

Sweepmain Portfolio

St Clears | Narberth | South Wales
29.74 Hectares / 73.49 Acres



Lot 1





Sweepmain Portfolio

29.74 Hectares / 73.49 Acres

A trio of compact commercial woodlands in Pembrokeshire & Carmarthenshire.

- Mature timber ready for felling
- Productive second rotation crops
- Mixture of age classes
- Close to timber markets
- Tried and tested access

FREEHOLD FOR SALE IN THREE LOTS OR AS A WHOLE

Lot 1 – Catershook – 16.61 Hectares / 41.04 Acres – Offers Over £220,000

Lot 2 – Talfan – 7.19 Hectares / 17.72 Acres – Offers Over £90,000

Lot 3 – Parciau – 5.94 Hectares / 14.68 Acres – Offers Over £85,000

Offers Over £395,000

GOLDCREST Land & Forestry Group

England & Wales Office

PO Box 804, Northwich CW9 9WN

07570 246 022

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Oliver Thompson MICFor

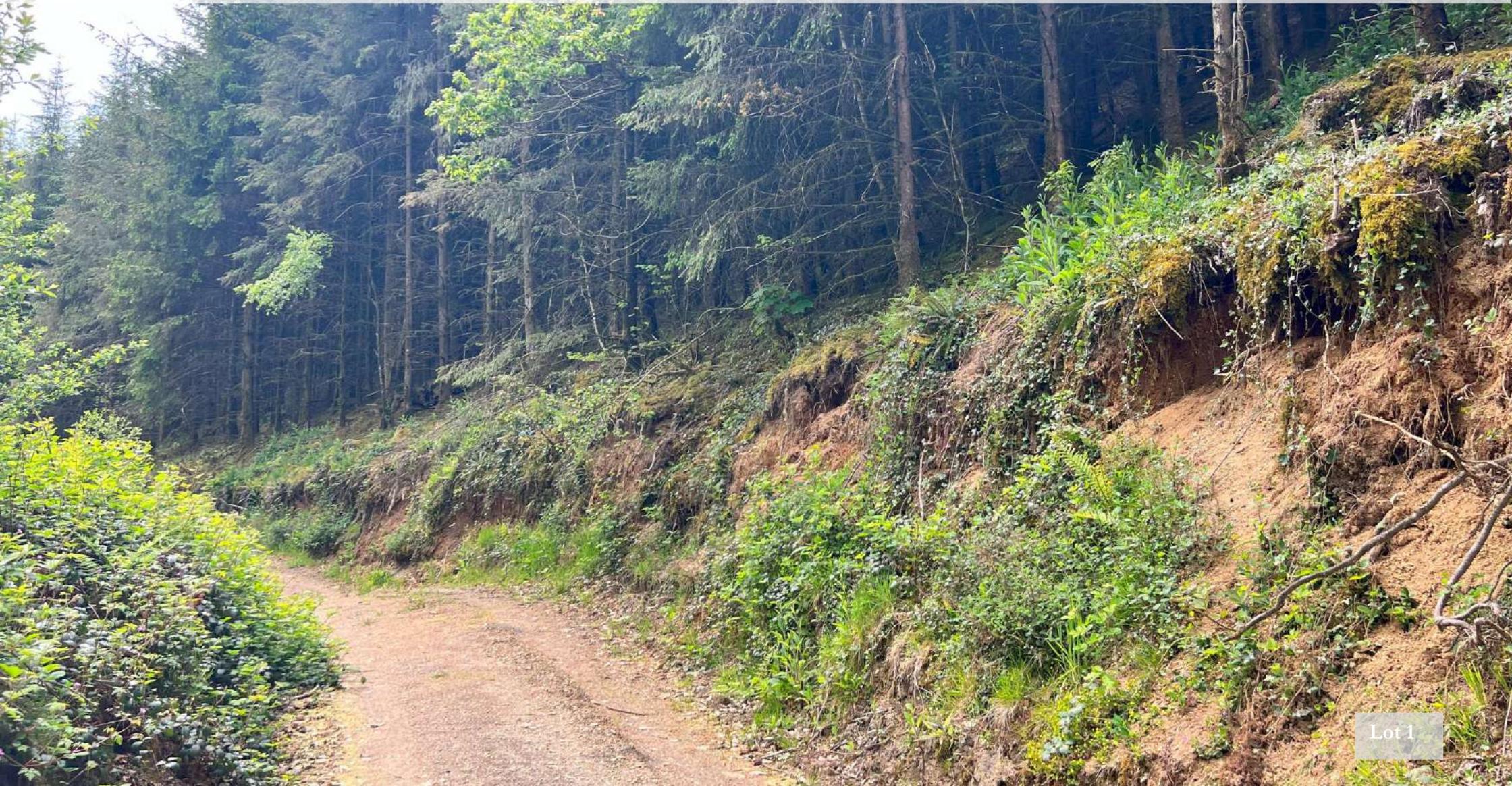
Location

Lot 1 - Catershook is located in Pembrokeshire, 4 miles south of Narberth and approximately 3 miles north of Kilgetty, just off the A478. The grid reference to the entrance is SN122 098 . The nearest postcode is SA67 8SN and the What3Words code is /// endearing.advice.minority

The other two properties are located approximately 10 miles further east in Carmarthenshire. Both are located on the minor road between Red Roses and Llanddowor, only 0.25 miles apart.

Lot 2 – The entrance to **Talfan** is located at grid reference SN 253 135. The nearest postcode is SA33 4JF and the What3Words code is: /// muddy.gambles.liquid

Lot 3 – The entrance to **Parciau** is located at grid reference SN 238 130. The nearest postcode is SA33 4JF and the What3Words code is: /// visions.forces.laminate



Access

Lot 1 – Catershook. From St Clears, leave the west-bound A40 onto the A477. After 9.3 miles turn left at the sign for Amroth. For approximately 0.75 miles follow the road through the woodland and turn right at the crossroads signposted Narbeth. Follow the road over the A477 and after 1 mile take the sharp left just before the village of Ludchurch. After approximately 1 mile turn right. Follow the narrow road for 1.2 miles to find the woodland entrance on the left, just after the bridge and shown as point A1 on the Sale Plan.

