



**FREEHOLD FOR SALE BY PRIVATE TREATY**

As a Whole, 39.4 Acres (15.94 Hectares)

## **TUDBEER AND PAINTMOOR WOODS**

Near Chard, Somerset

**For sale as a Whole or in Two Lots**

OS Grid Ref: ST344091 Lat/Long: 50.878511,-2.933582 Nearest Post Code: TA20 4AQ  
what3words: cave.broadcast.fairy

### **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

Tudbeer and Paintmoor Woods are located just to the north of the main A30 Crewkerne to Chard road close to the border between Dorset and Somerset, just to the west of Yeovil.

## GENERAL DESCRIPTION

Tudbeer and Paintmoor Woods offer a superb commercial forestry opportunity to the smaller investor. Both of these woodlands have all the essential ingredients to provide tax free timber income at reasonable intervals over a long period. The current owners have done an excellent job creating new crops with growth potential and managing the existing crops for maximum return. Both woods are mainly level at 100 metres above sea level. Their high quality mineral soils are well drained and fertile as can be seen in the growth of the tree crops. Annual rainfall is over 1000mm.

A stocking plan is available from the Selling Agents upon request, or can be downloaded directly from the website listing.

The Lots comprise:-

### LOT 1: Tudbeer Wood

**25.3 acres / 10.2 hectares**

**Offers over £190,000**

Tudbeer Wood is a recently restocked Sitka spruce woodland with retained three hectares of semi mature pine and Douglas fir. The spruce was planted 5 years ago at 2 metre spacing then beat up until last season. The trees are now well established and growing at a good rate. The mature fir and pine were thinned 6 years ago and are now with firm feet and taking on girth once again. Along the fringes is an area of 1966 beech, sweet chestnut and mixed broadleaves which diversifies the wood and offers aesthetic effects and seclusion. This wood certainly packs quality into a modest acreage and it has superb access directly off the minor country road, shown as point A on the sale plan.

## STOCKING SUMMARY

Cpt	Area ha	P year	Principal species
1a	0.86	1966	BE
1b	2.09	1965	SP
1c	1.06	1930	POK
1d1	1.71	2021	SS
1d2	0.7	2015	SS
1d3	1.85	2015	SS
1e	0.95	2020	SS
1f	1.09	1985	DF
<b>Total</b>	<b>10.31</b>	<b>ha</b>	

### LOT 2: Paintmoor Wood

**14.1 acres / 5.71 hectares**

**Offers over £120,000**

Paintmoor Wood is approximately 40% restocked with 2020 Sitka spruce. The trees were planted at a 2m spacing and have established well on this clearfell site. The remaining area is thinned semi mature conifer from the 1980s and mixed broadleaves from the 1950s. Scattered amongst is a selection of nicely formed oak. This combination provides an ideal opportunity to realise timber revenues in the short term whilst retaining a longer investment in the next generation of trees.

A great draw for local wildlife, the small pond retains water in the driest of seasons and could be enlarged to enhance this feature.

A hobby woodsman would take delight in this wonderful setting and the opportunity to work some self-grown timber. Access is via a gateway shown as point B on the sale plan.

## STOCKING SUMMARY

Cpt	Area ha	P year	Principal species
2a	2.11	2020	SS
2b	1.78	1988	CP
2c	1.33	1980	HL
2d	0.6	1950	MB
<b>Total</b>	<b>5.82</b>	<b>ha</b>	





#### **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 March 2023.



## **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**

There are no known fencing liabilities.

## **MANAGEMENT**

The Woods are managed by Forestry Investment Consultancy Ltd and Mr Guy Lowndes would be happy to discuss future management with prospective purchasers. He can be contacted by telephone on 07917 878008 or email [guy@forestryinvestmentconsultancy.co.uk](mailto:guy@forestryinvestmentconsultancy.co.uk)

## **V.A.T.**

The sale of the woodlands are not subject to VAT.

## **WAYLEAVES, RIGHTS AND EASEMENTS**

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are 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.

