



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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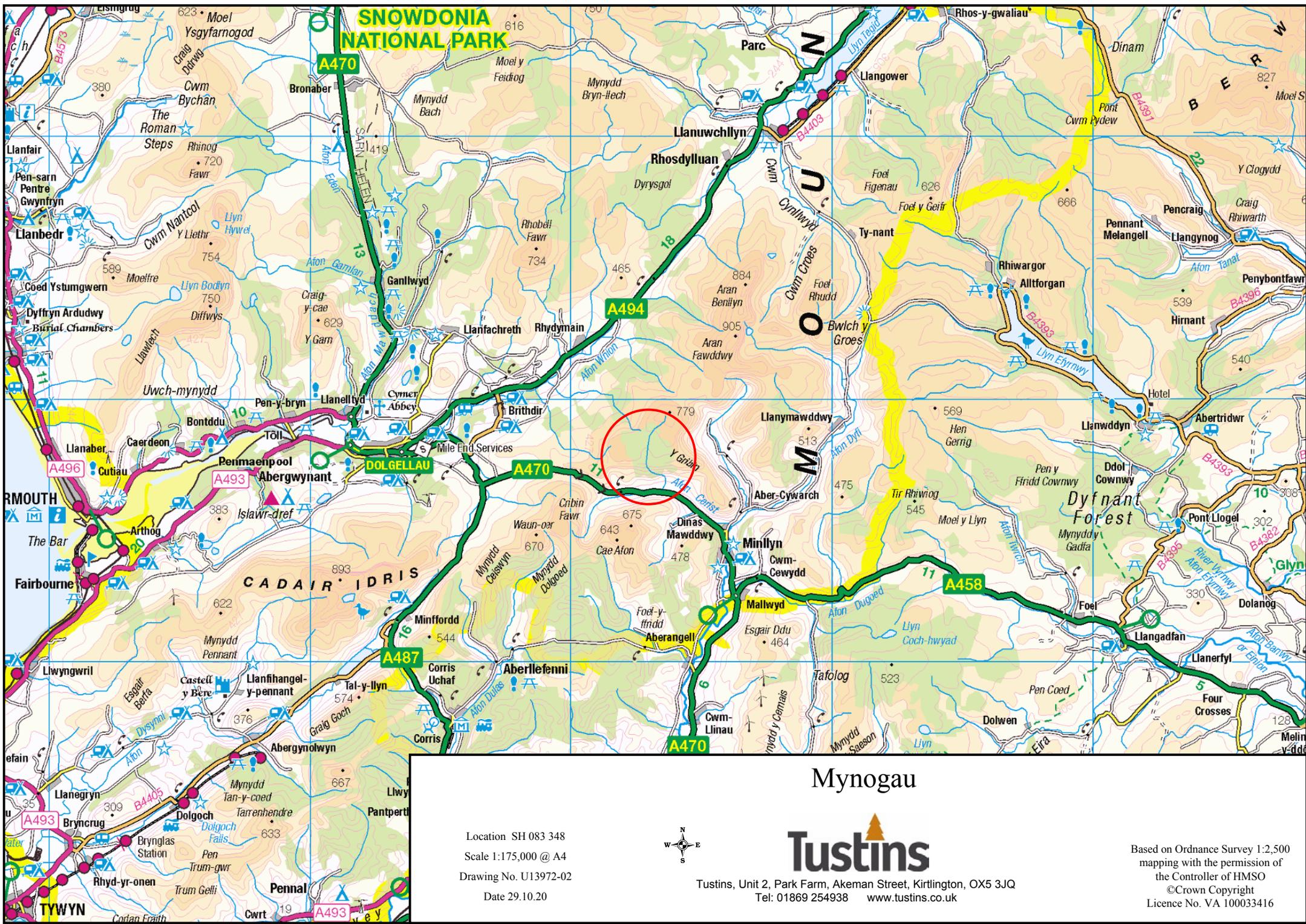
MYNOGAU FOREST

DINAS MAWDDWY, POWYS

Offers in excess of £3,500,000

773.41 Acres (312.99 Hectares)

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773.41 Acres (312.99 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SH823 164 Lat/Long: 52.732433°N 3.743300°W Nearest Post Code SY20 9LX

Offers in Excess of £3,500,000

BRIEF DESCRIPTION

Investors looking for a sizable and highly productive asset need look no further. Equally as spectacular as it is productive Mynogau forest is an exceptional and rare offering to the commercial forestry market.

