



FREEHOLD FOR SALE BY PRIVATE TREATY

78.40 Acres (31.73 Hectares)

FFYNNON RHYS

Gorsgoch, Lampeter, Ceredigion

Offers Around £530,000 are invited for this property

OS Grid Ref: SN459527 Lat/Long: 52.151500,-4.252708 Nearest Post Code: SA48 7RL
what3words: louder.thinkers.upset

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Fynnon Rhys is located just to the northwest of Gorsgoch which is around 6 miles northwest of Lampeter in rural Ceredigion. From the east and the M4 it is advised to approach along the A485 from Carmarthen and turn north onto the B4338 for 9 miles once you reach Llanbydder. The coast between Aberporth and Newquay is just 13 miles. All distances are approximate.

DESCRIPTION

Ffynnon Rhys is a second rotation Sitka spruce plantation, over half of which is now ready for harvesting and replanting with trees of an owner's choice. Originally established by the Forestry Commission in the mid nineteen sixties the wood was ground prepped and drained to maximise conifer growth. All of these trees have been felled over the years and replanted steadily with further drainage improvements undertaken.

The site is quite typical of this area with fertile soils consisting of peaty gleys that have been drained and improved over the years to produce a range of site types on which the chosen species have thrived. The latest replanting of 8.73 ha was carried out around 7 years ago and was stocked with improved Sitka spruce that on some parts of the site is showing leader extension in excess of 1m in many cases.

The balance of the site is fully stocked with Sitka spruce of two distinct ages (1997 and 1999) that are performing well where the soils are sufficiently drained. There are also some small areas of remaining 1988 crops in places. These are unthinned and showing signs, in the form of minor wind blow, that the crop will soon be ready for harvesting on some of the wetter sections. A new owner might also decide to tidy up the wind blow and allow them to reach full maturity or optimum value. These crops also show the potential for native tree growth when the areas of native broadleaves are inspected where they have regenerated naturally next to the woodland's main natural watercourse.

Access to the wood is easy via a short length of gated road that runs across open farmland to join the wood's northern boundary just south of the county road. This access route has been upgraded to allow heavy timber haulage vehicles to use the road and turn inside the woodland boundary.

A full stocking schedule and plan is available from the Selling Agents upon request.

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.

FENCING

The majority of the property boundary is the responsibility of the woodland owner. These are shown with inward facing T-marks on the sale plan.

MANAGEMENT

Ffynnon Rhys is managed by Tilhill Forestry based in Llandovery. Their Mr Iwan Parry will be pleased to discuss future management with prospective purchasers. He can be contacted on 01550 721442.

RIGHTS OF WAY

The woodland is sold with the benefit of two rights of way for all purposes over the routes shown with broken brown lines and marked AB and CDE on the sale plan.

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.

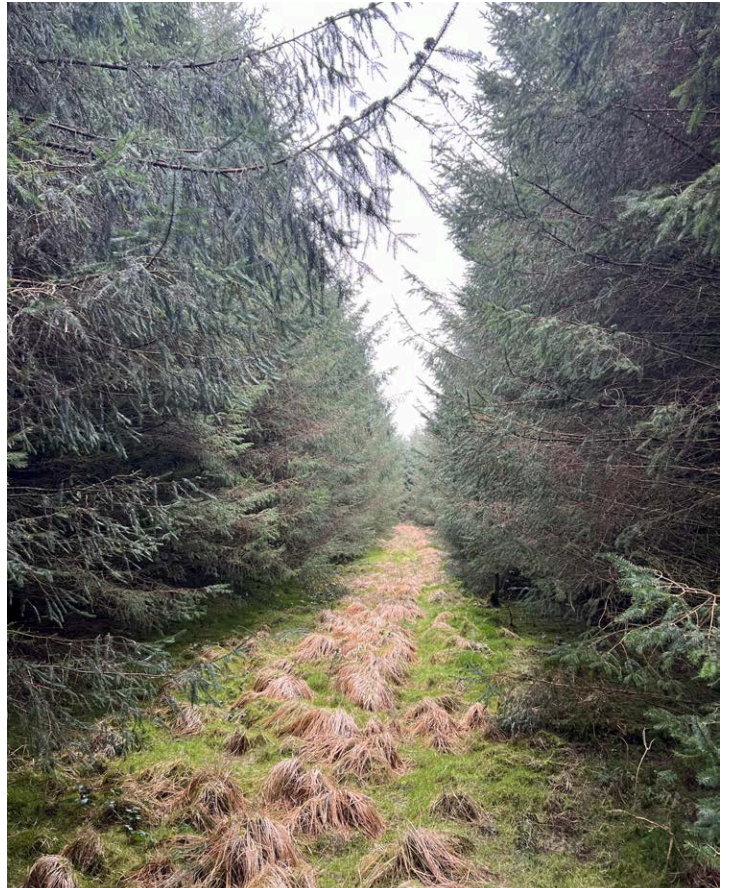
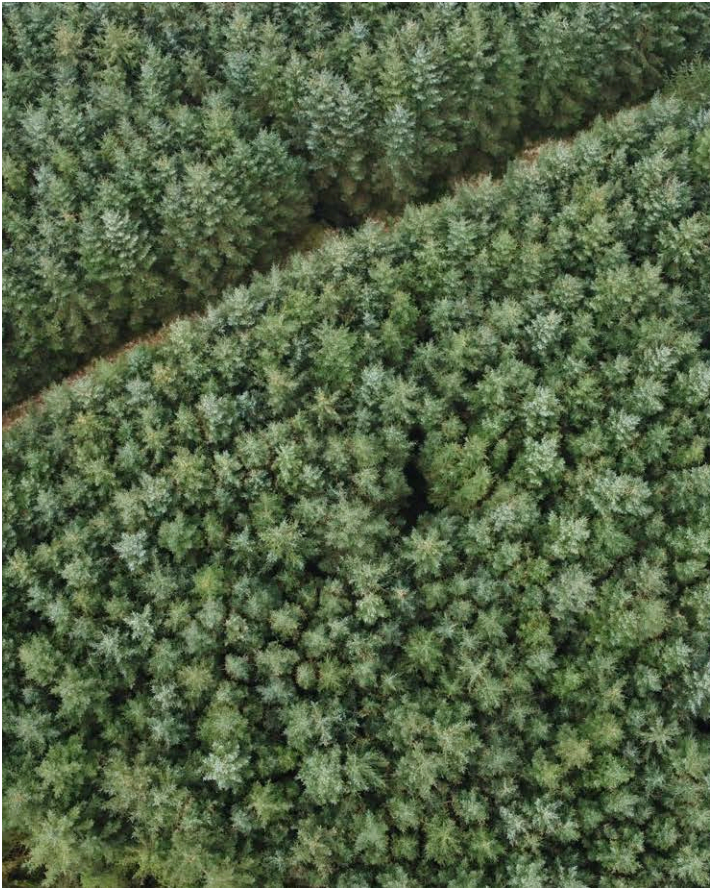
The entrance gate is locked. Please contact the Selling Agents for the lock code.

