

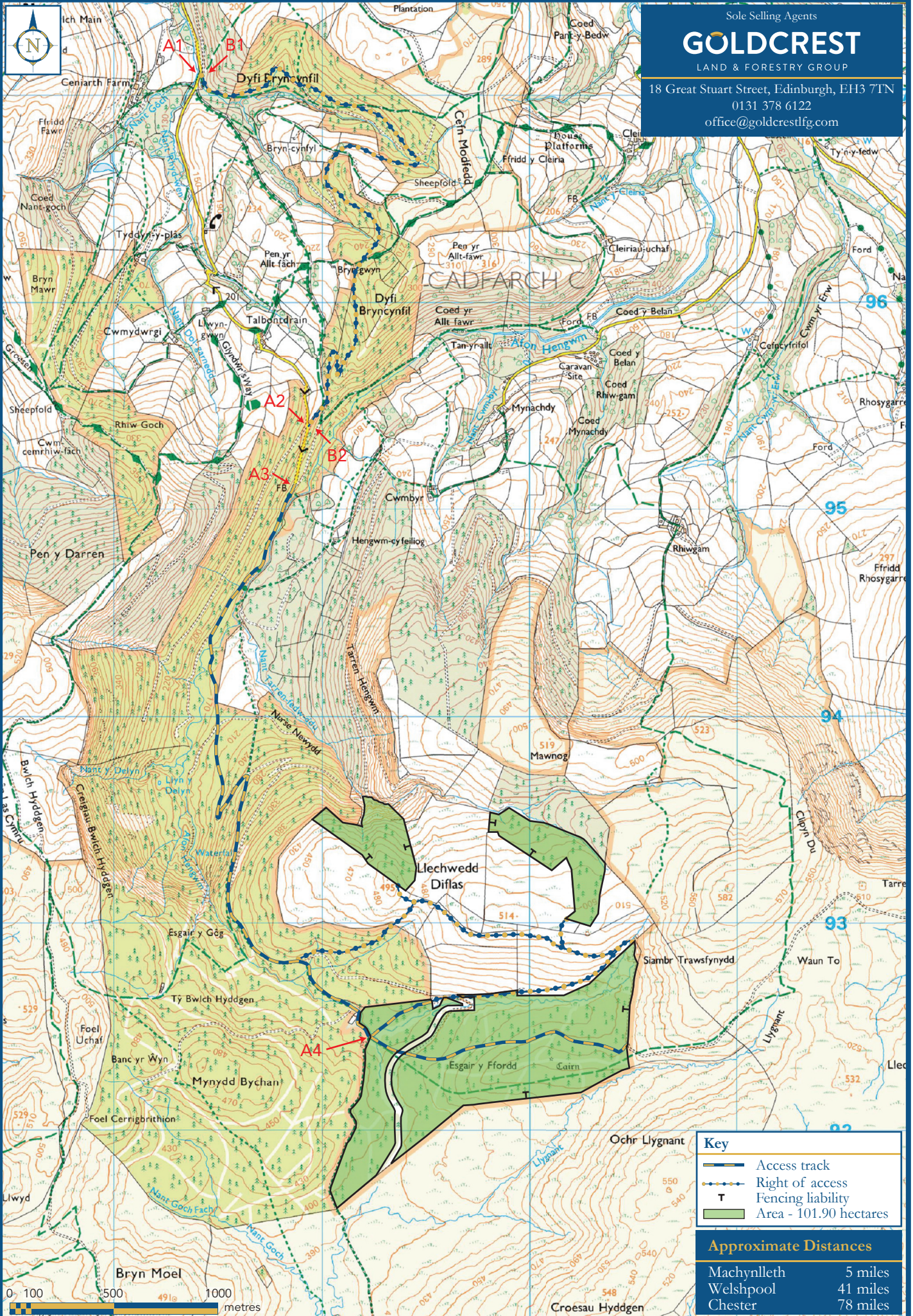
# Esgair Y Ffordd

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Machynlleth | Powys | Mid-Wales  
101.90 Hectares / 251.79 Acres



