



FREEHOLD FOR SALE BY PRIVATE TREATY

8.96 Acres (3.63 Hectares)

COED NANT CYFF

Aberangel, Machynlleth, Powys

Offers around £60,000 are invited for this property

OS Grid Ref: SH838092 Lat/Long: 52.668905,-3.718600 Nearest Post Code: SY20 9NJ
what3words: sued.wipes.scoping

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 June 2023.

LOCATION

Coed Nant Cyff is located just half a mile to the south west of Aberangell on the edge of Gwynedd and Powys. All distances are approximate.

DESCRIPTION

Coed Nant Cyff is a wonderfully private small mainly native woodland situated in stunning surroundings overlooking the upper reaches of the river Dovey in the valley. The wood is fronted by a narrow minor county road on the south east side and farmland on the north west side. The boundary to the north east is currently unfenced and up against a woodland owned by a third party.

Access to the property is via a no through road that leads up from the village of Aberangell. This road runs along the edge of the wood and connects to the woodland's entrance track and gateway, point X on the sale plan. This is sufficient to park a car. Beyond the 5-bar wooden gate an overgrown track runs the full length of the wood past the woodland's small tool store.

The wood is stocked with a range of native species including oak, birch and some ash. This is all growing quite well and there should be some firewood available for private use or sale in the near future. As you enter the wood there is an area of Sitka spruce which gives some indication of the woodland potential to grow marketable timber.

This part of Wales is famous for its breathtaking scenery whilst not being within the highly regulated Snowdonia National Park. Nevertheless visitors to the area are rarely disappointed in the stunning landscape.

SPORTING AND MINERAL RIGHTS

Sporting Rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

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.

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.

