



FREEHOLD FOR SALE BY PRIVATE TREATY

45.02 Acres (18.22 Hectares)

FARTHINGS HOOK WOOD

Henrys Moat, Maenclochog, Pembrokeshire

Offers Around £210,000 are invited for this property

OS Grid Ref: SN055271 Lat/Long: 51.908916,-4.828393 Nearest Post Code: SA63 4TS
what3words: envoy.hedgehog.extensive

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

Farthings Hook Wood is located just to the east of Llys-y-fran reservoir on the southern edge of the Preseli Hills that are within the Pembrokeshire Coast National Park. The wood is close to the B4313 Narberth to Fishguard road and easily accessible from the A40. Railway stations close by at Clunderwen (12 miles) and Clarbeston Road (6 miles) offer an alternative access method as required. All distances are approximate.

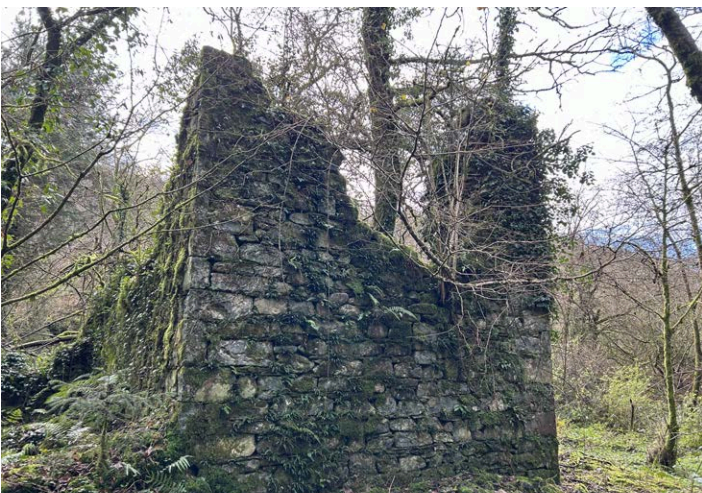
DESCRIPTION

Farthings Hook Wood is situated on level former fields next to the Afon Syfynwy and on the steeper un-farmable north facing wooded slopes above the river. This is a strongly flowing good sized river that flows into the Llys-y-fan reservoir a few miles down-stream.

Access to the wood is along a well stoned track that is proven for timber extraction. This track terminates in a good sized turning area just inside the woodland's gateway. From the loading bay unsurfaced tracks, well-built from quarried stone on site, serve the whole wood adequately for future maintenance and potential thinning operations..

The wood was originally planted with a range of commercial timber species that performed extremely well on this highly fertile site. The current owner has felled these over the last 20 years and restructured the wood sensitively with a range of tree species to produce marketable timber and create diversity within the woodland. As a result, visitors to the wood will see fast growing 20-year old Sitka spruce in groups close to the river and within the hook shaped area at the extreme eastern end of the wood. There are some areas of young 2m tall Douglas fir planted on the higher slopes. These are impressive young crops that have leaders of almost 1m in length.

The Sitka spruce that is over 10m tall is now entering its second thinning phase with the slightly younger well planted and maintained native species now beginning to close canopy. For each of the species planted growth rates are encouraging and timber production from thinnings should be possible very soon.



The wood also contains a ruined building known as Dan-y-coed which is just the remains of walls and no roof. This is an interesting feature that could potentially be tidied up and reroofed and used as a woodland storage building subject to local planning approval.

Part of the wood is classified as a Plantation on an Ancient Woodland Site (PAWS). Woodlands so classified are believed to have been under trees since before 1600 AD. Government policy is aimed at restoring these woodlands where possible and occasionally enhanced grants are offered to achieve this.

The woodland owner has identified a very small area of Japanese knotweed close to the old building and near the river. This is in the process of being controlled using approved herbicides as the law requires.

The Afon Syfynwy and its adjacent banks are all classified as a Site of Special Scientific Interest which Natural resources Wales requires owners to be aware of but not necessarily need to take any action.