# Esgair Y Ffordd



Sole Selling Agents

## GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN

0131 378 6122

office@goldcresttfg.com

### Key

- Access track
- Right of access
- Fencing liability
- Area - 101.90 hectares

### Approximate Distances

Machynlleth	5 miles
Welshpool	41 miles
Chester	78 miles

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# Esgair Y Ffordd

101.90 Hectares / 251.79 Acres

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## Three high-quality first rotation Sitka spruce woods located in a productive part of Wales

- Maturing crops, with an estimated Yield Class 16-18
- Unthinned Sitka spruce planted between 1986-1988
- Immediate harvesting available under approved Felling License
- Good internal infrastructure
- Close to timber markets
- Tried and tested timber haulage route

FREEHOLD FOR SALE AS A WHOLE

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**Offers Over £1,500,000**

GOLDCREST Land & Forestry Group

England & Wales Office

PO Box 804

Northwich CW9 9WN

07570 246 022

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)

Oliver Thompson MICFor

## Location

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The woodlands are located approximately 5 miles to the south of Machynlleth, a market town within the Welsh county of Powys. Machynlleth offers local services, such as hotels, restaurants and a train station.

The property lies at the southern end of Mynydd Bychan Forest, owned by Natural Resources Wales (NRW). There are a number of nearby sawmills in relatively close proximity, most notably, BSW at Newbridge (40 miles), Teifi Timber products at Llanllwni (51 miles) and Kronospan at Chirk (55 miles).

The grid reference to the main property entrance is from the NRW road is SN 7825 9244. The nearest postcode is SY20 8RR and the What3Words code is ///iteration.probable.pollution.

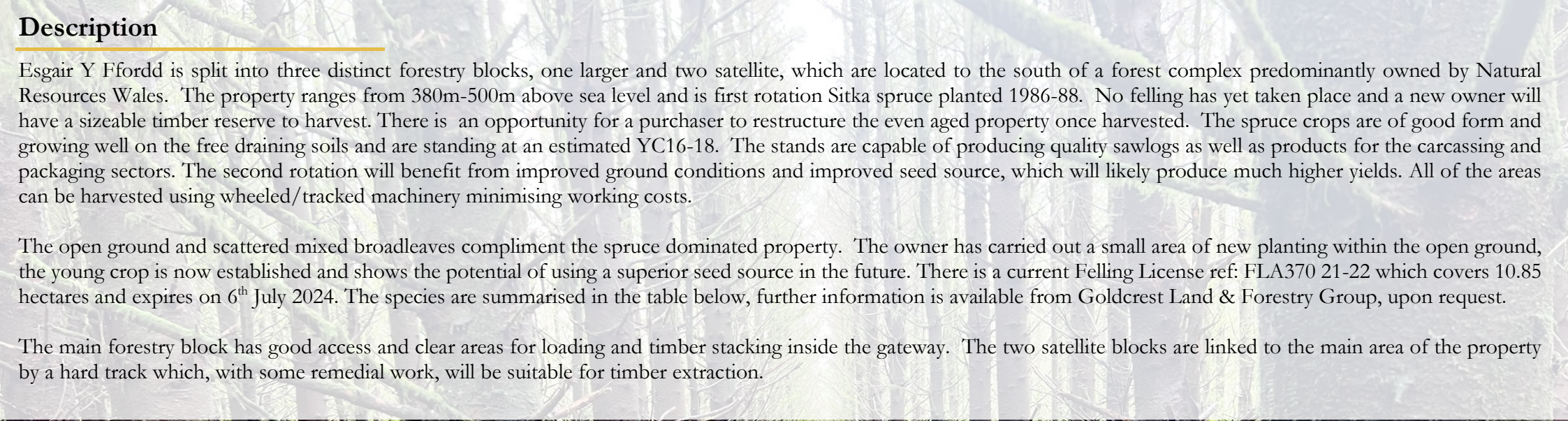


## Directions and Access

Heading east on the A489 in Machynlleth turn right onto Forge Road. Travel past the builder's merchants and continue the road for 1.4 miles to the village of Forge. Follow the tarmac road and turn right before the bridge. The forest entrance is approximately 1.5 miles from here, shown as Point A1 on the Sale Plan. Drive the tarmac road until it ends and becomes a stone forest road at point A2. At the first junction take the right hand fork uphill, shown as Point A3 on the Sale Plan. There is a right of access for management and light vehicles from A3 – A4. A secondary route for timber haulage from the property is shown as B1-B2-A3-A4 on the Sale Plan. This timber haulage route has been tried and tested, NRW have extracted significant volumes of timber using this route.