METHOD OF SALE

Ffynnon Rhys is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

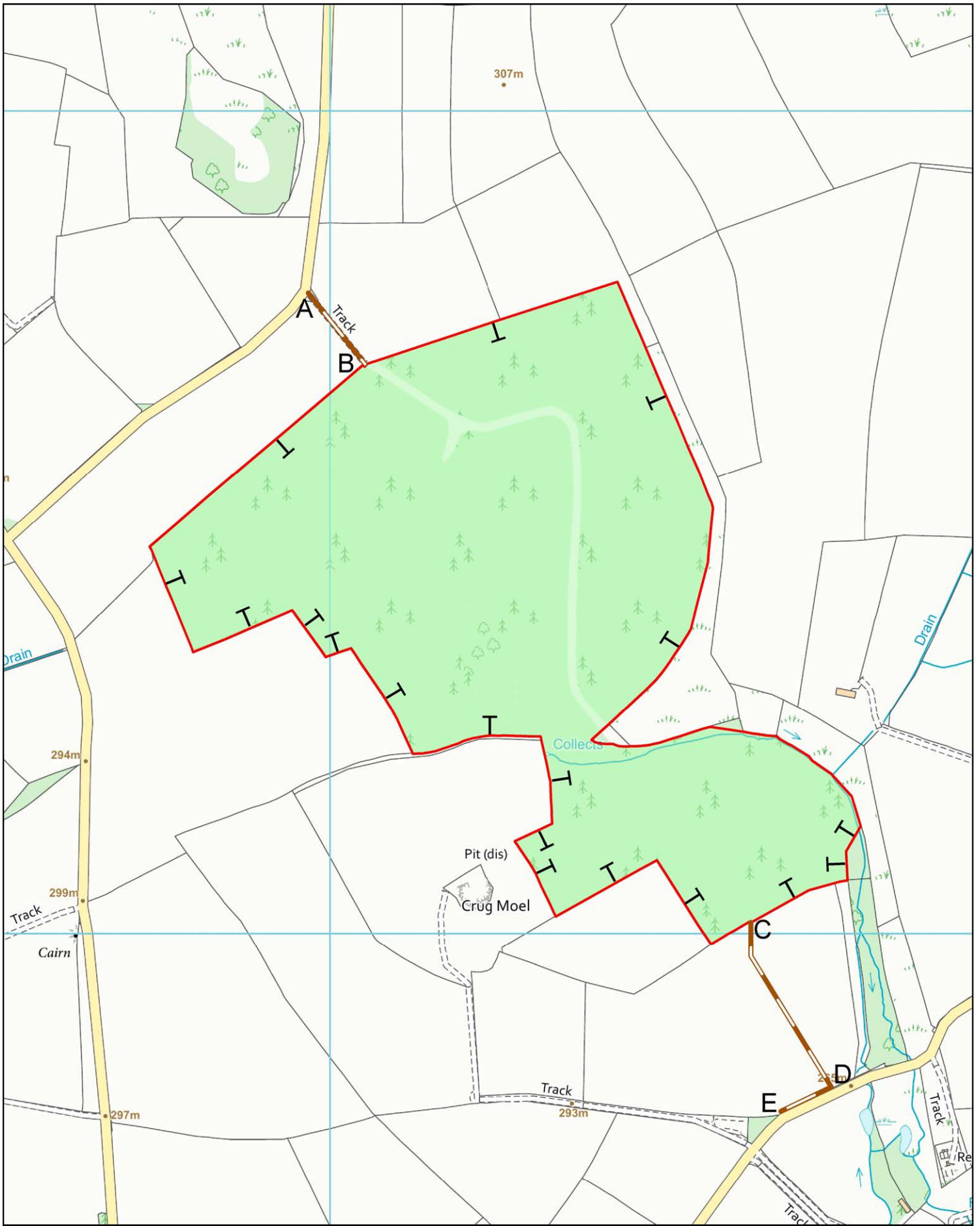
Anti Money Laundering Compliance

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



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 February 2024.



Ffynnon Rhys

Location SN 462 523
 Scale 1:6,000 @ A4
 Drawing No. Y21522-01
