

# Galt Senna

Abercych | Cardigan | Pembrokeshire

30.38 Hectares / 75.07 Acres





FISHGUARD to Rosslare 4 hrs

Gallt Senna

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30.38 Hectares / 75.07 Acres

## A tranquil mixed woodland in the heart of west Wales

- Mature and second rotation conifer crops
- Water features and pond
- Mixed broadleaves with ancient woodland
- Good internal infrastructure
- Close to timber markets
- Sporting potential

FREEHOLD FOR SALE AS A WHOLE

**Guide Price £425,000**

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England & Wales Office  
PO Box 804, Northwich CW9 9WN  
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Oliver Thompson MICFor

## Location

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The property is located in the village of Abercych, between the towns of Cardigan and Newcastle Emlyn in Pembrokeshire. The grid reference to the entrance is SN 245 412. The nearest postcode is SA37 0EY and the What3Words code is /// outs.delays.flanked.



## Directions and Access

From Cardigan, take the A484 signed Carmarthen. After 2.7 miles in the village of Llechryd, turn right over the Afon Teifi signed Cilgerran. Once over the bridge, carry on for 1 mile. At the crossroads, take the left-hand turning to Carreg Wen. Follow the road for 2.5 miles and once past the organic dairy farm, follow the road round a right-hand bend. Once the road is parallel to the river, the road narrows and enters the village of Abercych. Approximately 100m past the 30mph threshold, the entrance to the property can be found on the right and shown as Point A1-A2 on the inset Sale Plan.



## Description

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The property is an interesting mixture of native mixed broadleaves and productive commercial conifers including Douglas fir, Sitka and Norway spruce. The woodland occupies both sides of a valley leading to the Afon Cych, a tributary of the larger Afon Tefi that flows through the town of Cenarth. The woodland rises from 30m ASL in the valley floor to approximately 85m ASL on the upper fringes. The site is well-suited to growing a range of conifers and, as such, both the Sitka spruce and Douglas fir will produce fine timber crops and income in the coming years. The closest timber market is James Davies Sawmills in Newcastle Emlyn, only 5 miles away. Parts of the woodland are designated as Plantation on Ancient Woodland Site (PAWS) and Ancient Semi Natural Woodland (ASNW). There is significant opportunity to restore the woodland to a pure native mixture or carry on managing it in a more commercial capacity given the optimal growing conditions.

The western part of the woodland, locally known as Rookery Wood, has been partially restructured and is now a 5Ha mixture of native broadleaves and improved Sitka spruce, planted in 2019. The spruce is showing some impressive growth rates, putting on over 1.2m in a single season. A pond at this end of the woodland is fed by a spring 500m to the south-west. This will provide opportunities for fishing, wildfowling and nature conservation.

There are two old farmsteads within the property and an old pump house. The farmsteads are ruins with limited development potential, subject to the necessary permissions.

There is a right of way at all times for all purposes as shown A3-A4 on the Sale Plan.



## **Boundaries**

There is a fencing liability as shown by inward facing 'T's on the Sale Plan.

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

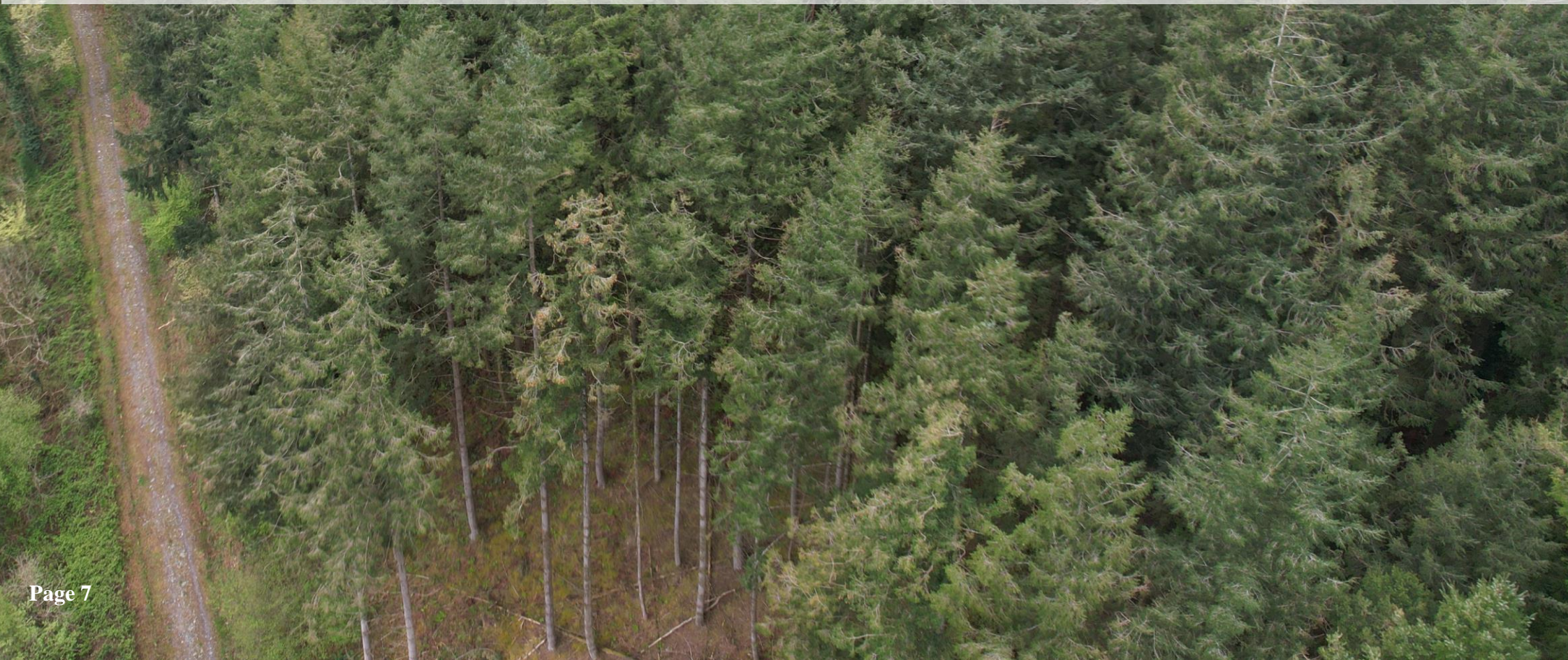
There is a right of access from A2 to the hatched area as shown on the Sale Plan. This includes an old pump house and a water collecting tank, which is enclosed by a small area of land (approximately 900m<sup>2</sup>) and leased to a third party for a period of 999 years. However it is believed that these rights are no longer exercised.