The final section of the approach to the property on the A489 public highway is not suitable for HGVs. A separate deed of easement along forest roads has been negotiated with NRW, shown as B1-B2 on the Sale Plan. The easement is a 25-year agreement and commenced on 15th May 2009, approximately £20,000 will be payable to use this route when harvesting and haulage commences. For more information, please contact the Selling Agents.





# Description

Esgair Y Ffordd is split into three distinct forestry blocks, one larger and two satellite, which are located to the south of a forest complex predominantly owned by Natural Resources Wales. The property ranges from 380m-500m above sea level and is first rotation Sitka spruce planted 1986-88. No felling has yet taken place and a new owner will have a sizeable timber reserve to harvest. There is an opportunity for a purchaser to restructure the even aged property once harvested. The spruce crops are of good form and growing well on the free draining soils and are standing at an estimated YC16-18. The stands are capable of producing quality sawlogs as well as products for the carcassing and packaging sectors. The second rotation will benefit from improved ground conditions and improved seed source, which will likely produce much higher yields. All of the areas can be harvested using wheeled/tracked machinery minimising working costs.

The open ground and scattered mixed broadleaves compliment the spruce dominated property. The owner has carried out a small area of new planting within the open ground, the young crop is now established and shows the potential of using a superior seed source in the future. There is a current Felling License ref: FLA370 21-22 which covers 10.85 hectares and expires on 6<sup>th</sup> July 2024. The species are summarised in the table below, further information is available from Goldcrest Land & Forestry Group, upon request.

The main forestry block has good access and clear areas for loading and timber stacking inside the gateway. The two satellite blocks are linked to the main area of the property by a hard track which, with some remedial work, will be suitable for timber extraction.

	Planting Year				
Species	1986	1988	2015	N/A	Area (Ha)
Sitka spruce	37.70	35.50	2.30		75.50
Open ground				26.40	26.40
<b>Total</b>	<b>56.50</b>	<b>40.70</b>		<b>26.40</b>	<b>101.90</b>

## **Boundaries**

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All fencing liabilities are shown with an inward facing “T” on the Sale Plan.

## **Wayleaves & Third-Party Rights**

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A water pipeline runs north to south through the main forestry block. This 20 metre strip of ground above the pipe is not within the property boundary. The owners of the pipeline has a right of access through the property A4 on the Sale Plan to access the pipeline. A neighbouring land owner also has access through the main block. A public footpath runs through the southern section the main block and out onto the open hill ground to the east. Hidden between the public footpath and the forest track lies the remains of a ring cairn, probably dating to the Bronze Age (c.2300 BC - 800 BC). This is a scheduled ancient monument and marked on the Ordnance Survey plan. For more information please contact the Selling Agents



## **Mineral Rights**

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Mineral rights have been retained in a previous title and are not included in the sale.

