



FREEHOLD FOR SALE BY PRIVATE TREATY

60.62 Acres (24.53 Hectares)

PENIARTH WOOD

Llanfyllin, Powys

Offers Around £280,000 are invited for this property

OS Grid Ref: SJ161156 Lat/Long: 52.732199,-3.243680 Nearest Post Code: SY22 6DW
what3words: spurring.happen.than

Selling Agents

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

For further information contact Mike Tustin or John Clegg

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IMPORTANT NOTICE

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LOCATION

Situated close to the village of Meifod in the county of Powys, Peniarth Wood is approximately 9 miles to the north-west of Welshpool. Access is taken off the A495 at the village of Meifod. Travel north through the village remaining on the minor road for approximately 1.5 miles. Pass the junction for Bwlch-y-garnedd and the track leading to Peniarth Wood falls to the right of the county road after 1/2 mile. All distances are approximate.

DESCRIPTION

Peniarth Wood is a substantial mixed species woodland close to the historic village of Meifod. Sitting on the western edge of the Watershed between Colwyn Brook and the Afon Efyrynwy the woodland occupies an attractive position offering seclusion within the wood yet far reaching views across the surrounding countryside.

Forming part of a larger block of forestry, some managed by Natural Resources Wales (NRW), this once significant Douglas fir plantation has been partially restored by it's current owners and now boasts a mix of productive commercial forestry opportunities and amenity, broadleaf woodland.

The access is excellent with the right to maintain a 10ft wide track from the county highway to the woodland entrance. Once inside the wood, a highly serviceable stone track provides access throughout the woodland. Onward access into the adjacent block of forestry is only possible on foot via the established footpath.

The soils on this site are medium nutrient brown earths with a fresh moisture status. This combined with the warm, sheltered and moist status of the location results in a site that is highly suitable for forestry. The Forest Research Environmental Site Classification suggests yield classes in excess of 22YC for Sitka spruce, Norway spruce and Douglas fir. This is further evidenced by the rampant nature of the natural regeneration observed across the woodland.

The core Douglas fir crops date from the late 1970s and stand at a significant volume having been line and then selectively thinned. The younger crops date from 2007 and 2019 respectively and comprise a mix of established and natural regeneration of the conifer crops, with large areas of planted oak and regenerated birch, willow, rowan and sweet chestnut.

This is a woodland moving through it's second rotation and much could be made of both the commercial and amenity potential of this property.

FENCING

There are no known fencing liabilities.

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.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown FEC and DE 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.

The owners of Peniarth Isaf have the benefit to water supplies drawn from the wood. They have rights to maintain, renew and repair water pipes.

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

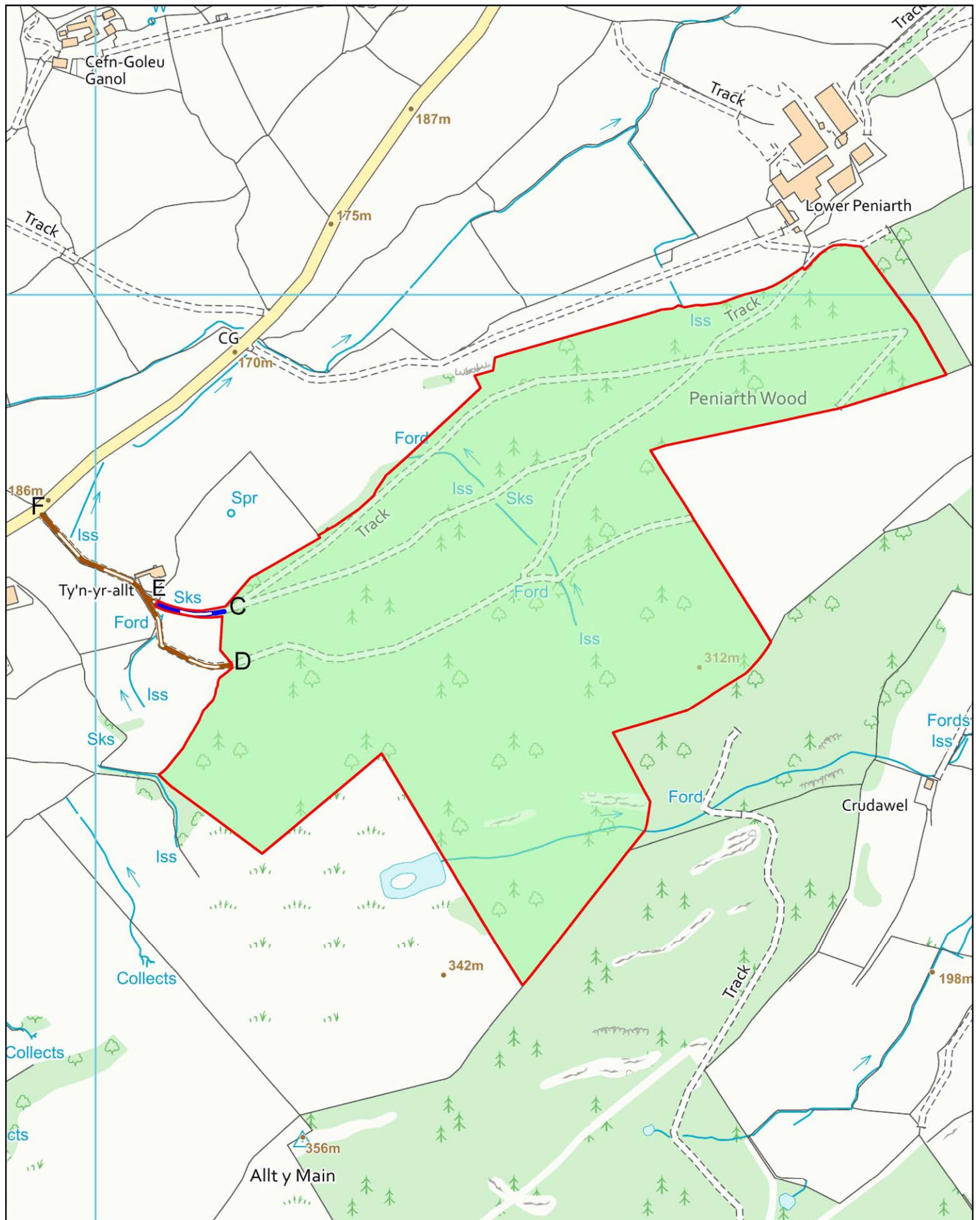
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. For viewing the southern part of the woodland please use the footpath route indicated by a red dotted line on the location plan.