 Date 09.02.24

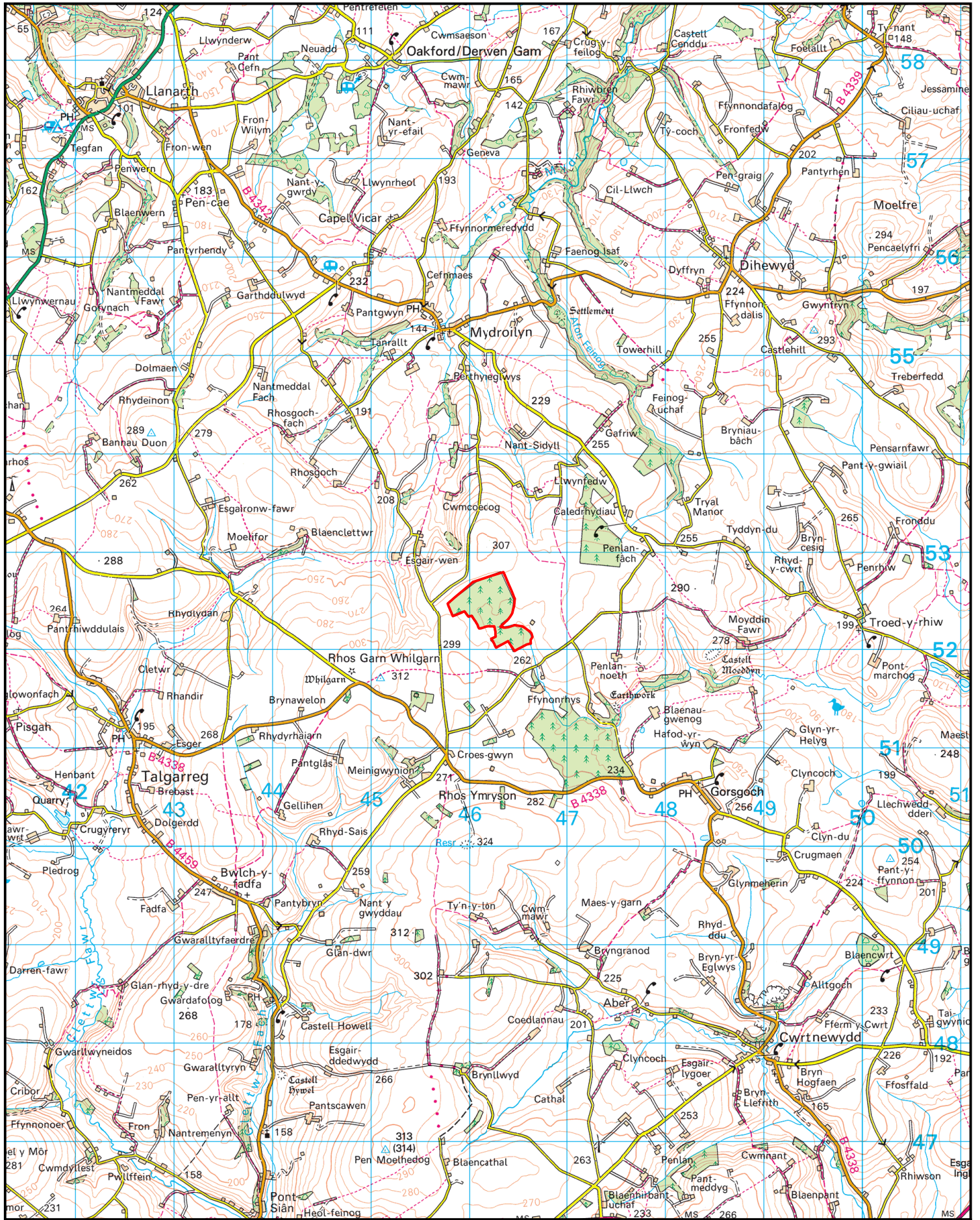


Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Ffynnon Rhys

Location SN 462 523
 Scale 1:50,000 @ A4
 Drawing No. Y21522-02
 Date 05.02.24



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FFYNNON RHYS

Gorsgoch, Lampeter, Ceredigion



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk