



FFYNNON BADARN

Aberllefenni, Corris, Gwynedd, North-West Wales

1,189.44 Acres (481.35 Hectares)

Offers Around £7,800,000 are invited for this property

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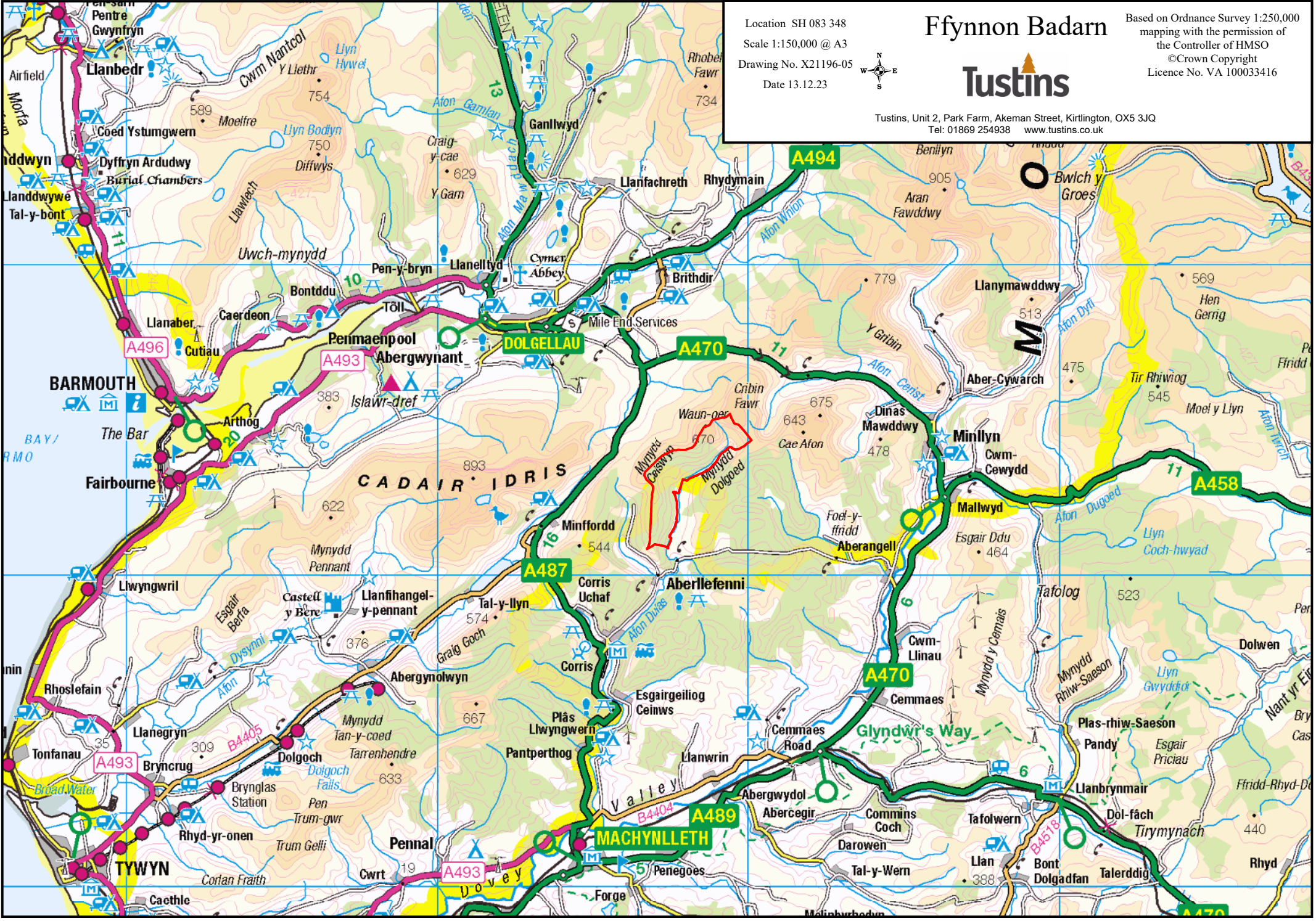
Location SH 083 348
Scale 1:150,000 @ A3
Drawing No. X21196-05
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Ffynnon Badarn

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Ffynnon Badarn

1,189.44 Acres (481.35 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SH774108 Lat/Long: 52.681836, -3.814956 Nearest Post Code: SY20 9SA
what3words: collides.elder.fades

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A highly commercial forest principally stocked with Sitka spruce planted over a period of almost two decades.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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IMPORTANT NOTICE

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LOCATION

Ffynnon Badarn is located just over the ridge known as Mynydd Ceiswyn from the main A487 Machynlleth to Dolgellau road. Access to the property is easy via the unclassified road that runs from Corris to Aberllefenni.

DESCRIPTION

Ffynnon Badarn is one of the largest privately owned commercial forestry plantations in Wales. The site was first established with mainly Sitka spruce between 1974 and 1986 in multiple tranches.

Visitors to the property will be highly impressed with the situation and scale of the landscape that the forest occupies. Covering almost all of the south-west and south-east facing slopes on one side of a deep valley known as Cwm Ratgoed that runs north-south, at various points the forest stretches from the ridge Mynydd Ceiswyn, at an elevation of 600m, all the way down to the river known as Nant Ceiswyn at a little over 170m. This is a true Snowdonian site with the Cambrian Way that runs over Cadair Idris and down to Dinas Mawddwy passing along the forest's northern boundary.