Lot 2 – Talfan. From St Clears leave the west-bound A40 onto the A477. After 1.7 miles turn left onto the slip road into the village of Llanddowror. Follow the road for 2.3 miles to the property entrance which is on the right, set back from the main road.

Lot 3 – Parciau. Following the directions to Talfan, Parciau is 1 mile further along on the right-hand-side. There is ample parking in a public layby opposite the woodland.



Description

Lot 1 – Catershook – 16.61 Hectares / 41.04 Acres. The property is undergoing a restructuring process which is almost complete. The majority of conifers which were planted in the 1960s (including Sitka & Norway spruce and Douglas fir) have been removed and now replaced with genetically superior stock, predominantly Sitka spruce. Located on a west facing slope, the site is freely draining down to a particularly pretty stream. Internal tracks are good with easy access using a 4x4. There is ample timber stacking room and lorry turning space for future harvesting operations.

Lot 2 – Talfan – 7.19 Hectares / 17.72 Acres. Talfan is a relatively simple second rotation property on a steep south-east-facing bank. It is predominantly p2003 Douglas fir, which is now ready for first thinning. There is currently a thinning licence in place (FLA170 21-22), which is valid until December 2026. The property has good access from the public road and the internal tracks will allow efficient timber harvesting. The woodland benefits from an attractive stand of native broadleaves, predominantly oak, on the western tip.

Lot 3 – Parciau – 5.94 Hectares / 14.68 Acres. Parciau is an attractive stand of mature Douglas fir and Japanese larch planted in the 1960s. The woodland has been thinned several times leaving the best and, final crop trees to be felled within the next 10 years or thereabouts. Despite being compact at just over 5.5 Hectares, only a small amount of work would be required to create sufficient stacking and loading space for the circa 1,000 tonnes to be felled.



