



FREEHOLD FOR SALE BY PRIVATE TREATY

26.73 Acres (10.82 Hectares)

ALLT FRON GOCH

Brechfa, Carmarthenshire

Offers over £135,000 are invited for this property

OS Grid Ref: SN492298 Lat/Long: 51.945053,-4.194719 Nearest Post Code: SA32 7JQ
what3words: secretly.doses.luggage

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 May 2023.

LOCATION

Allt Fron Goch is located centrally in South Wales just to the North West of Brechfa just 8 miles from the A40 and 10 miles north East of Carmarthen.

All distances are approximate.

DESCRIPTION

Allt Fron Goch is a rare type of woodland to come to the market. Almost never do we see single species native woodlands of this quality in South Wales. The woodland is almost fully stocked with pure Oak that is ready for thinning to produce useful sawlogs and firewood in the future. The wood is situated on a warm south facing slope with adequate rainfall resulting in excellent soils with high fertility, perfect for growing native trees at a sensible growth rate.

Access to the woodland is via a stoned track that passes a collection of old farm-buildings and thence up into the wood. Access within the wood is good with a range of unsurfaced tracks connecting most of the woodland to the entrance track.

Allt Fron Goch is nearly all designated as Ancient woodland. This is defined as woodland that has been under the cover of native trees since before 1600 AD. This designation of tree cover brings with it the classic ground cover and rich soils with large amounts of soil carbon.

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 new owner will be responsible for the fencing on the northern boundary shown with inward facing T-marks on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB. This track is shared with third parties and it is understood that maintenance or upgrading can be undertaken with the permission of the track's owner. The route BC through the wood is subject to a retained access right for the benefit of the owner of the land above the wood to provide farming access. It is understood that the owner of the land above the wood will maintain the track as required following his/her use.

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

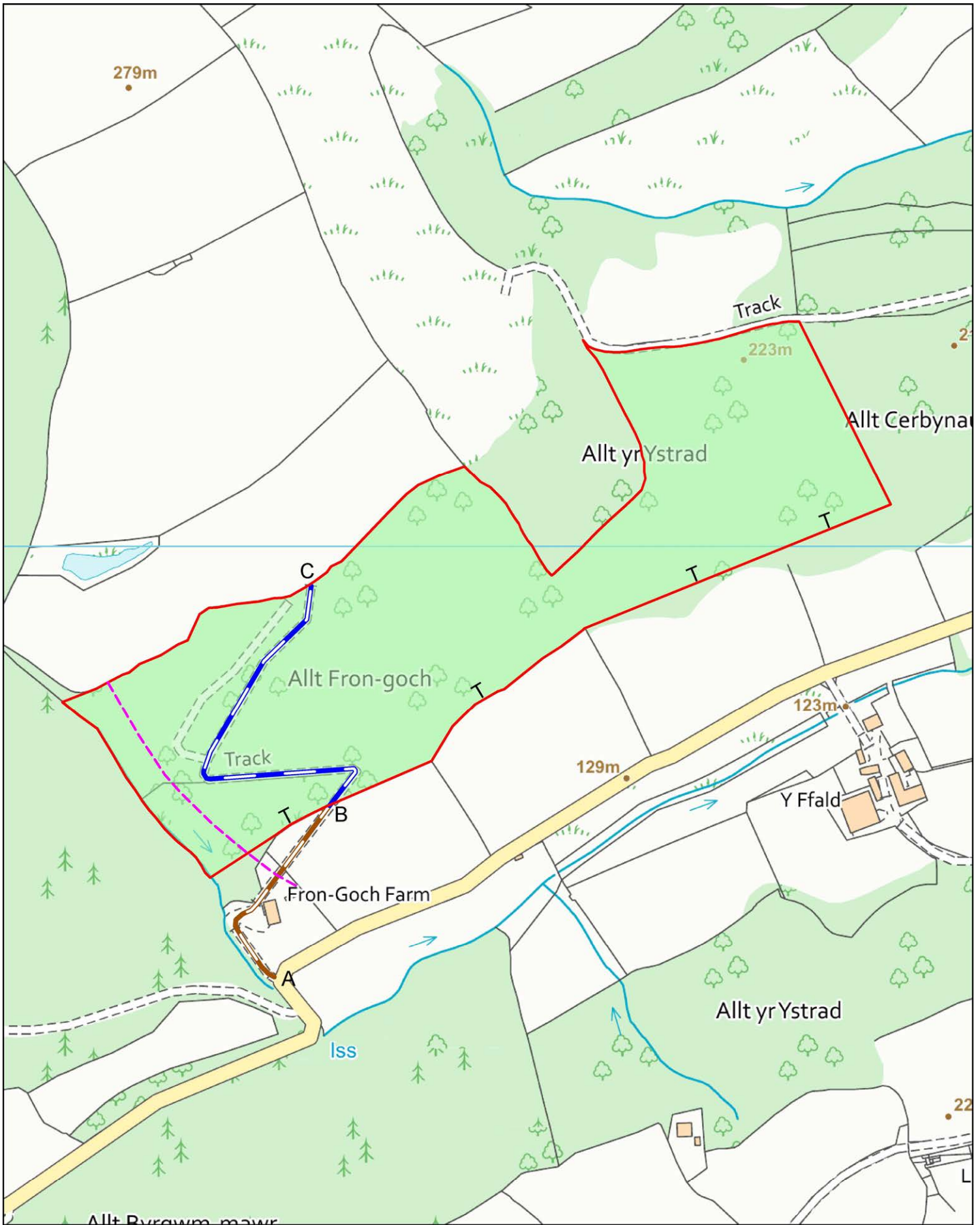
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Allt Fron Goch 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