## **Sporting Rights**

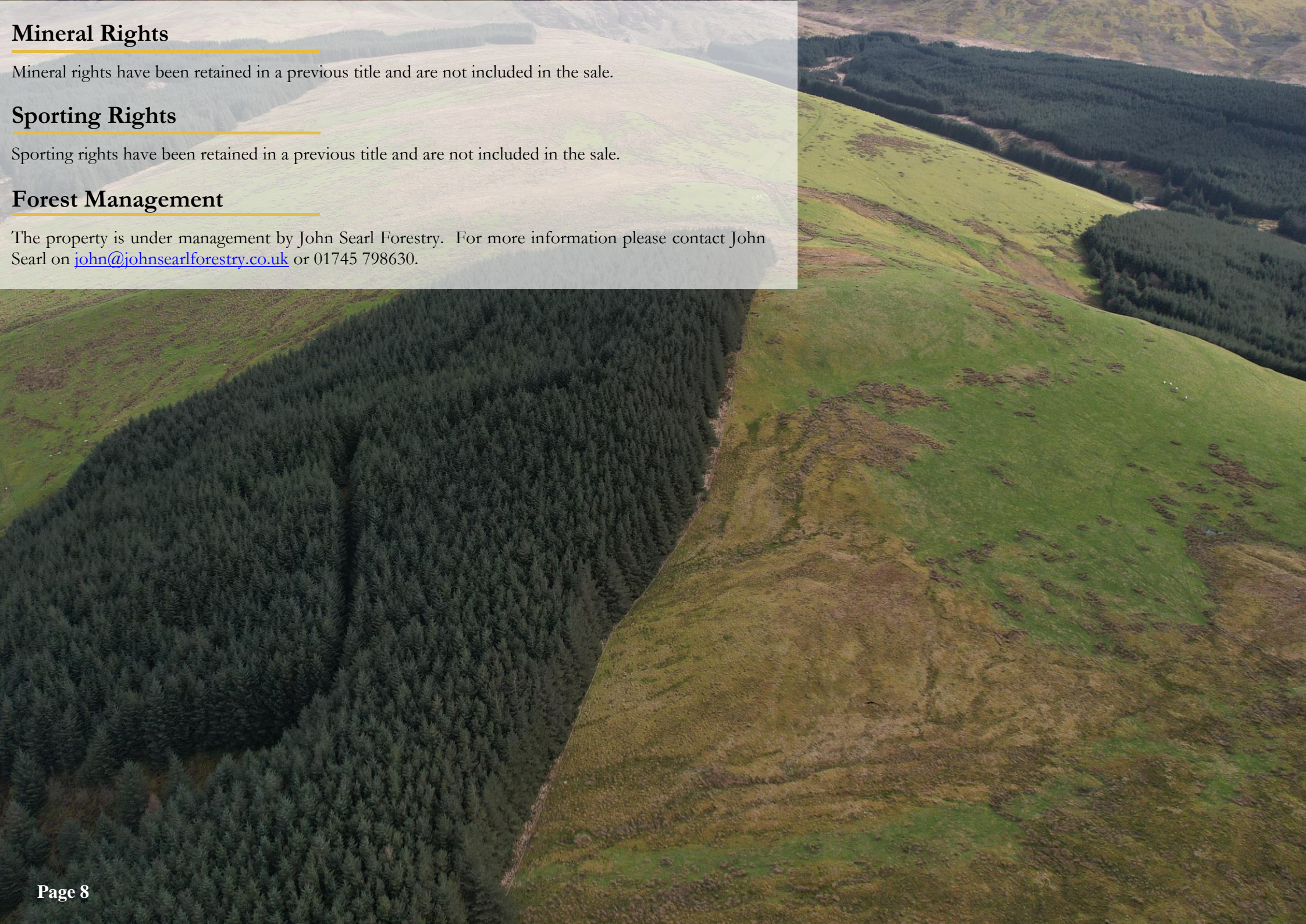
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## **Forest Management**

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The property is under management by John Searl Forestry. For more information please contact John Searl on [john@johnsearlforestry.co.uk](mailto:john@johnsearlforestry.co.uk) or 01745 798630.







## **Forest Grants**

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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**

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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**

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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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### **GOLDCREST Land & Forestry Group**

England & Wales Office, PO Box 804

Northwich CW9 9WN

Tel: 07570 246 022

Email: [oliver@goldcrestlfg.com](mailto:oliver@goldcrestlfg.com)

Ref: Oliver Thompson MICFor

## **Seller's Solicitors**

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Llewellyn-Jones

Barclays Bank Chambers

Clwyd Street

Ruthin

Denbighshire LL15 1HF

Tel: 01824 704495

Email: [chloeroberts@llew-jones.co.uk](mailto:chloeroberts@llew-jones.co.uk)

Ref: Chloe Roberts

## **Area Measurements**

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Recent management measurements indicate that the forest extends to 101.90 hectares. The property will be sold as per the Titles.

