



LEASEHOLD FOR SALE BY PRIVATE TREATY

25.50 Acres (10.32 Hectares)

COED RHIW SAESON

Llanbrynmair, Powys

Offers Around £150,000 are invited for this property

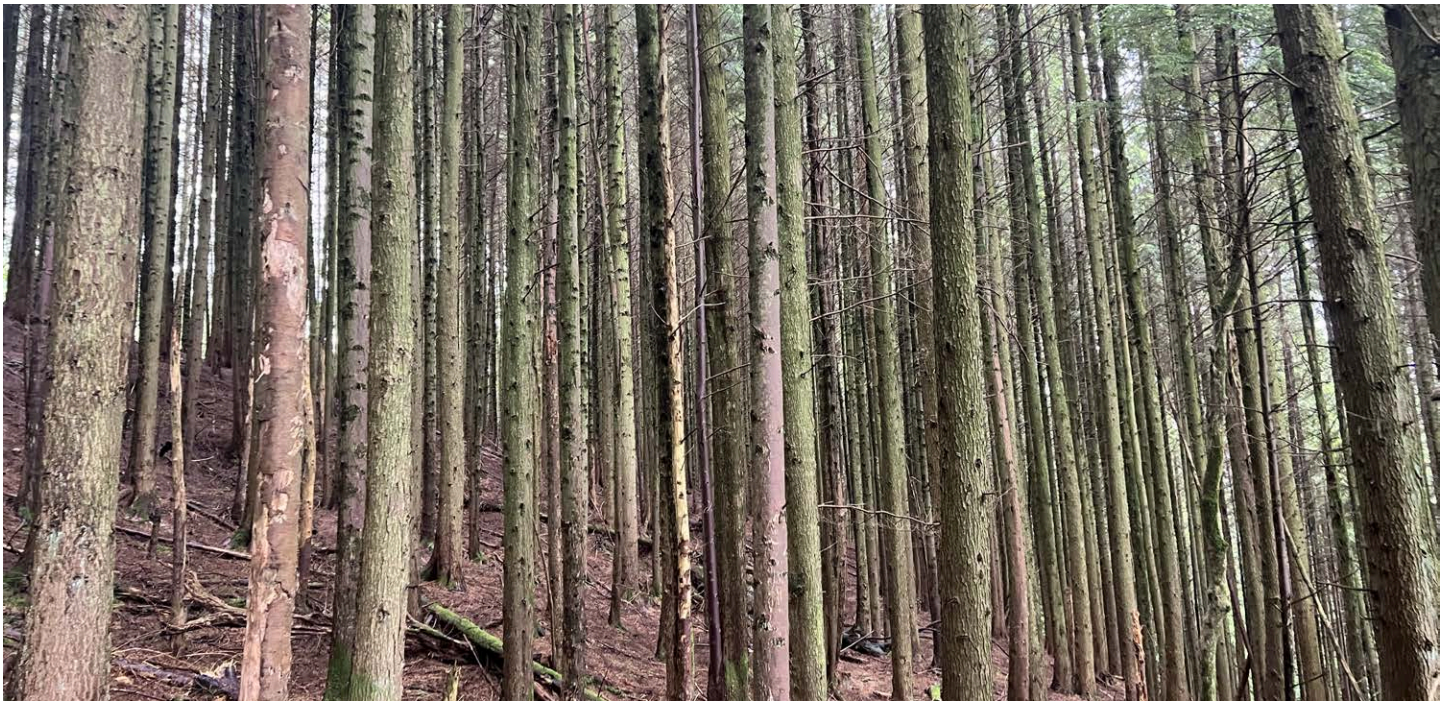
OS Grid Ref: SH919 064 Lat/Long: 52.645037,-3.599030 Nearest Post Code: SY19 7EA
what3words: tissue.obstinate.growth

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 July 2024.

LOCATION

Located just to the north east of Llanbrynmair which is 18 miles from Newtown and the major roads network. All distances are approximate.

DESCRIPTION

Coed Rhiw Saeson is accessed via a ford that crosses the Afon Clegyrnant and thence onto a well made track, shown ABC on the sale plan, that has been used for timber haulage in the past. There are also several access points into the woodland on the northern side of the river directly off the county road. A large convenient stoned area partially situated within the wood, point D on the sale plan, could be used for timber stacking.

Unusually this woodland is stocked with a range of p1960s trees most of which have performed particularly well on this site. Species include Western hemlock, Douglas fir, Sitka spruce with some areas of mixed broadleaves. A large quantity of timber is currently ready for harvesting which can be accessed by extending the existing track further along the southern side of the river to serve the areas of dense timber. Many of these trees are over 30m tall and will produce large amounts of saw logs should a new owner wish to fell and replant the site subject to a felling licence application. Overall this is an impressive woodland that has somehow escaped the eyes of timber merchants. Crops close to the loading area have been thinned recently to favour the best trees. This is possible due to the land-form which protects the woodland from strong winds.

The woodland is classified by Natural Resources Wales (NRW) as a Plantation on an Ancient Woodland Site (PAWS). This classification does not prevent the continuation of commercial forestry re-planting and, subject to the felling licence conditions and the UK Forestry Standard, this agent believes that further commercial planting could be carried out to continue the tradition of productive woodland in this area of Wales.

The current owners have enjoyed owning the woodland and, whilst their main objective has been the growing of timber for producing income, they have also been fascinated by the isolated location, its landform and the river which is spectacular where it drops into a deep gorge in places along the edge of the property. Visitors to the woodland will find a well trampled path along the bottom edge of the woodland.

SPORTING AND MINERAL RIGHTS

Sporting rights are excluded although it is understood these can be rented from the Wynnstay Estate. Mineral rights are retained by the lessor but the lease does allow the use of stone excavated on site to be used for building and maintaining roads and tracks that benefit the woodland.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for forestry purposes over the route shown ABC on the sale plan.

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

Leasehold. The woodland is let on a 999 year lease from June 1958 at an annual rent of £3.00. The land is only to be used for Forestry Purposes. The rent has been paid for this year and will not be apportioned on completion. Vacant possession will be given on completion subject to the terms of the lease.

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

Coed Rhiw Saeson 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





Rhiw Saeson

Location SH 915 062

Scale 1:50,000 @ A4

Drawing No. Y22770-02

Date 12.07.24



Tustins

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Llanbrynmair, Powys



**Tustins**

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