Allt Fron Goch

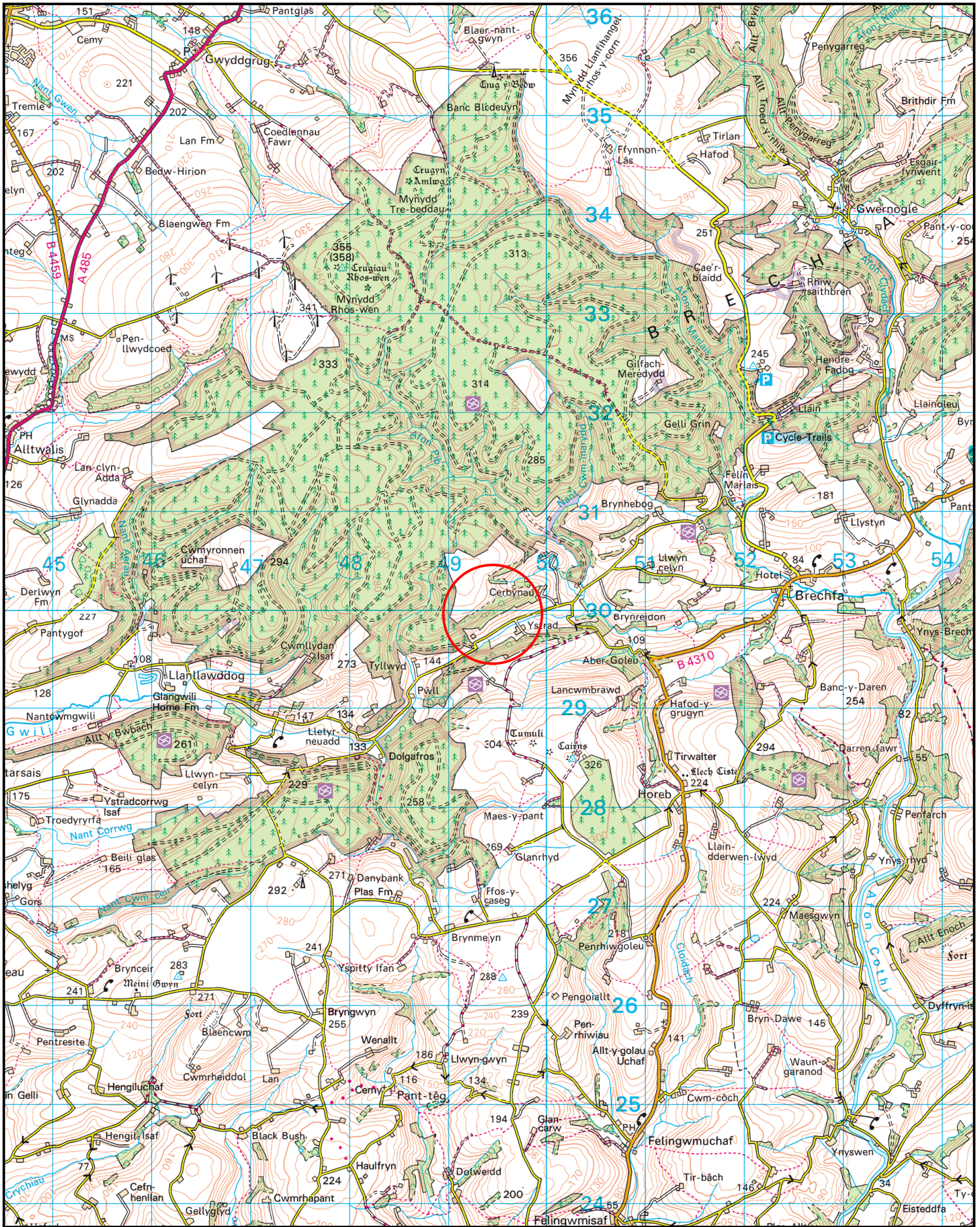
Location SN 494 299
 Scale 1:4,000 @ A4
 Drawing No. X19600-01
 Date 14.08.23



Tustins

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Allt Fron Goch

Location SN 494 299
 Scale 1:50,000 @ A4
 Drawing No. X19600-02
 Date 11.05.23



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ALLT FRON GOCH

Brechfa, Carmarthenshire



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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