



FREEHOLD FOR SALE BY PRIVATE TREATY

44.86 Acres (18.15 Hectares)

COED TAFARN-FACH

Tre-Taliesin, Machynlleth, Ceredigion

Offers Around £290,000 are invited for this property

OS Grid Ref: SN654902 Lat/Long: 52.493889,-3.983429 Nearest Post Code: SY20 8JR
what3words: unzipped.playback.commoners

Selling Agents

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

For further information contact Mike Tustin

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Coed Tafarn Fach

Location SN 083 348

Scale 1:50,000 @ A4

Drawing No. ZAA29724-02

Date 21.10.26



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

Based on Ordnance Survey 1:25,000
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LOCATION

Coed Tafarn-Fach is located a few miles to the west of Machynlleth almost overlooking Aberdovey on the far side of the Dovey Estuary. The wood is easily reachable from Newtown and Welshpool which are around 39 and 48 miles distant respectively. Shrewsbury and the M54 are also within easy reach. All distances are approximate.

DESCRIPTION

Coed Tafarn Fach has been a long term forestry improvement project for the current owner. The woodland was purchased from the Forestry Commission (FC) in the 1980s which puts it into one of the Commission's earliest disposal phases. At that time, public access was not a requirement of the sale process and so today we have a wonderfully private woodland. The woodland could be described as a masterclass in species selection and silviculture for this part of Wales with lots of variety and therefore resilience. The wood presents really well and shows very clearly how commercial crops that have been properly managed can thrive on a steep Welsh forest soil along with restoring nature over the whole site.

Access to the woodland could not be easier with a wide well surfaced access track through the centre of the woodland. The initial section of this, which is tarmacadamed, is shared with several third parties. This road is gentle in slope and was built by the Forestry Commission in its heyday of forestry establishment when it was really doing things properly. Culverts are all adequate, the road's form is exceptional and as a result the surface requires little maintenance having had very few problems during the owner's 40 years of stewardship.

From this track access ramps serving nearly all of the wood have been cut into the slope which links the top and the bottom of the slope with adequate tracks for a 4WD vehicle. These have been used to thin and maintain all of the crops over the years with several areas felled and replanted in that time.

Replanting has been carried out with mainly commercial tree species such as Sitka and Norway spruce, Douglas fir and various other conifer species to form some areas of what could almost be described as an arboretum.

Broadleaves also do well on this site and all of the FC-planted native species as well as a large area of beech trees have been pruned to improve their form and allow them to produce high quality sawlog material.

This pruning has also allowed additional light to reach the forest floor which in turn has allowed the owner to underplant with various tree species including a large amount of Douglas fir. The leaders of these are nearly all approaching 1 metre giving an indication that the trees are growing very fast.

As an example, the owner felled a large area of larch above the forest road in the early 1990s and replanted with Sitka and Norway spruce and Douglas fir. These are all now ready for thinning and/or selective felling. Form is excellent as is the growth rate. This is a fertile site with an almost perfect wet climate for growing trees.

The wood features a long waterfall that has several long water spouts as it rushes down the bank off the hillside. This is spectacular when heavy rainfall swells the watercourse to overflowing. The woodland also has its own lead mine which is now closed off but contained within the woodland boundary.

For those with an interest in visiting the woodland the owner has produced a plan showing a route along which a prospective purchaser can follow a planned trail with various stops and information on what a visitor might find at each location.

The woodland can be classified as a Plantation on an Ancient Woodland Site (PAWS). This classification means that a woodland has been present on this land since at least pre 1600 AD. Often the Welsh government offers favourable grants for felling and replanting areas of trees with natives species.



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 lower boundary of the wood is understood to be the responsibility of the woodland owner.