Planting of the forest began on bare farmland in 1974 with the establishment of most of the southern compartments. Thereafter, a good sized area was planted almost every year gradually filling the valley until the last planting was carried out in 1986 with compartments 17, 18 and 19. Stocking was predominantly fast growing Sitka spruce with other species such as Norway spruce, larch and Douglas fir being planted as ground conditions allowed to provide diversity. To improve the landscape and create a manageable forest bare land on crags and high rides was left unplanted.

A full stocking schedule and plan as well as timber measure information is available from the Selling Agents.

Many of the areas of earlier 1970s planting were 1 in 4 line-thinned in the late 1990s as tree size allowed. Thinning has had a significant effect on the tree growth. Most of the trees have responded well to having more light with large gains in growth rates and tree size obvious to the eye when compared to unthinned areas. This also allowed some areas of the forest to be roaded creating improved access to the upper slopes in the southern half of the forest.

Since planting nearly all of the larch, which has sadly succumbed to *Phytophthora ramorum*, has been felled and replaced with a range of crops planted in 2022 and 2023. These are all well specified planting sites using mainly improved Sitka spruce and have been well maintained. During our inspection of the forest we noted the trees are already beginning to show clearly how good soils and improved stock will out-perform the original planting.

Ffynnon Badarn, as a property under Tilhill's management, is currently certified under the Forest Stewardship Council's (FSC®) scheme and the Pan European Forest Certification (PEFC™) scheme through Tilhill's group certification schemes. The membership numbers for these schemes are SA-FM/COC-004552 R531 and SA-PEFC-FM/COC-004552 R531. This system normally gives a woodland owner access to a slightly enhanced timber market where sawmills can often pay a little more for certified raw material due to a higher end user value.

The vendors intend to retain three small parts of the forest to complement other farmland and residential property owned by them in the bottom of the valley. For simplicity these are not shown on the sale plan except where the rights of access have been reserved for future entry.

Access to the forest is straightforward using the stone track that runs up the valley from Aberllefenni. After leaving the tarmac of the county road a visitor will reach the forest gate in around 1 mile. Once through the gate a visitor will be able to drive most of the forest using the stoned access tracks. These are high quality constructions and in many cases have already been tested with heavy goods vehicles.

Timber extraction from the property is straightforward via the minor county road that connects to the A487 Machynlleth to Dolgellau road. Alternatively, the owners have also used a temporary route through Dyfi Forest as a slightly shorter cut-through to the A470 at Aberangell. This route may be available in future by negotiation with Natural Resources Wales (NRW). A plan showing this route is available from the selling agents.



SPORTING AND MINERAL RIGHTS

Sporting Rights are included in the sale insofar as they are owned. They are not let.

The mineral rights are included so far as they are owned with the exception of the land tinted pink on the sale plan where they are reserved to a third party.

FENCING

There are several sections of fence that are the responsibility of the woodland owner. These are shown with inward facing T-marks on the sale plan. The current owners have updated many sections of this fencing in recent years.

MANAGEMENT

Ffynnon Badarn is managed by Tilhill Forestry. Their Mr Ricky Dallow will be pleased to discuss future management with prospective purchasers. He can be contacted on 07826 264727.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown coloured brown on the sale plan.

The woodland is sold subject to a number of rights of way for all purposes in favour of neighbouring land owners. These are shown as routes AGH, AGB, AGBCD and AGBCEY on the sale plan.

V.A.T.

The property is not opted to tax for VAT purposes.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and easements 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.

The sellers will reserve a right to take water from two points on the property, both marked X on the sale plan, along with the right to connect service media and a right to inspect and maintain the supplies.

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. A small section of the forest, shown shaded blue on the sale plan and known as compartment 21, is owned under possessory title. In future it should be possible to upgrade this to full freehold title.

The wood is to be sold with an ongoing process taking place for a radio mast to be constructed at point Y on the sale plan. This is at an advanced stage and the end result will be a signed lease for an aerial site and right of way to serve it. It is understood that this will yield a very modest rent.

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 entrance gate is locked. Please contact the Selling Agents for the lock code.

SELLER'S SOLICITORS

Bertie Hoskyns-Abrahall, Withers LLP., 20 Old Bailey, London EC4M 7AN. Office telephone 0207 597 6307

METHOD OF SALE

Ffynnon Badarn 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



Species	Planting Year (Hectares)													Totals	
	1974	1975	1976	1977	1978	1979	1981	1982	1983	1984	1986	2019	2022		2023
Sitka spruce	0.86	28.13	37.52	46.65	40.26	4.12	25.16	5.90		23.03	53.04	1.67	16.87	18.23	301.44
Norway spruce							1.57	23.99	11.32				3.29		40.17
Douglas fir	10.36													13.66	24.02
Lodgepole pine			4.22	0.73	5.04		1.57				0.53				12.09
Noble fir							1.57								1.57
Larch			0.39												0.39
MBL															18.06
Beech	0.31														0.31
Open ground															82.73
Totals	11.53	28.13	42.13	47.38	45.30	4.12	29.87	29.89	11.32	23.03	53.57	1.67	20.16	31.89	480.78

Note: This crop summary is calculated using the manager's compartment schedule which may not correspond to the measured sale area quoted in the sale particulars.









FFYNNON BADARN

Aberllefenni, Corris, Gwynedd, North-West Wales



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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