There is a right of access for a third party to access the stone quarries as mentioned above.

A previous owner and their successors in title have access through certain areas of the property for various purposes including silvicultural and driving cattle. There is an obligation to make good any damage caused. For more information please contact the Selling Agents for a copy of the Titles.

## **Woodland Management**

The property is managed by Tilhill Forestry. For more information please contact the Llandovery Office on [wales@tilhill.com](mailto:wales@tilhill.com) or 01550 721442.



## Mineral Rights

As far as not reserved by statute, the mineral rights are included in the sale, with the exception of a reservation in favour of an adjoining owner to remove stone and gravel from two small quarries. These rights do not appear to have been exercised for many years. For more information, please contact the Selling Agents.

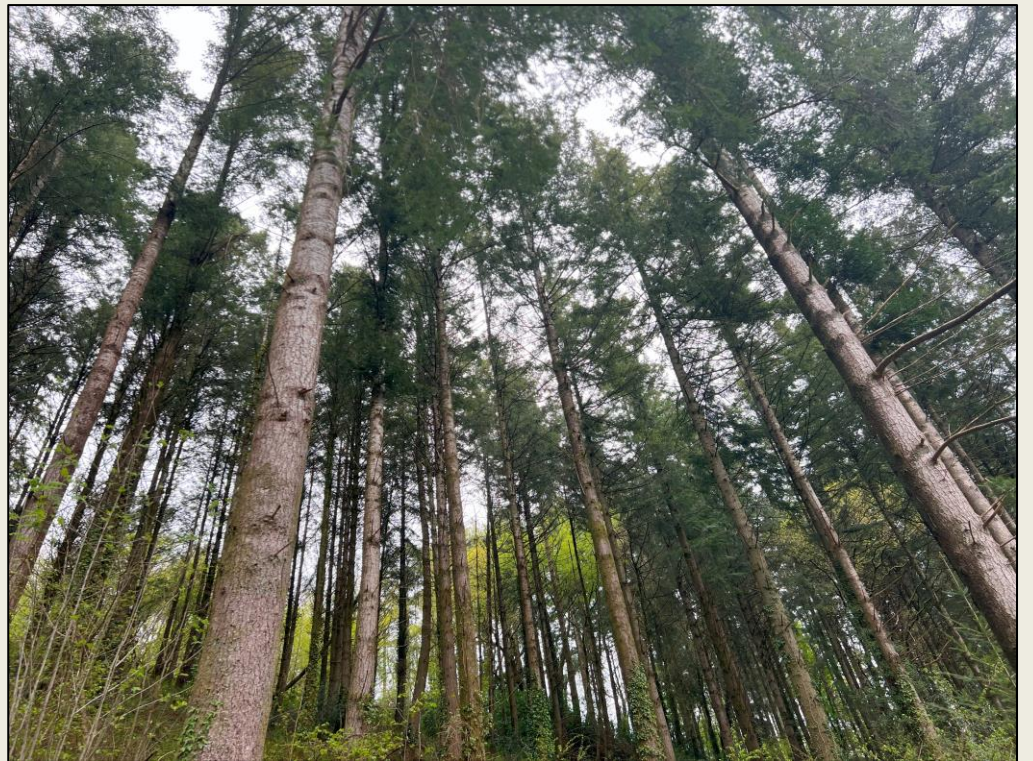
## Sporting Rights

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



Species	Planting Year									Area
	1930	1960	1963	1964	1992	1993	2010	2019	N/A	
Sitka spruce					4.74	5.13				9.87
Douglas fir		2.72		3.06						5.78
Mixed conifers			0.41					4.80		5.21
Mixed broadleaves	2.39	0.41	0.28		1.44		4.77			9.29
Pond									0.23	0.23
<b>Total</b>	<b>2.39</b>	<b>3.13</b>	<b>0.69</b>	<b>3.06</b>	<b>6.18</b>	<b>5.13</b>	<b>4.77</b>	<b>4.80</b>	<b>0.23</b>	<b>30.38</b>





