



FREEHOLD FOR SALE BY PRIVATE TREATY

17.98 Acres (7.28 Hectares)

MORBEN WOOD

Derwenlas, Machynlleth, Gwynedd

Offers Around £135,000 are invited for this property

OS Grid Ref: SN716993 Lat/Long: 52.576801,-3.894222 Nearest Post Code: SY20 8SR
what3words:tortoises.icons.icon

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 July 2025.

LOCATION

Morben Wood is situated just a few miles to the west of Machynlleth with access directly off the A487 Aberystwyth road. All distances are approximate.

DESCRIPTION

Morben Wood is a very unusual offering situated as it is on the very edge of the Snowdonia National Park. Within a short distance of the wood are all the amenities of the National Park with wonderful walks in abundance, Bike Park Wales just a few miles away and a huge choice of forest trails in Natural Resources Wales' (NRW) woodlands.

The woodland is accessed via two locations shown on the sale plan at points A and B. Point B is the main access into the lower section of the wood close to the old quarry building. From here a track runs up past the old building and into the quarry. This track also connects to the southern half of the wood via a steep but walkable trackway. Point A is a gateway through an ancient stone wall on neighbouring land that gives access to the upper section of the wood.

Conveniently located in the lower section of the wood is the ruin of what was probably once a quarry office building. Roof timbers are still visible on the walls and this building could be repaired subject to planning consent.

The wood is stocked with a fine selection of mature beech trees. There is also some areas of mature conifers that will add winter colour and interest to the wood. These have been thinned and will provide a continuous supply of timber and firewood should a new owner wish. Roadside trees have been professionally surveyed in the last year and the required remedial work undertaken. A copy of the survey can be made available upon request. An operation to make safe a storm damaged beech tree is also in hand and will be completed prior to sale.

The wood also contains a small ex-slate mining quarry. Extra care must be taken when walking the property.

Part of the woodland is designated as Ancient and Semi Natural Woodland (ASNW) indicating the land has had trees growing continuously since before 1600 AD. This designation often creates opportunities for a woodland owner to secure enhanced funding to restore such a wood.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are retained by a previous owner.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes from the gateway at point A into the wood.

MANAGEMENT

Morben Wood is managed by HW Forestry, 24 Lammas Street, Carmarthen SA31 3AL. Their Mr Dai Jones will be pleased to discuss future management with prospective purchasers. He can be contacted on 07932 719613 or email dj@hwforestry.co.uk

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 subject to the Mineral reservation.

VIEWING

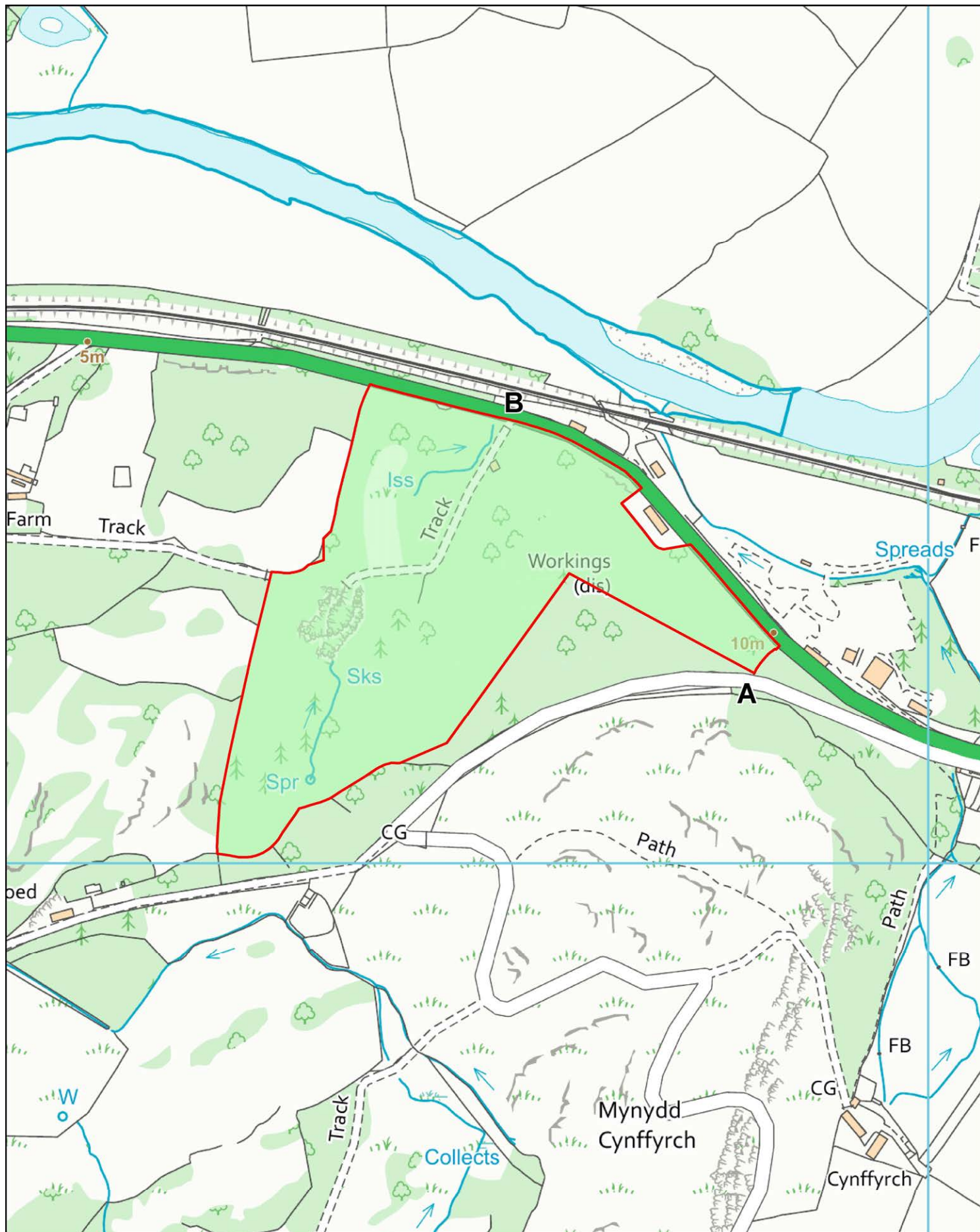
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Morben Wood 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



Morben Wood

Location SN 716 991

Scale 1:4,000 @ A4

Drawing No. Z25619-01

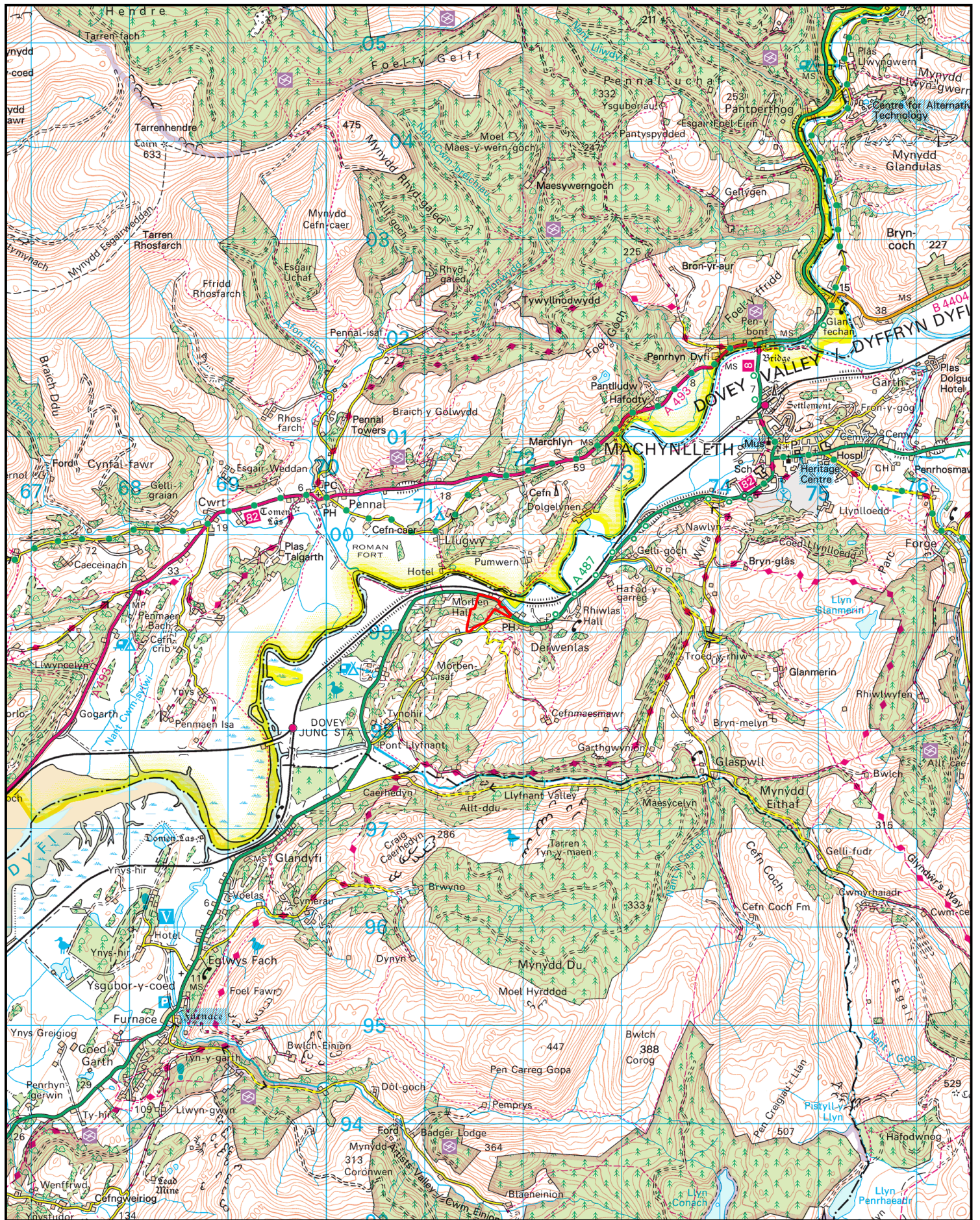
Date 07.07.25



Tustins

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

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Morben Wood

Location SN 716 991

Scale 1:50,000 @ A4

Drawing No. Z25619-02

Date 07.07.25



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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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