## **Authorities**

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### **Natural Resources Wales**

Welsh Government Building

Rhodfa Padarn

Llanbadarn Fawr

Aberystwyth

Ceredigion SY23 3UR

Tel: 0300 0653 000

### **Powys County Council Powys**

County Hall

Spa Road East

Llandrindod Wells

Powys

LD1 5LG

Tel: 01597 827 460

## **Taxation**

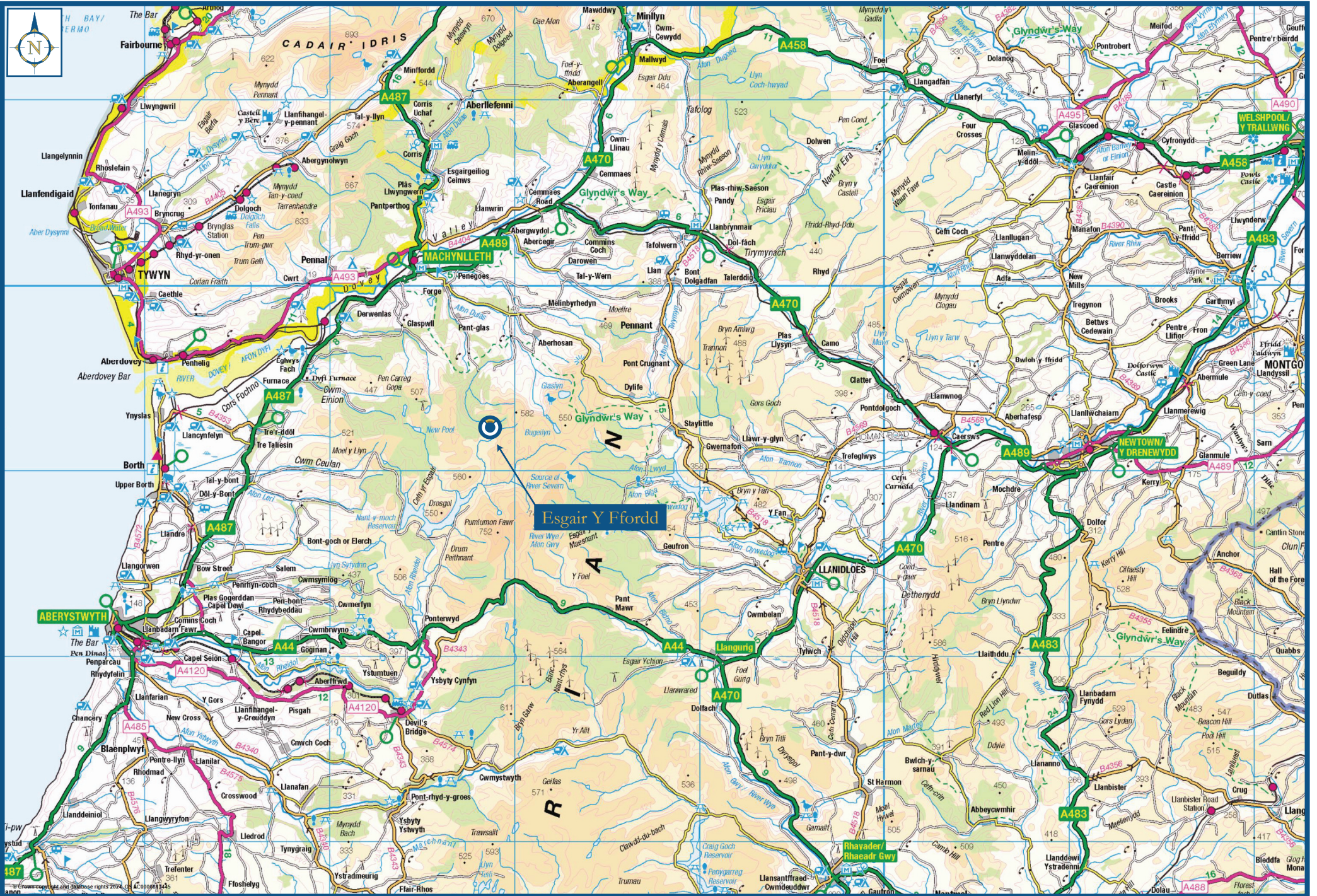
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At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be 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**

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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.





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LAND & FORESTRY GROUP

England & Wales Office

PO Box 804

Northwich CW9 9WN

07570 246 022

[office@goldcrestlfg.com](mailto:office@goldcrestlfg.com)

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