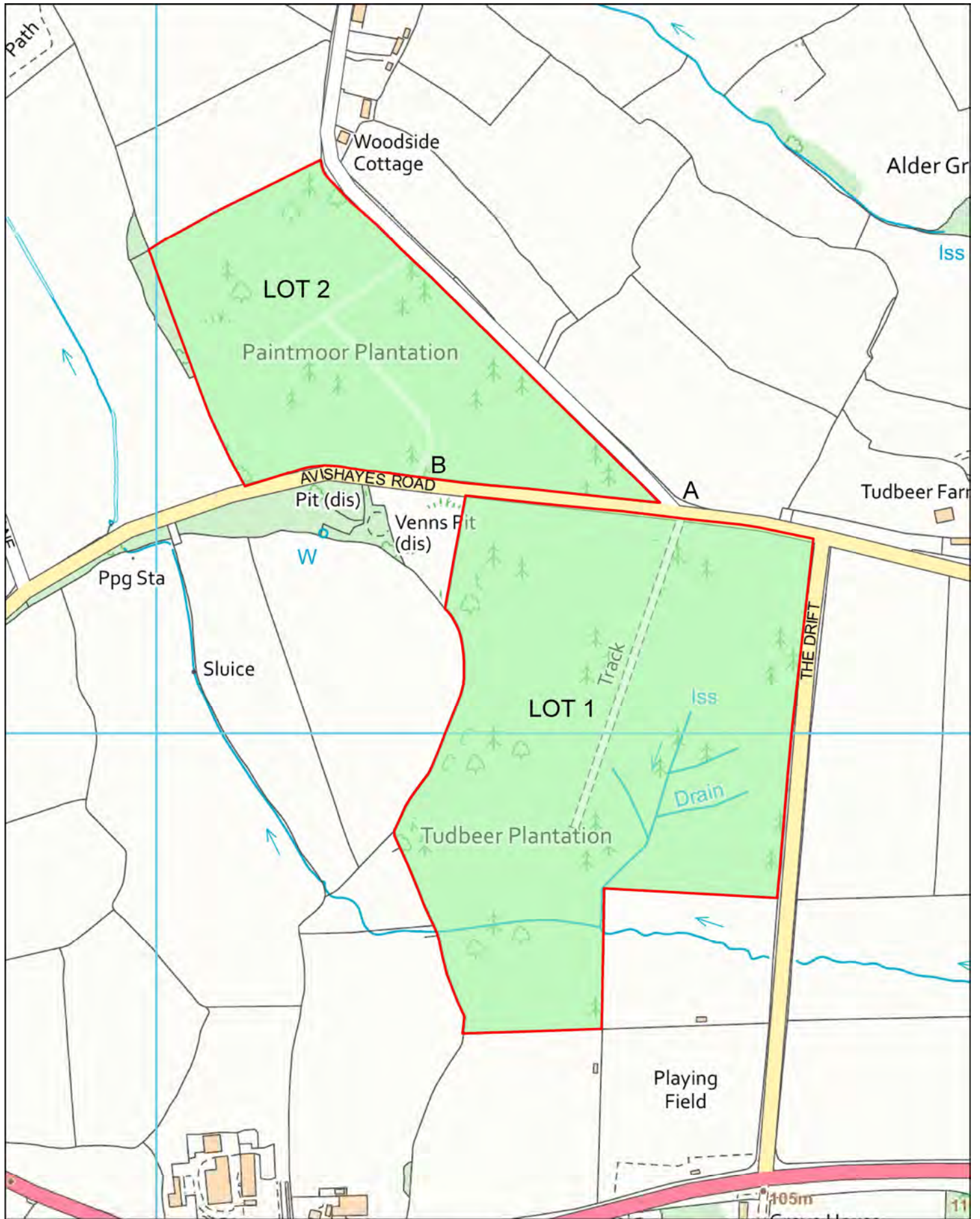
## **METHOD OF SALE**

Tudbeer and Paintmoor Woods are offered for sale by Private Treaty as a whole or in 2 Lots. 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](http://www.gov.uk)