RIGHTS OF WAY

The woodland is sold with the benefit of rights of way for all purposes over the routes ABC, DE and FGH shown with broken brown lines 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

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.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

METHOD OF SALE

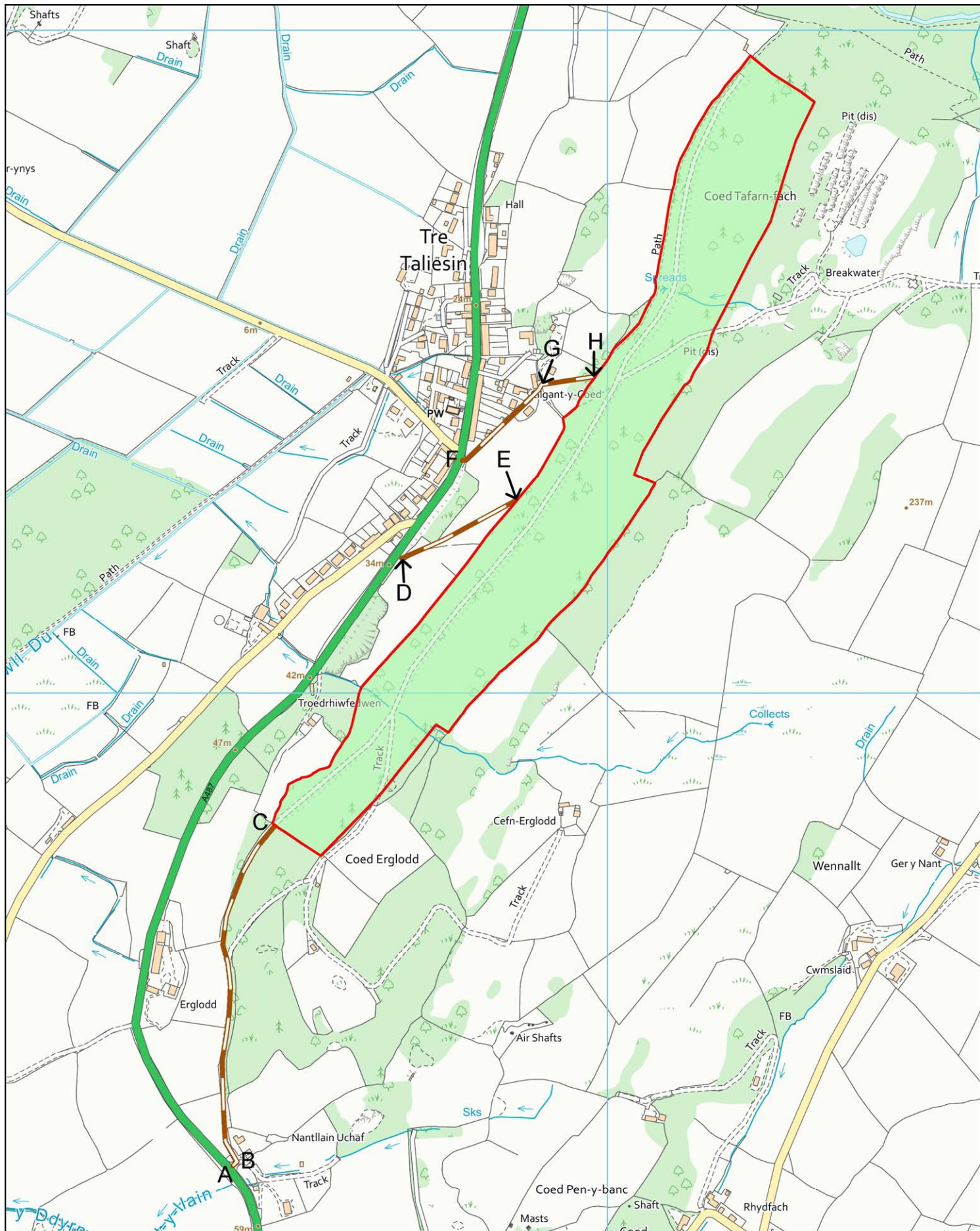
Coed Tafarn Fach is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

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







Coed Tafarn Fach

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Scale 1:7,500 @ A4

Drawing No. ZAA29724-01

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