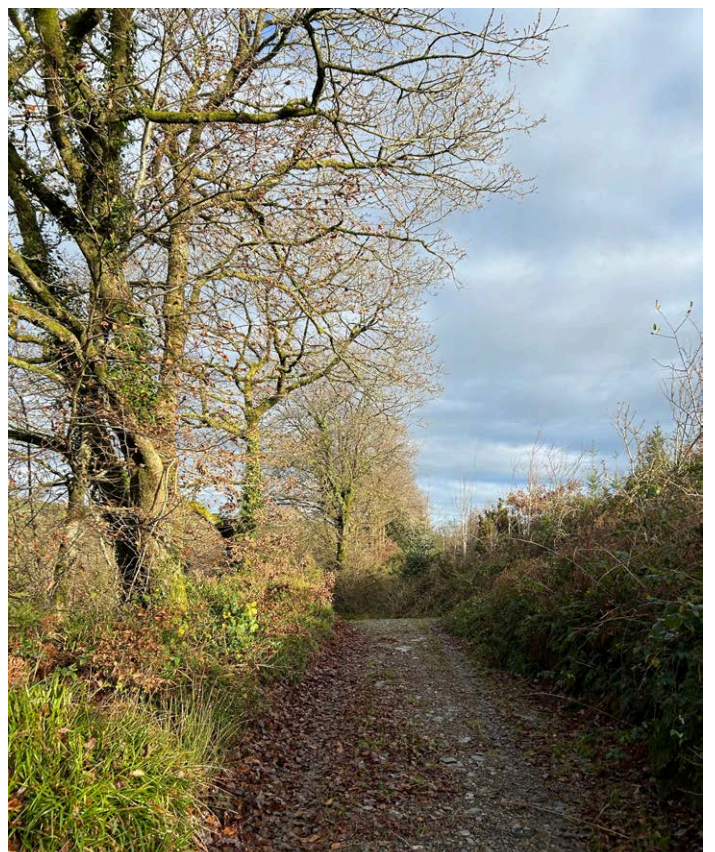
SPORTING AND MINERAL RIGHTS

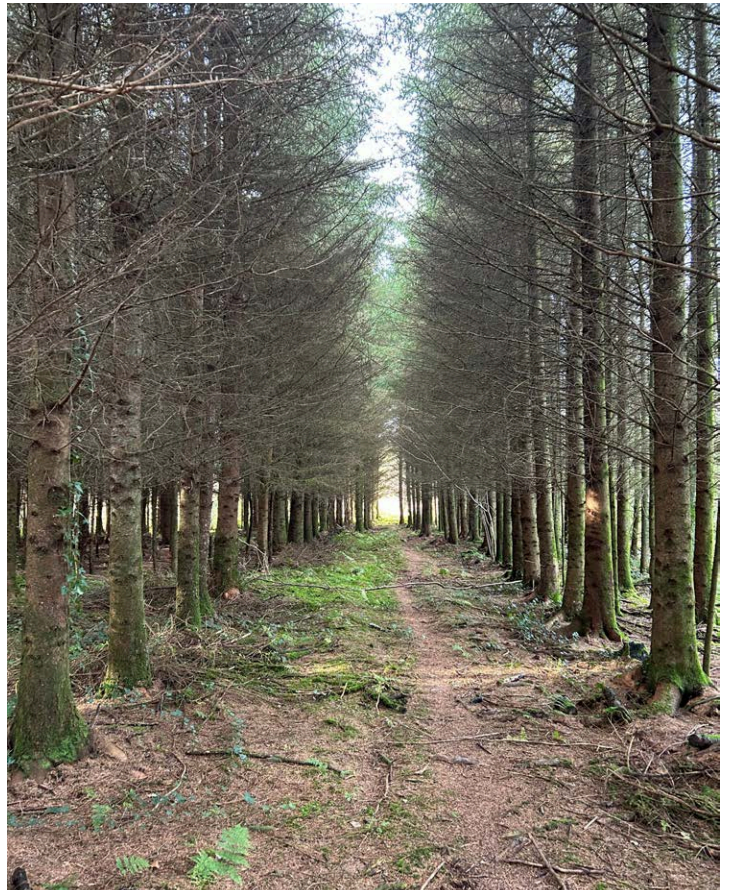
Sporting Rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are fencing liabilities as shown on the sale plan with inward facing T-marks.





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 November 2023..



RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shaded brown and shown ABC 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.

