marks.

MANAGEMENT

Bryniau Isaf is managed by Tilhill Forestry, Church Bank, Llandovery SA20 0BA. Their Mr Alun Morgan will be pleased to discuss future management with prospective purchasers. He can be contacted on 01550 721442.

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

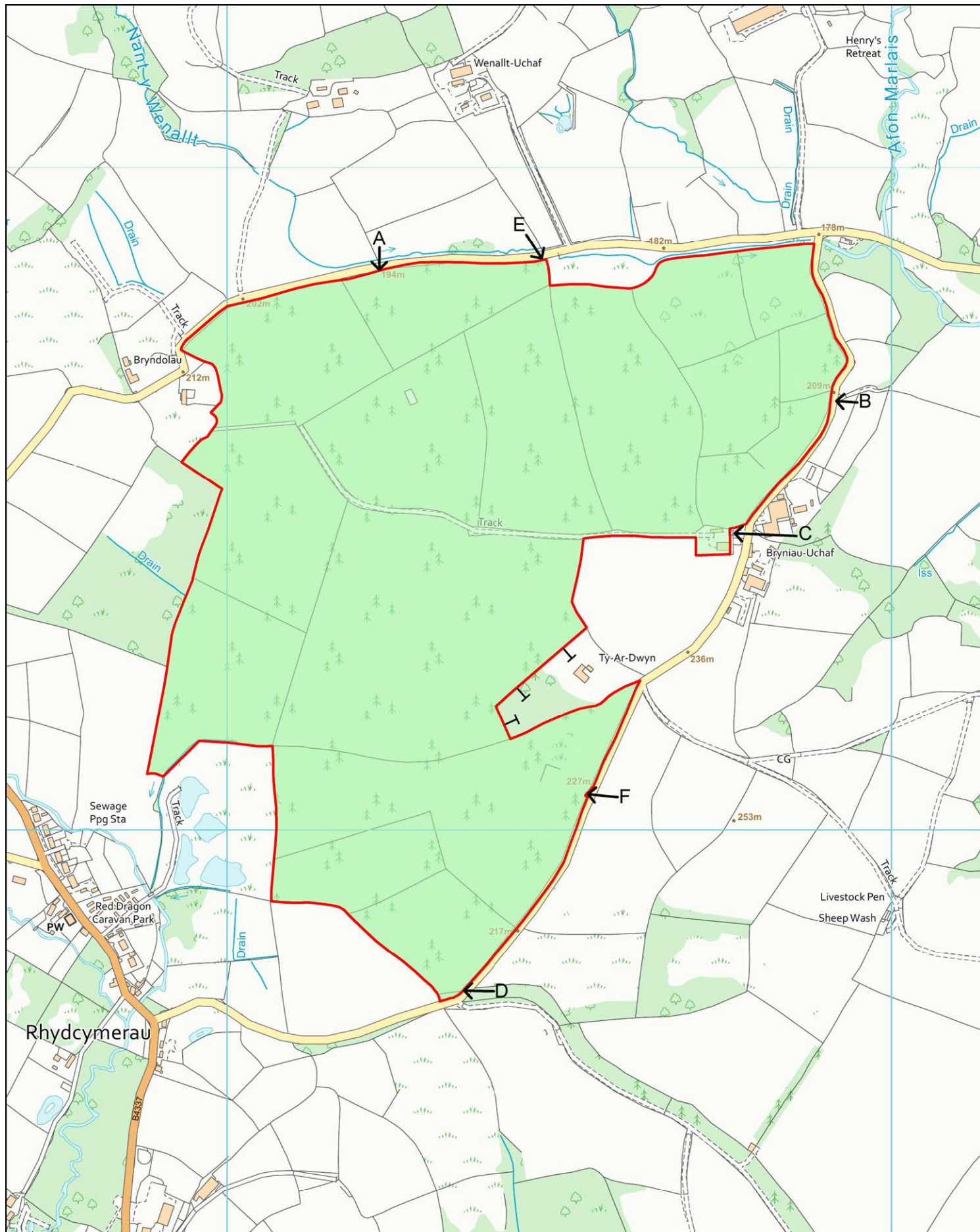
Bryniau Isaf is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

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







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Location SN 584 393
Scale 1:7,500 @ A4
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