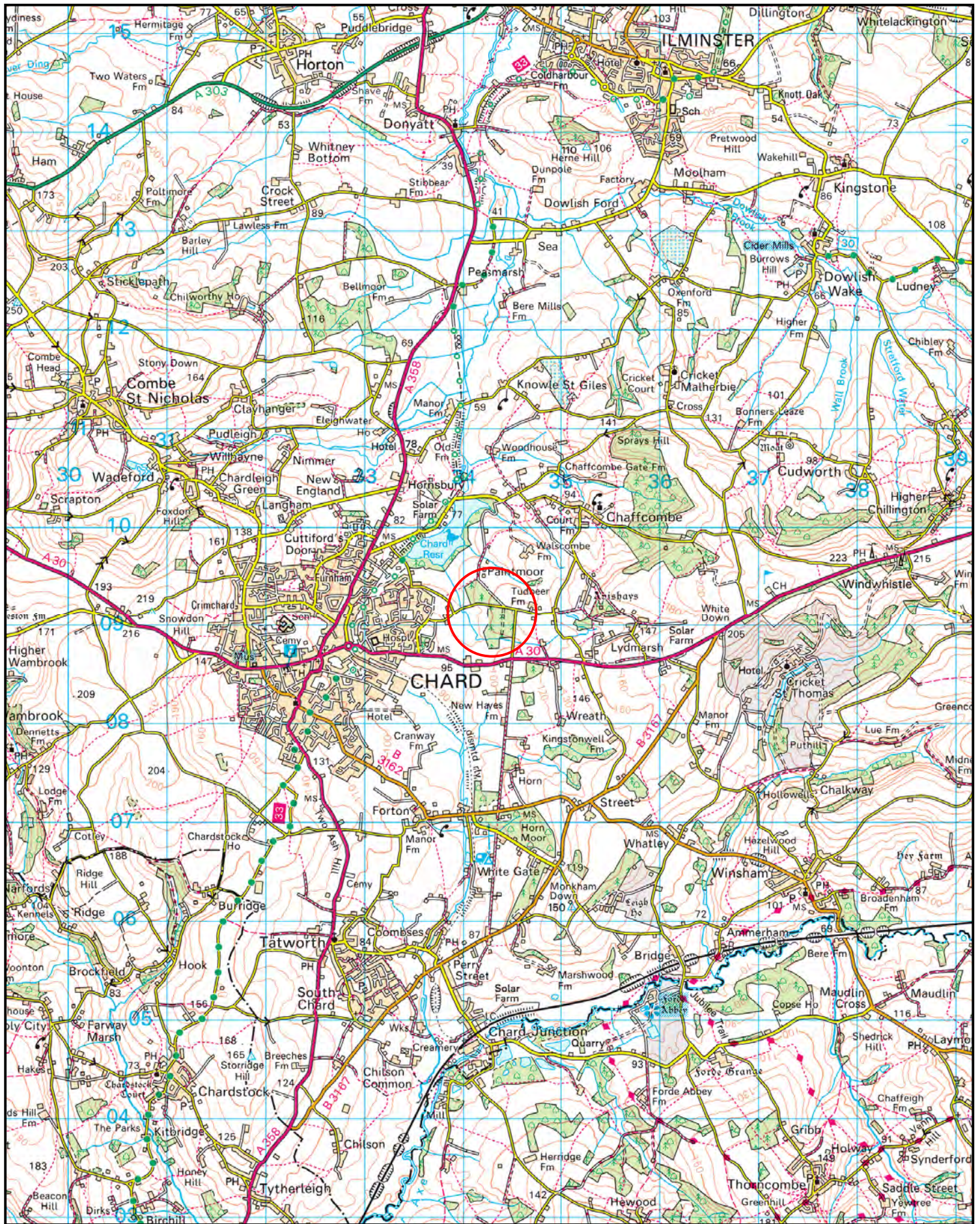
## Tudbeer and Paintmoor

Location ST 342 091  
 Scale 1:4,000 @ A4  
 Drawing No. W18456-01  
 Date 16.11.22



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

Based on Ordnance Survey 1:2,500  
 mapping with the permission of  
 the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416



## Tudber and Paintmoor

Location ST 342 091  
 Scale 1:50,000 @ A4  
 Drawing No. W18456-01  
 Date 16.11.22



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

Based on Ordnance Survey 1:2,500  
 mapping with the permission of  
 the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416

# TUDBEER AND PAINTMOOR WOODS

Near Chard, Somerset



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

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

[www.tustins.co.uk](http://www.tustins.co.uk)