Boundaries

All boundaries, which must be kept in a stock-proof condition, are the responsibility of the woodland owner..

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Mineral Rights

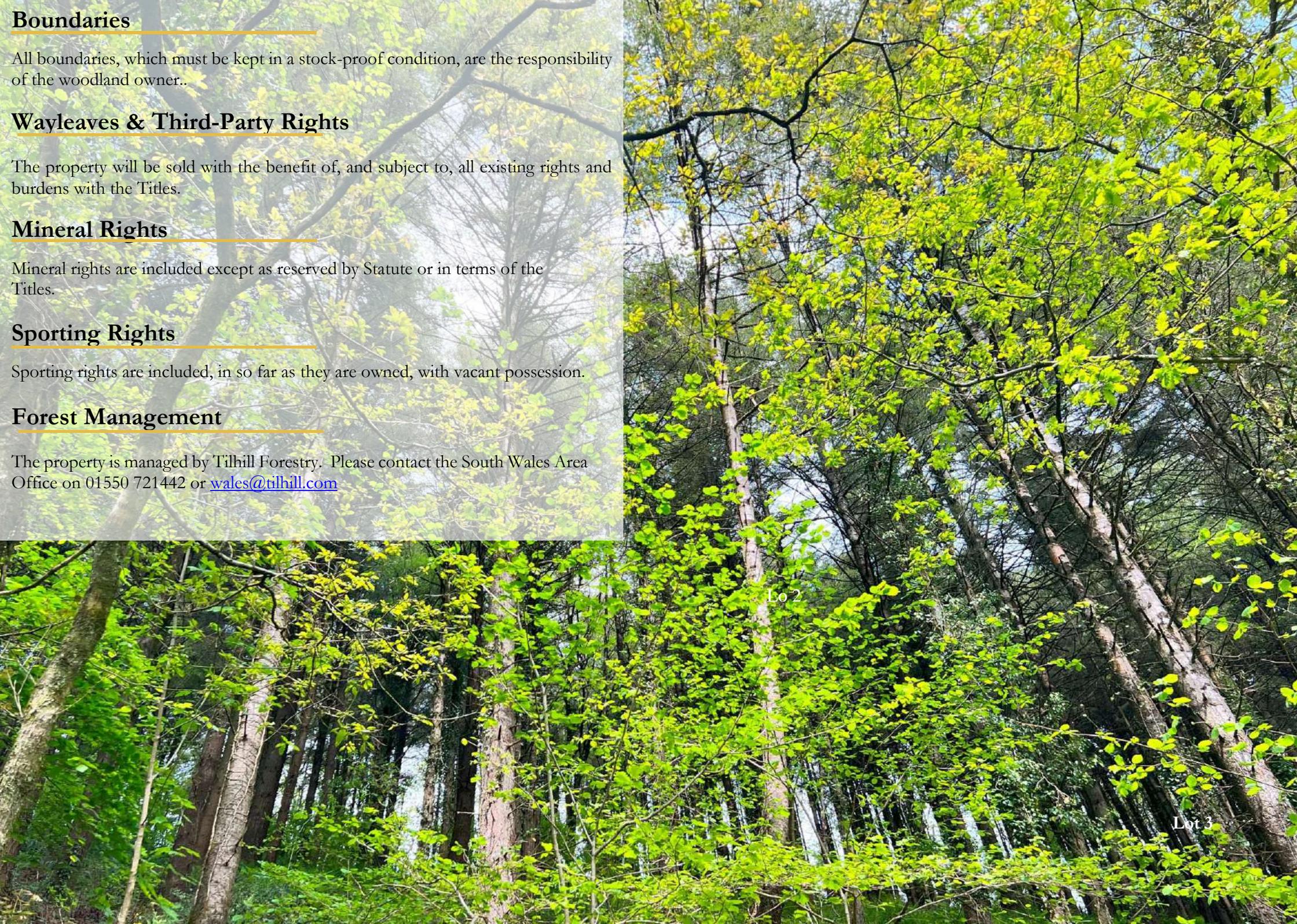
Mineral rights are included except as reserved by Statute or in terms of the Titles.