## **Forest Grants**

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There are no active grant schemes on the property. 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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GHP Legal  
21 The Cross  
Oswestry  
Shropshire SY11 1PN  
Tel: 01691 659194  
Email: [richard.lloyd@ghplegal.com](mailto:richard.lloyd@ghplegal.com)  
Ref: Richard Lloyd

## **Area Measurements**

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Recent management measurements indicate that the forest extends to 30.38 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

### **Pembrokeshire County Council**

County Hall  
Haverfordwest SA61 1TP  
Tel: 01437 764551

## **Taxation**

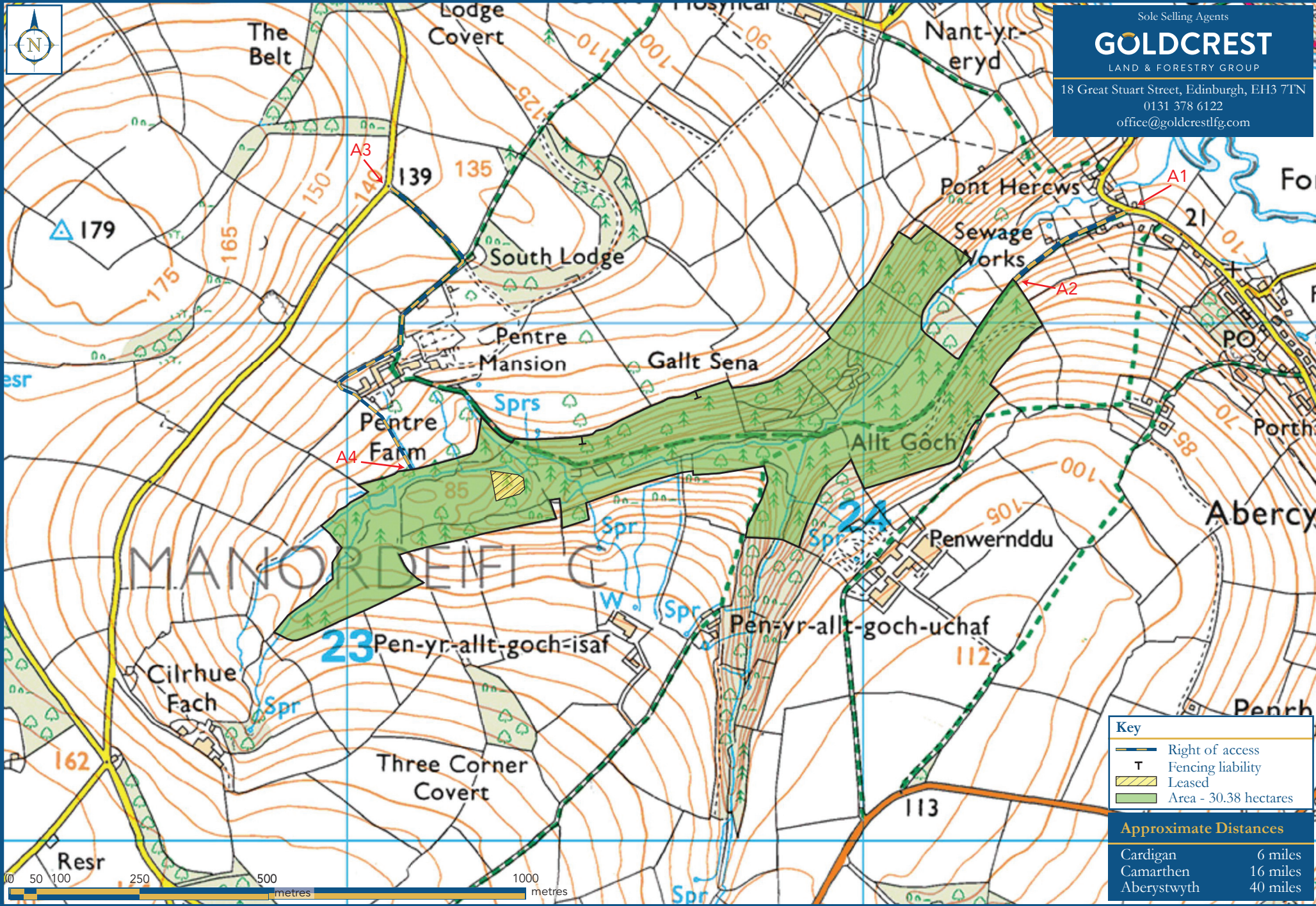
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At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be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



Sole Selling Agents  
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Key	
	Right of access
	Fencing liability
	Leased
	Area - 30.38 hectares

Approximate Distances	
Cardigan	6 miles
Camarthen	16 miles
Aberystwyth	40 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383

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