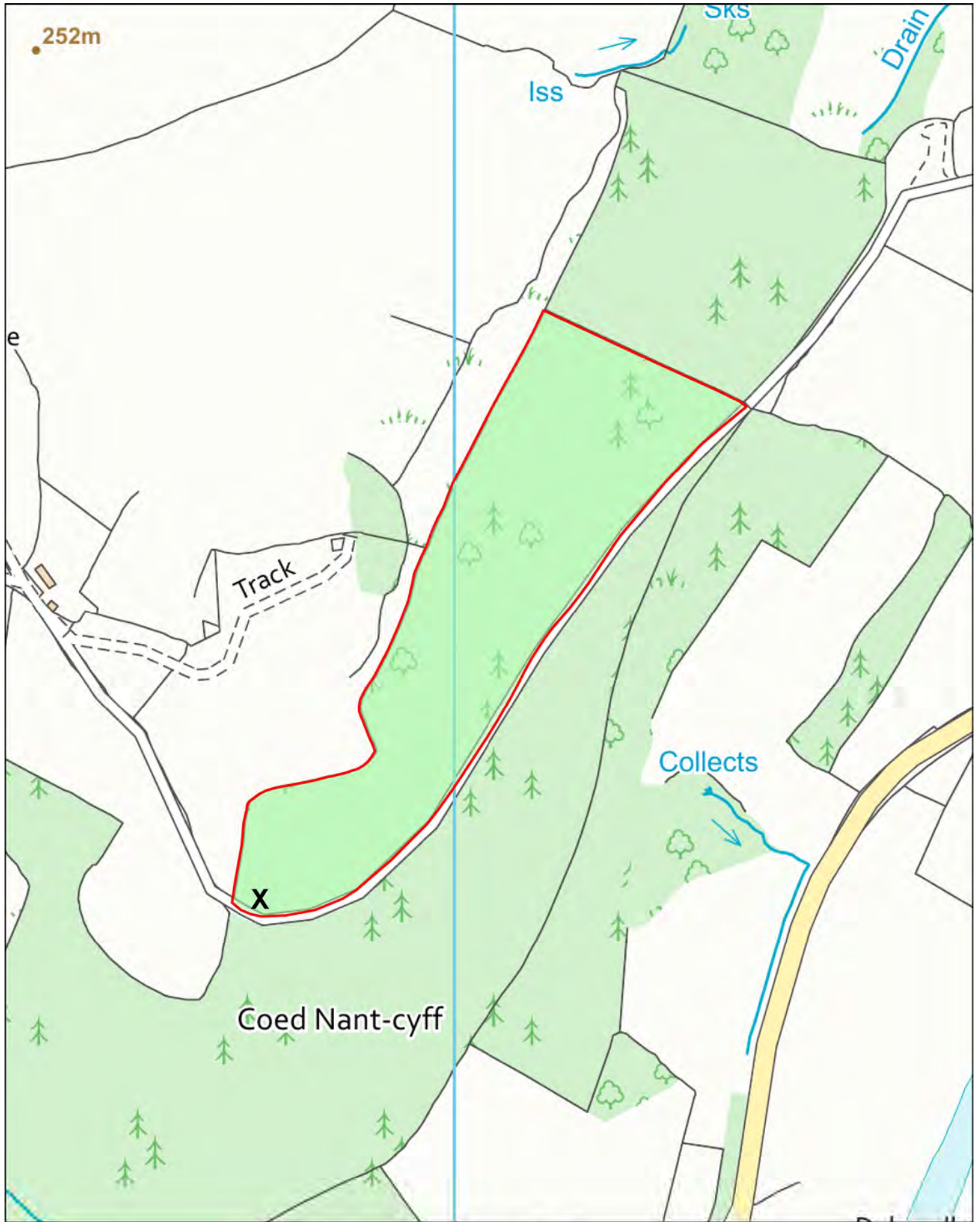
METHOD OF SALE

Coed Nant Cyff 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





Coed Nant Cyff

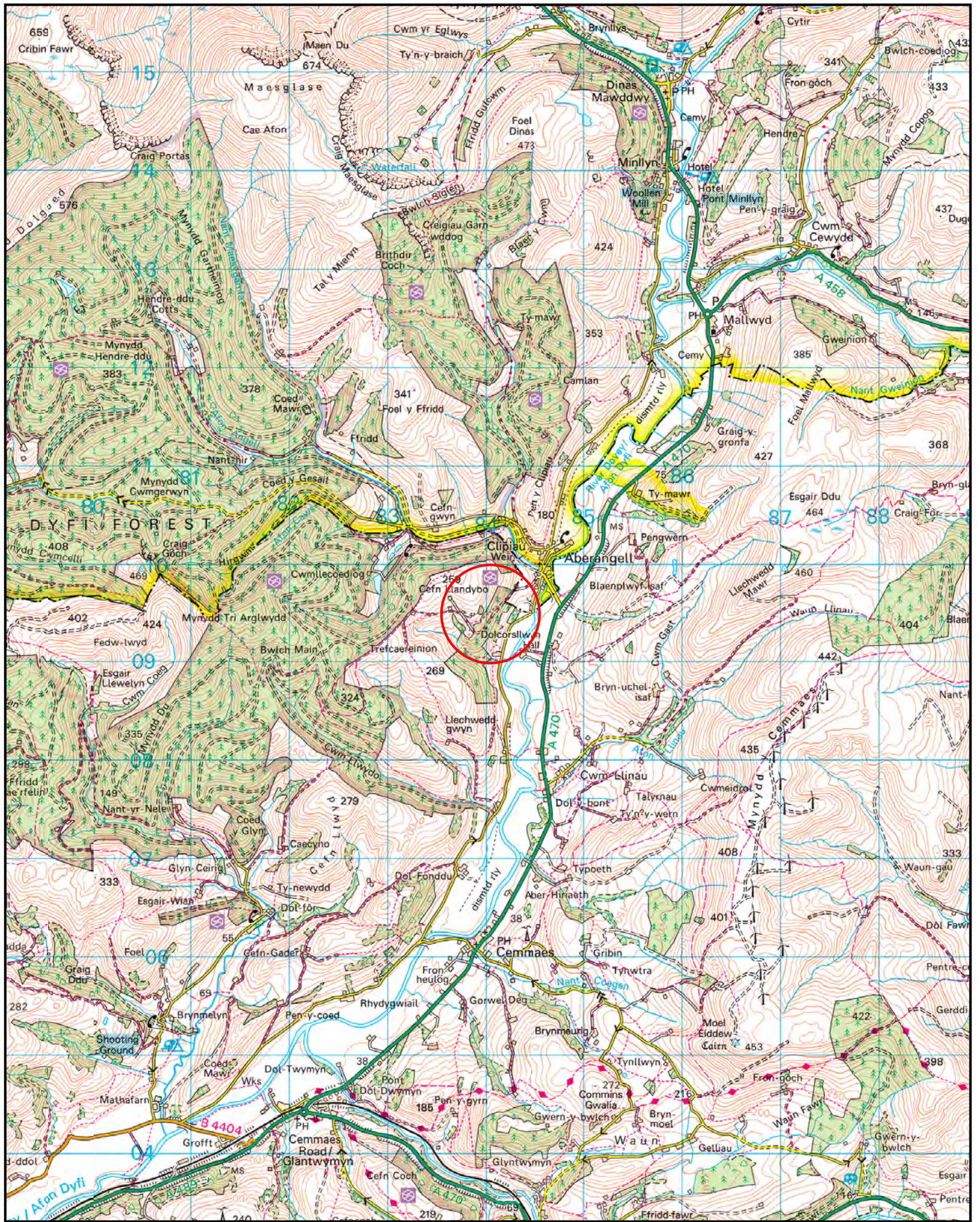
Location SH 840 095
 Scale 1:3,000 @ A4
 Drawing No. X19968-01
 Date 23.06.23



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Coed Nant Cyff

Location SH 840 095
 Scale 1:50,000 @ A4
 Drawing No. X19968-02
 Date 23.06.23



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