Sporting Rights

Sporting rights are included, in so far as they are owned, with vacant possession.

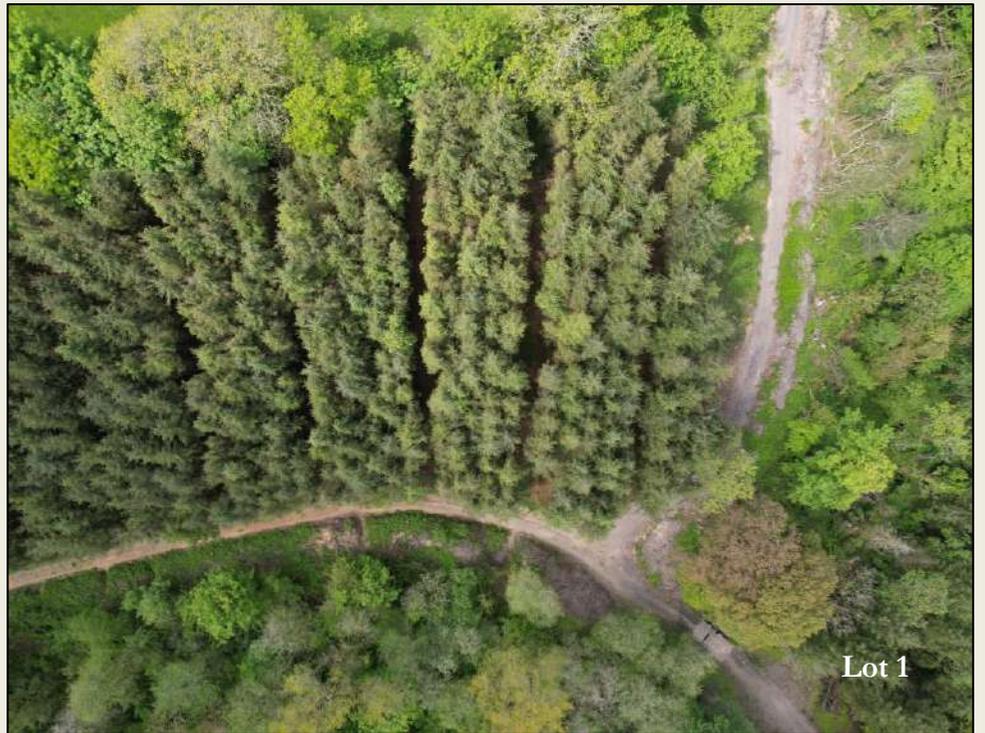
Forest Management

The property is managed by Tilhill Forestry. Please contact the South Wales Area Office on 01550 721442 or wales@tilhill.com



Lo 2

Lot 3



Forest Grants

There are no active grant schemes on the properties. For further information on current grants available, please visit the following website <https://www.gov.wales/rural-grants-payments>

Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Sole Selling Agents

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Email: oliver@goldcrestlfg.com

Ref: Oliver Thompson MICFor

Seller's Solicitors

GHP Legal

21 The Cross

Oswestry

Shropshire SY11 1PN

Tel: 01691 659194

Email: richard.lloyd@ghplegal.com

Ref: Richard Lloyd

Area Measurements

Recent management measurements indicate that the forest extends to 29.74 hectares. The property will be sold as per the Titles.