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 Nov 2020.

LOCATION

The woodland is situated approximately 2 miles to the west of Dinas Mawddwy on the northern side of the main A470. The only north south trunk route through Wales.

DESCRIPTION

Mynogau Forest is a spectacular area of commercial forest situated on the edge of Snowdonia National Park. The original planting took place in the late sixties by Natural Resources Wales then known as the Forestry Commission. With elevation ranging from 180-650m (600-2100ft) this is a forest that offers a wide range of site type and quality. The lower half of the forest is prominent from the main A470 arterial road that connects Machynlleth to Dolgellau.

Access to the forest is excellent over a well engineered forest road that also leaves the forest on its eastern flank to provide access to the high plateau area. Initially this track crosses several fields before it progresses up into the forest where various forwarder tracks provide wider access into the various crops.

Previous owners of the forest have upgraded the access tracks and harvested many areas of highly productive crops during the last ten years. Fertile soils, south facing aspects as well as moist climatic conditions combine to give this forest enormous potential to grow large amounts of high specification timber within a short rotation. Replanted areas of improved Sitka spruce are already showing this potential after only a few years of growth. Future owners will be able to harvest further areas of mature timber that include Douglas fir, Larch and Sitka spruce on the sloped visible face during the next 10 years as replanted crops become dominant. For a complete compartment schedule and plan please contact the selling agent.

Out of sight behind the top of the forest's highest slope is an area of high but gently sloping plateau. All of this area was cleared of mature trees and the most productive areas replanted with improved Sitka spruce over a period between 2011 and 2013. These are showing quite clearly how improved Sitka spruce can grow even at the highest elevations.

Within the forest is a beautiful and highly visible waterfall that cascades down a deep gully known as Nant y Graig Wen. An area of land situated at the top of this waterfall is owned by a third party who has the right to construct a small hydroelectric scheme along with a water pipe and associated electricity cable. It is understood from the owners that water volumes are not sufficient to support such a scheme and that this proposal is currently on hold.

The owners of Mynogau Forest have been served with a Plant Health Notice number 20/06178/01 that requires the owners to remove an area of larch suspected to be infected with Phytophthora ramorum. This requires the removal of all larch within the specified area, shown hatched on the sale plan, before 31-03-21. This document is available from the selling agent.

SPORTING, MINERAL RIGHTS & OTHER RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are also owned and included in the sale. The forest is the location for the famous Red Bull Hardline Mountain bike downhill course. The current agreement with Red Bull expires in December 2020 and negotiations for a renewal are underway..

FENCING

There are a number of fencing liabilities. These are shown with inward facing T-marks on the sale plan.

MANAGEMENT

Mynogau Forest is managed by Pryor and Rickett Silviculture. Their manager Mr Ben Butler can be contacted by telephone on 07741 242204 at their Brampton Bryan office.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route CD shown in brown on the sale plan. The routes shown in blue are subject to a right of way in favour of two third parties, shown on the sale plan as routes ABC and AX.

V.A.T.

The sale of the woodland is 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. The purchaser will be expected to satisfy himself 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 gate onto the track is normally locked and visitors will need to contact the selling agent for the current gate code. Please also note that access to the plateau area is only possible with a four wheeled drive vehicle. Would visitors also ensure that all gates are kept closed at all times. The farmland on the outside of the forest is stocked with livestock.