METHOD OF SALE

Peniarth 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



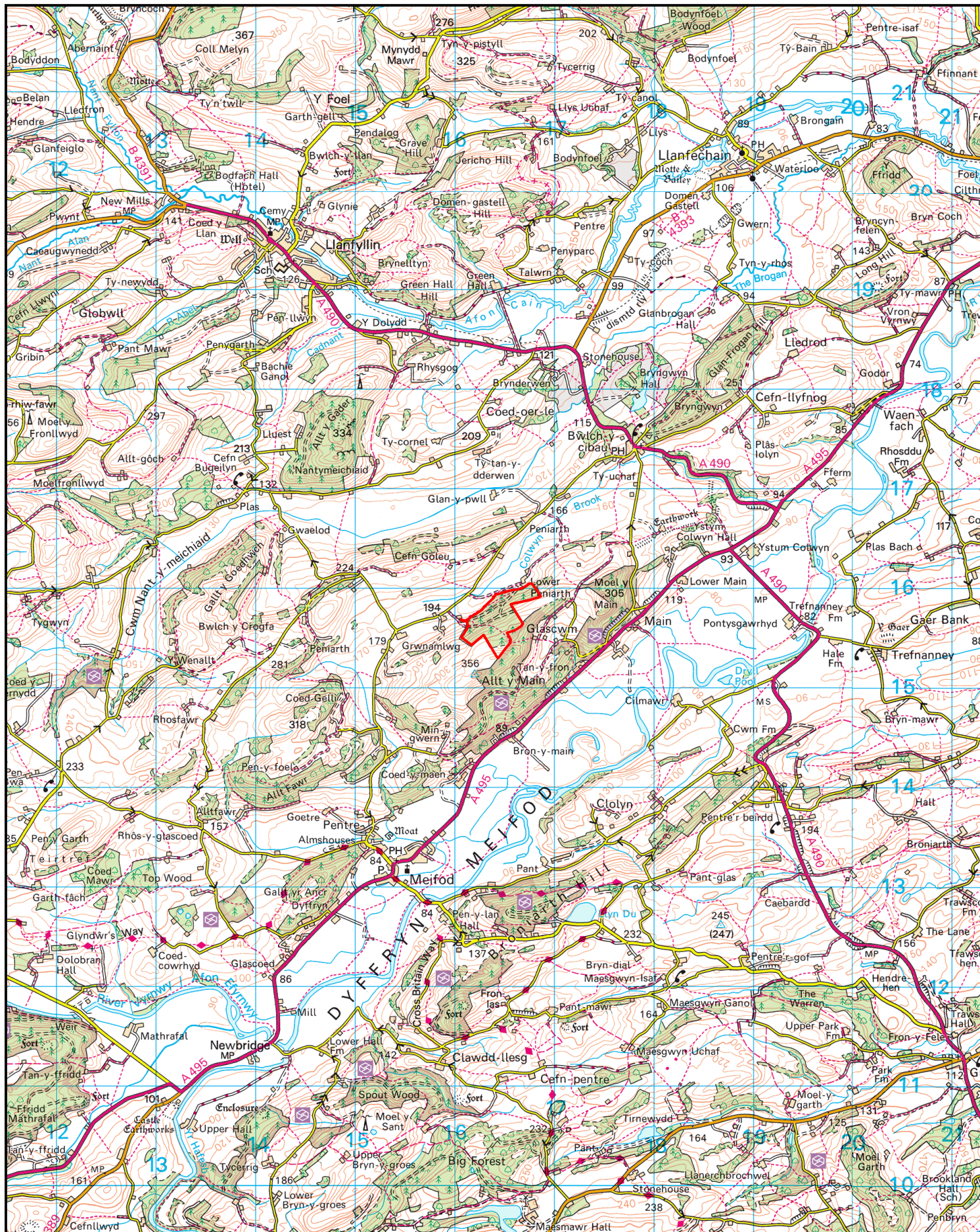
Peniarth Wood

Location SJ 164 156
Scale 1:5,000 @ A4
Drawing No. ZAA28777-01
Date 02.07.26



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