Authorities

Natural Resources Wales

Welsh Government Building

Rhodfa Padarn

Llanbadarn Fawr

Aberystwyth

Ceredigion SY23 3UR

Tel: 0300 0653 000

Carmarthenshire County

Council

County Hall

Castle Hill

Carmarthen

SA31 1JP

Tel: 01597 827 460

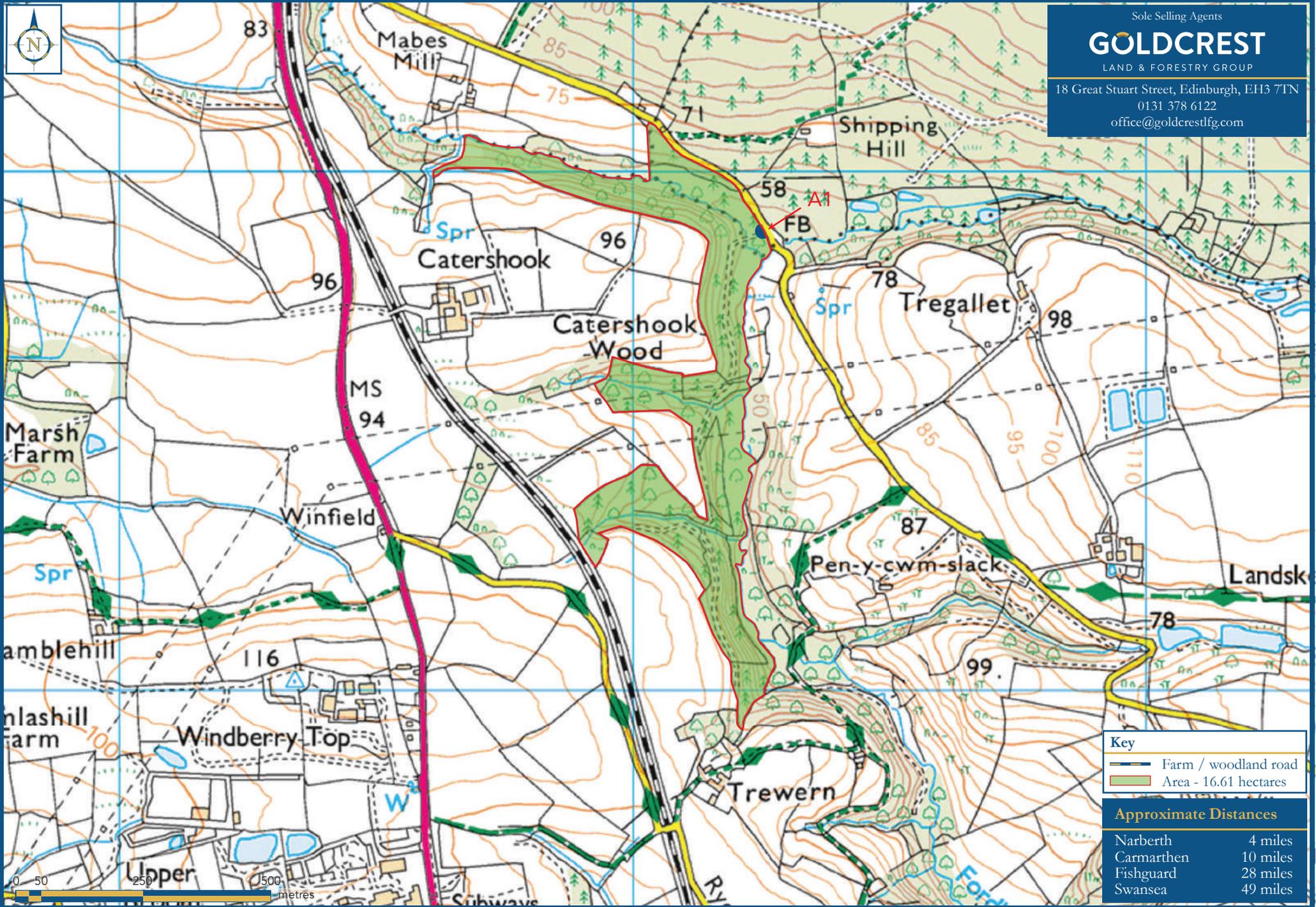
Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