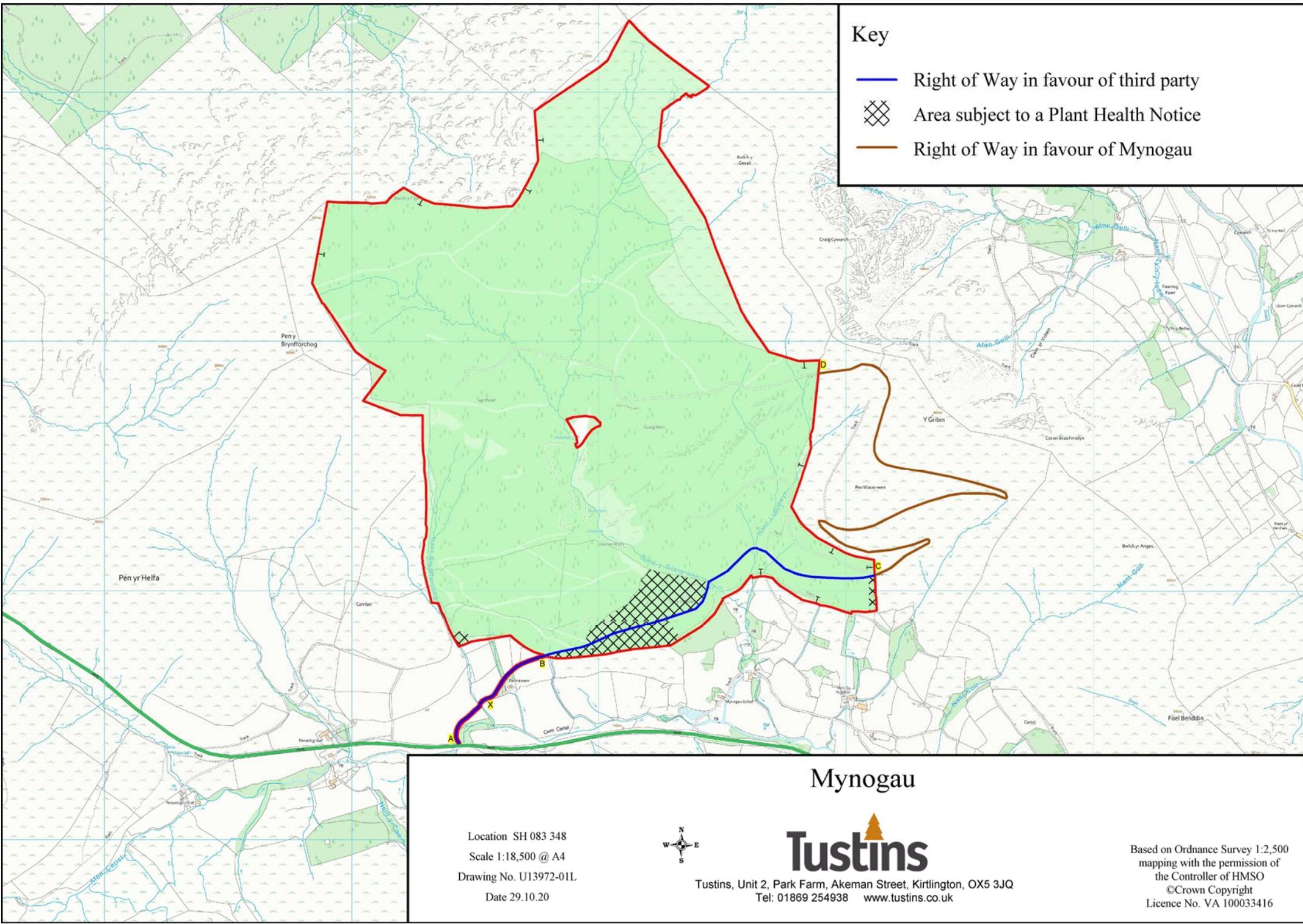
METHOD OF SALE

Mynogau Forest 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





Key

- Right of Way in favour of third party
- Area subject to a Plant Health Notice
- Right of Way in favour of Mynogau

Location SH 083 348
 Scale 1:18,500 @ A4
 Drawing No. U13972-01L
 Date 29.10.20



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Based on Ordnance Survey 1:2,500
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