



FREEHOLD FOR SALE BY PRIVATE TREATY

46.49 Acres (18.81 Hectares)

THE NEUADD

Dolanog, Powys

Offers Around £235,000 are invited for this property

OS Grid Ref: SJ077127 Lat/Long: 52.704022,-3.365863 Nearest Post Code: SY21 0LF
what3words: surely.failed.runways

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

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 September 2025. Revised April 2026.

LOCATION

The Neuadd is located just outside of the village of Dolanog, 12 miles north-west of Welshpool and 31 miles west of Shrewsbury. All distances are approximate.

DESCRIPTION

With excellent access to nearby timber markets, The Neuadd is a well located, mixed age commercial plantation with a history of good conifer growth. The wood enjoys good access over the stoned track marked AB on the sale plan.

Occupying a south-west facing slope, stocking predominantly comprises conifers and includes mature Douglas fir planted in 1970 and 1980, alongside p2018 Sitka spruce, Douglas fir and Scots pine. The young crop is now well established and showing good growth. Mature grand fir, red cedar and Japanese larch featured in small pockets complete the conifer stocking. Strong natural regeneration, particularly Douglas fir, is a feature throughout The Neuadd.

The mature Douglas fir could be felled in the coming years if a new owner wished and this would realise immediate timber income. A felling licence covering these works is in place, expiring June 2026, and a copy can be provided by the Selling Agents on request.

The broadleaves are mostly found at the western end and south-eastern corner of the wood and feature oak, cherry, beech and silver birch. The block at the western end was planted in 1994.

The Neuadd sits at between 180m and 280m above sea level. Soils are described as freely draining acid loamy soils over rock.

Almost all of the woodland is of ancient origin, with the majority classified as a Plantation on Ancient Woodland Site (PAWS) and a small part classified as Ancient Semi Natural Woodland (ASNW).

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

The woodland owner is responsible for maintaining the fences shown with inward facing T-marks on the sale plan.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown BC on the sale plan.

MANAGEMENT

The Neuadd is managed by Tilhill Forestry, Pale Estate Office, Llandderfel, Bala, Gwynedd, LL23 7PS. Their Mr Ricky Dallow will be pleased to discuss future management with prospective purchasers. He can be contacted on 07826 264727.

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

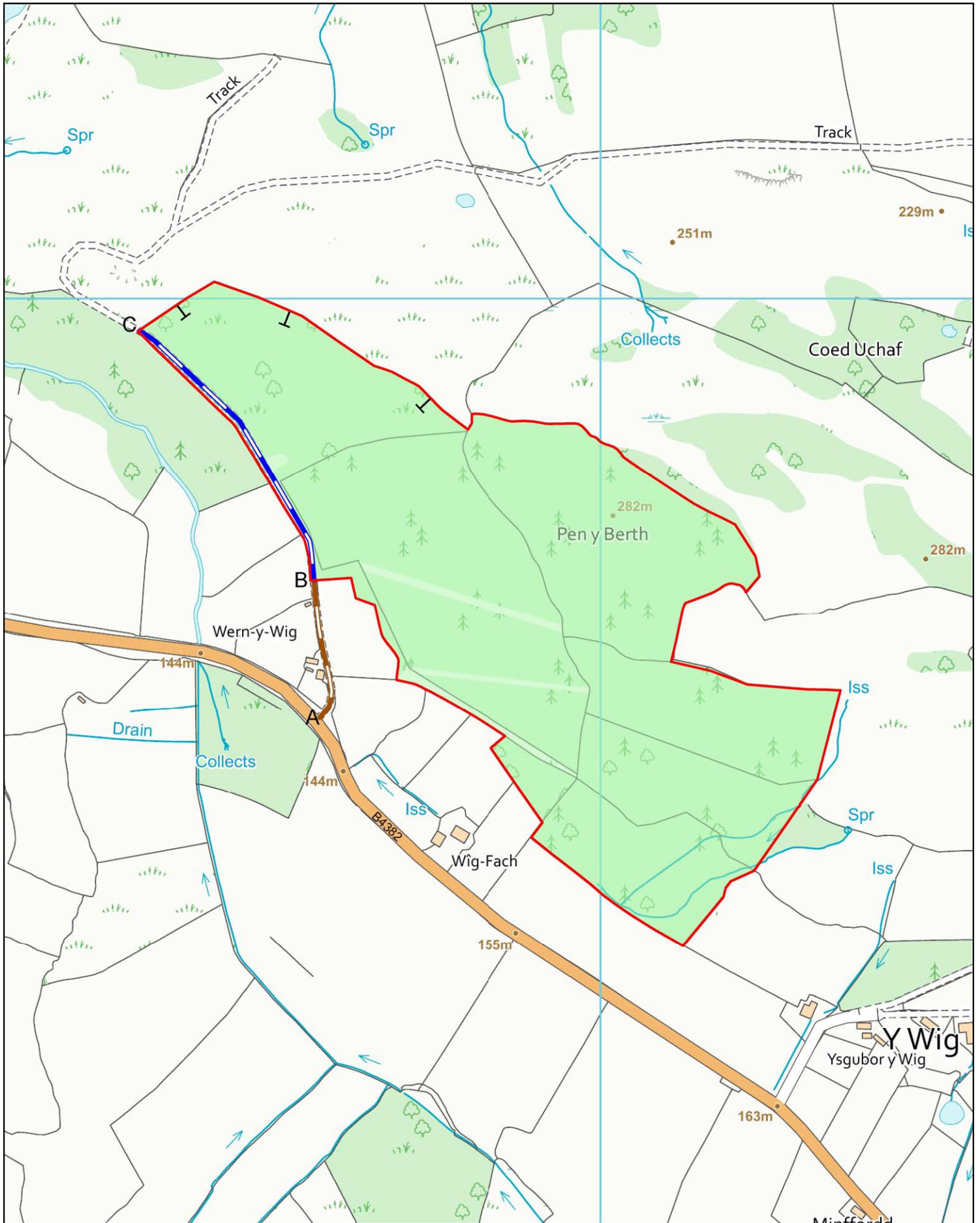
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. We would advise parking in the turning circle at point B and walking up the main track and onto the internal track.

METHOD OF SALE

The Neuadd 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



The Neuadd



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Location SJ 079 127
 Scale 1:5,000 @ A4
 Drawing No. Z26361-01
 Date 16.09.25



The Neuadd

Location SJ 079 127
 Scale 1:50,000 @ A4
 Drawing No. Z26361-02
 Date 16.09.25



Tustins

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