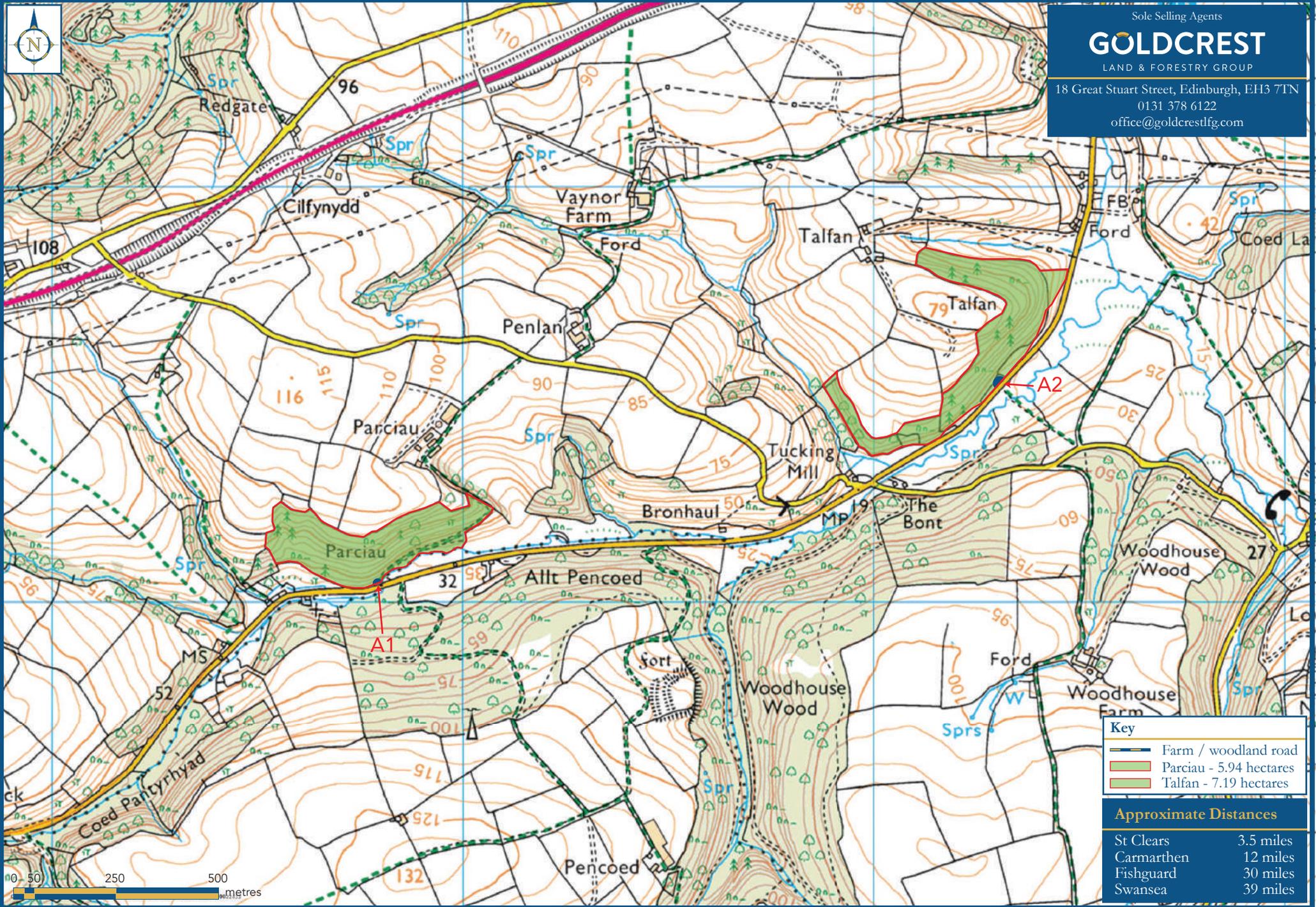
CATERSHOOK, NARBERTH, SOUTH WALES



Sole Selling Agents
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PARCIAU AND TALFAN, ST CLEARS, SOUTH WALES



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Key

- Farm / woodland road
- Parciau - 5.94 hectares
- Talfan - 7.19 hectares

Approximate Distances

St Clears	3.5 miles
Carmarthen	12 miles
Fishguard	30 miles
Swansea	39 miles

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An aerial photograph showing a dirt path winding through a wooded area. The trees have varying shades of green and yellow, suggesting autumn. A small wooden structure is visible near the bottom right of the path.

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Lot 3

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