



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**37.35 Acres (15.12 Hectares)**

## **BRYN WICHELL**

Bont Newydd, Ceredigion

**Offers Around £270,000 are invited for this property**

OS Grid Ref: SN607645 Lat/Long: 52.261712,-4.040199 Nearest Post Code: SY23 4TT  
what3words: elders.quieter.baseline

### **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or Jack 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 August 2025.



## LOCATION

Bryn Wichell is situated north west of Tregaron close to the A485 Lampeter to Aberystwth. Aberaeron is approximately 12 miles to the west. All distances are approximate.

## DESCRIPTION

Bryn Wichell is a 2nd rotation commercial woodland stocked with mainly Sitka spruce planted in 2001. The crop has grown well since then and shows some variability largely due to varying amounts of natural regeneration. Growth appears to be good in the most part with leader extension of around 1m in some places. In areas where the crop is on wet, less well drained ground there has been a little windblow in the latest winter storms. This is in four distinct areas and is relatively small.

Access to the property is via a gated access splay, shown as point A on the saleplan. This gate opens onto a small stacking area and the track runs into the wood for around 200m. There is a further access right on the property's north-eastern side where the woodland owner has the right to create another access splay and track into the woodland on the shaded area on the sale plan. Point S on the saleplan is an access point onto an inspection rack within the main section of the crop. Visitors will be able to see the quality of the crop if this route is used.

An additional c.55 acres of adjoining woodland comprising young Sitka spruce and mixed broadleaves is available by separate negotiation. Contact the Selling Agents for further information.

## 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 property carries a fencing liability along the boundaries marked B-C-D-E-F.

## RIGHTS OF WAY

The woodland is sold with the benefit of the right to construct a forest road to a width of 15ft along with a 52ft splay to the county road on the land shaded orange on the attached sale plan.

## MANAGEMENT

Bryn Wichell is managed by Tilhill Forestry. Their Mr Jack Griffiths will be pleased to discuss future management with prospective purchasers. He can be contacted at [jack.griffiths@tilhill.com](mailto:jack.griffiths@tilhill.com) or by telephone on 01550 721442 or 07552 006027.

## 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.

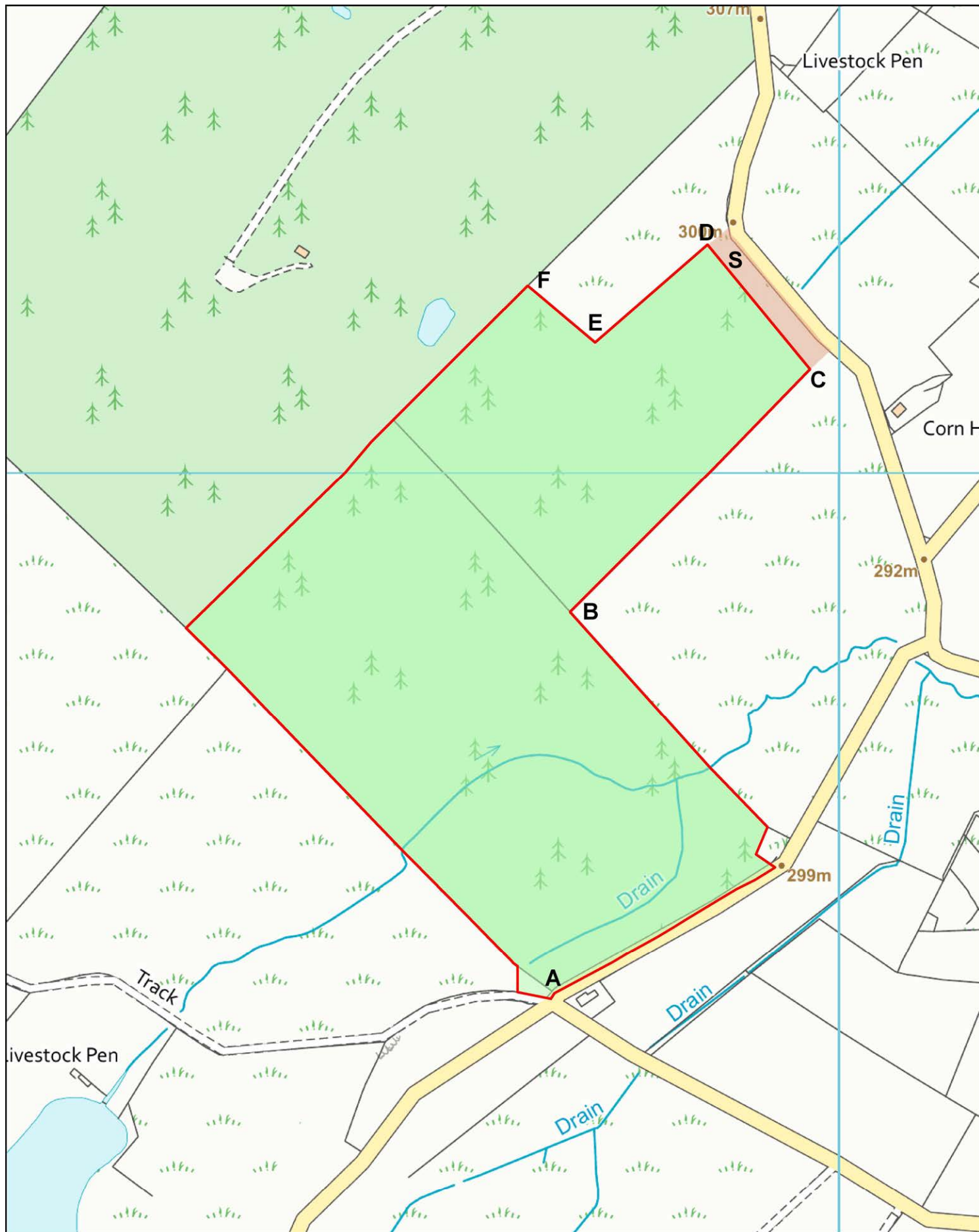
## METHOD OF SALE

Bryn Wichell 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](http://www.gov.uk)





Bryn Wichell

Location SN 607 648

Scale 1:4,000 @ A4

Drawing No. Z25948-01

Date 01.08.25



**Tustins**

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500  
mapping with the permission of  
the Controller of HMSO  
©Crown Copyright  
Licence No. VA 100033416





## Bryn Wichell

Location SN 607 648

Scale 1:50,000 @ A4

Drawing No. Z25948-02

Date 31.07.25



# Tustins

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

Based on Ordnance Survey 1:2,500  
mapping with the permission of  
the Controller of HMSO  
©Crown Copyright  
Licence No. VA 100033416



# BRYN WICHELL

Bont Newydd, Ceredigion



# Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

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

[www.tustins.co.uk](http://www.tustins.co.uk)