There is a water pipeline crossing the wood on the route FG as shown on the sale plan.

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.

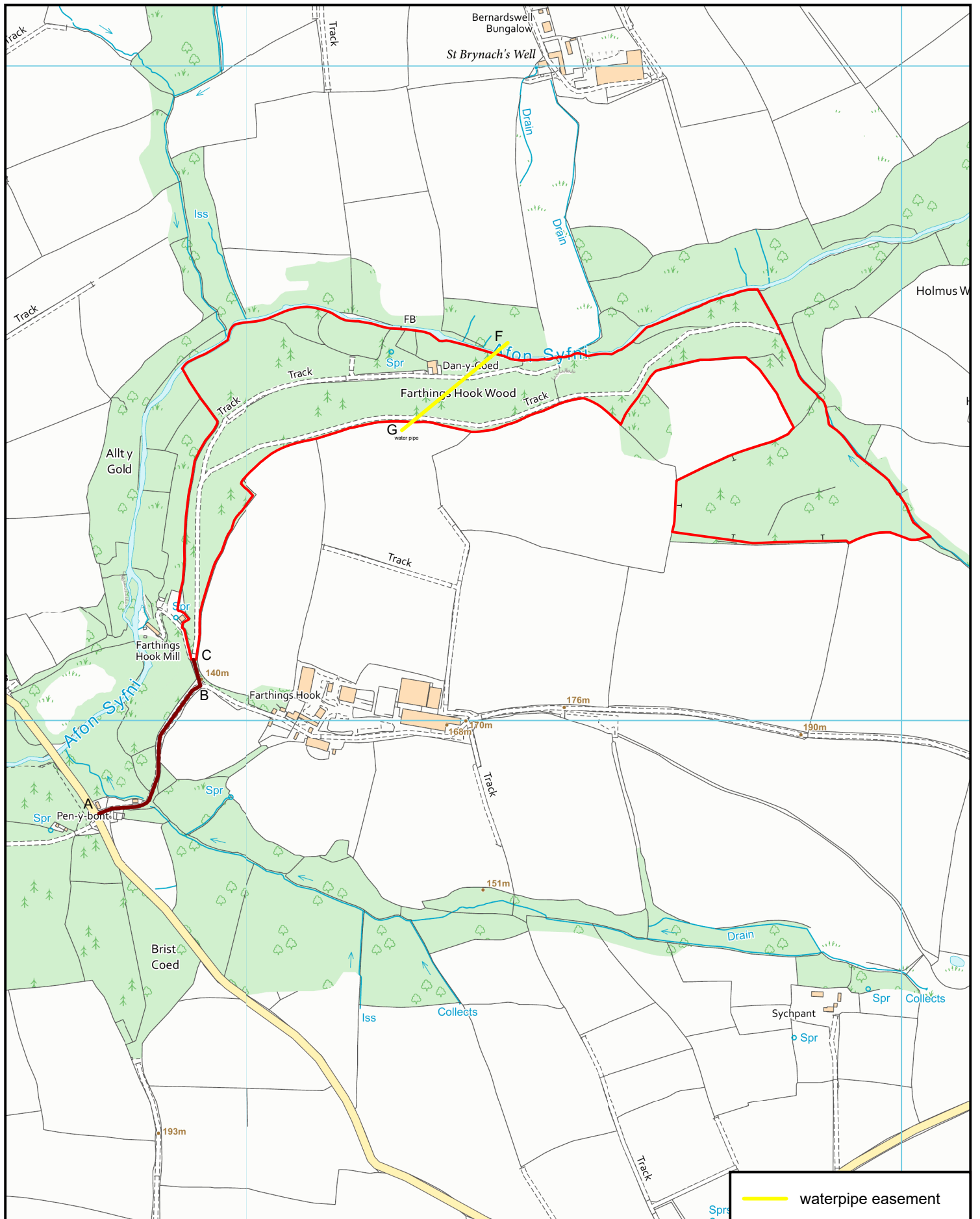
METHOD OF SALE

Farthings Hook Wood 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





Farthings Hook



Location SN 053 275
 Scale 1:7,500 @ A4
 Drawing No. X21101-02
 Date 24.11.23



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Farthings Hook

Not to Scale

Drawing No. X21101-03

Date 24.11.23



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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