



FREEHOLD FOR SALE BY PRIVATE TREATY

24.51 Acres (9.92 Hectares)

LLANFOIST WOOD

Llanfoist, near Abergavenny, Monmouthshire

Offers over £250,000 are invited for this property

OS Grid Ref: SO290122 Lat/Long: 51.803895,-3.029696 Nearest Post Code: NP7 9LE
what3words: vital.stalemate.compiled

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 September 2023.

LOCATION

Situated in the Brecon Beacons National Park just outside the village of Llanfoist, 2 miles south-west of Abergavenny and 19 miles north of Newport. All distances are approximate.

DESCRIPTION

Llanfoist Wood is of ancient origin, being classified as a Plantation on Ancient Woodland Site (PAWS). This is woodland where trees have been growing continuously since before 1600 AD. The woodland now represents an excellent opportunity for a would-be purchaser to acquire a compact commercial woodland with timber ready to extract.

The wood is located on an east facing slope and comprises predominantly conifers, specifically mature Norway spruce and western hemlock. Broadleaf species appear in the western half of the wood and include oak, ash and beech. The wood is situated on the edge of the old Monmouth and Brecon Canal and has the potential to be a fantastic amenity for a new owner.

The woodland has been thinned in the past and the trees display good form. A felling licence has been approved allowing for a clear fell of the conifers and a thinning of the broadleaves. The licence expires in April 2026. The felling licence requires that the felled area be replanted with 8.06 hectares of young trees comprising 50% Douglas fir, 25% oak, 20% sweet chestnut and 5% beech. If a new owner chose to allow the felling licence to expire NRW (Natural Resources Wales) may allow a new application to be made, perhaps adjusting the restocking species mix to better suit a new owner.

Soils within the woodland are exceptionally fertile being freely draining, slightly acid loamy soils and therefore favourable to tree growth.

Access into the wood is taken via the county road to a gateway just to the south of the wood and thence over a right of way leading to a large turning/stacking area.

The vendor advises the Local Planning Authority has confirmed the construction of additional tracks through the woodland can be carried out under the General Permitted Development Order.

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.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route marked AB 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

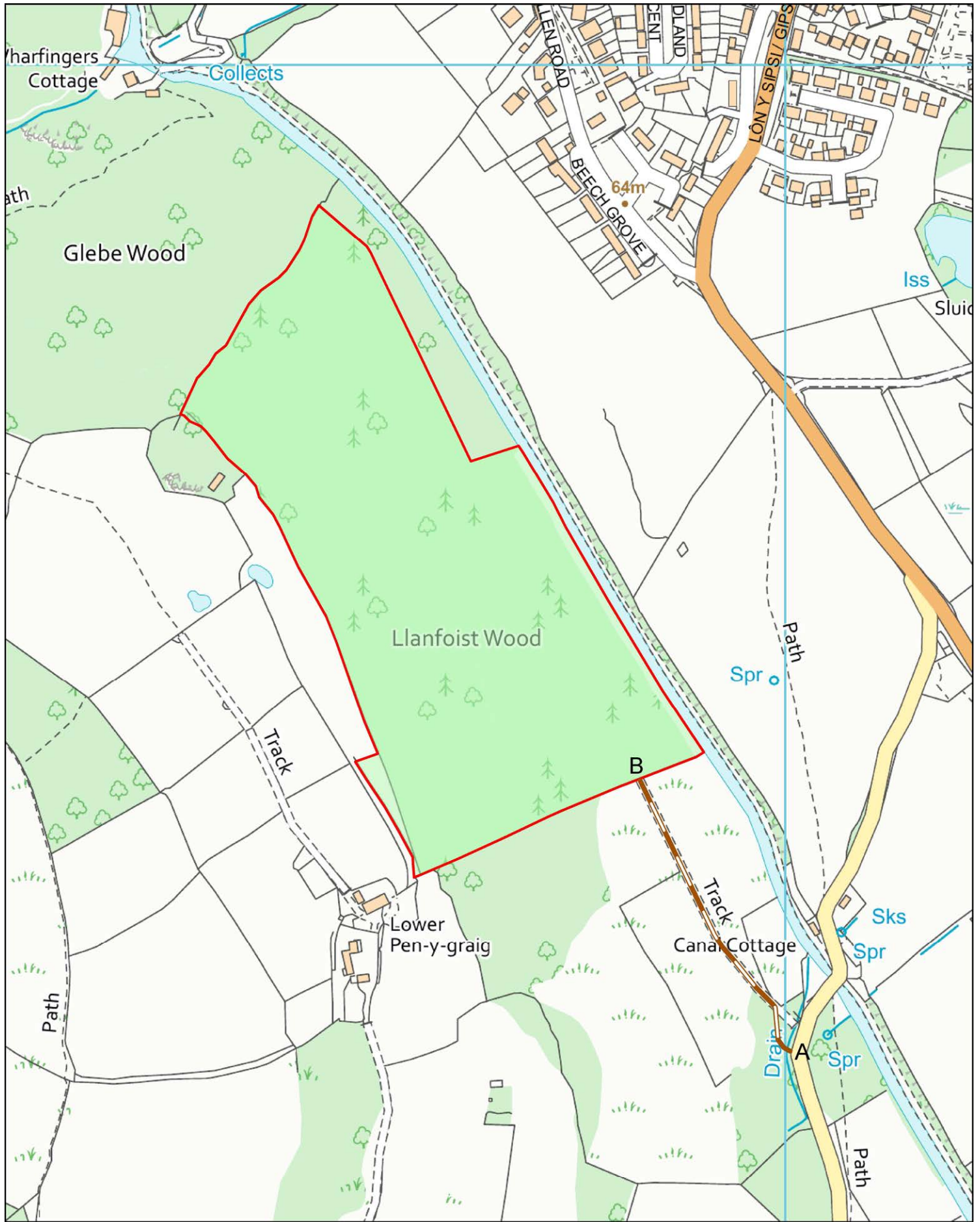
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. The entrance gate is locked.

METHOD OF SALE

Llanfoist 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



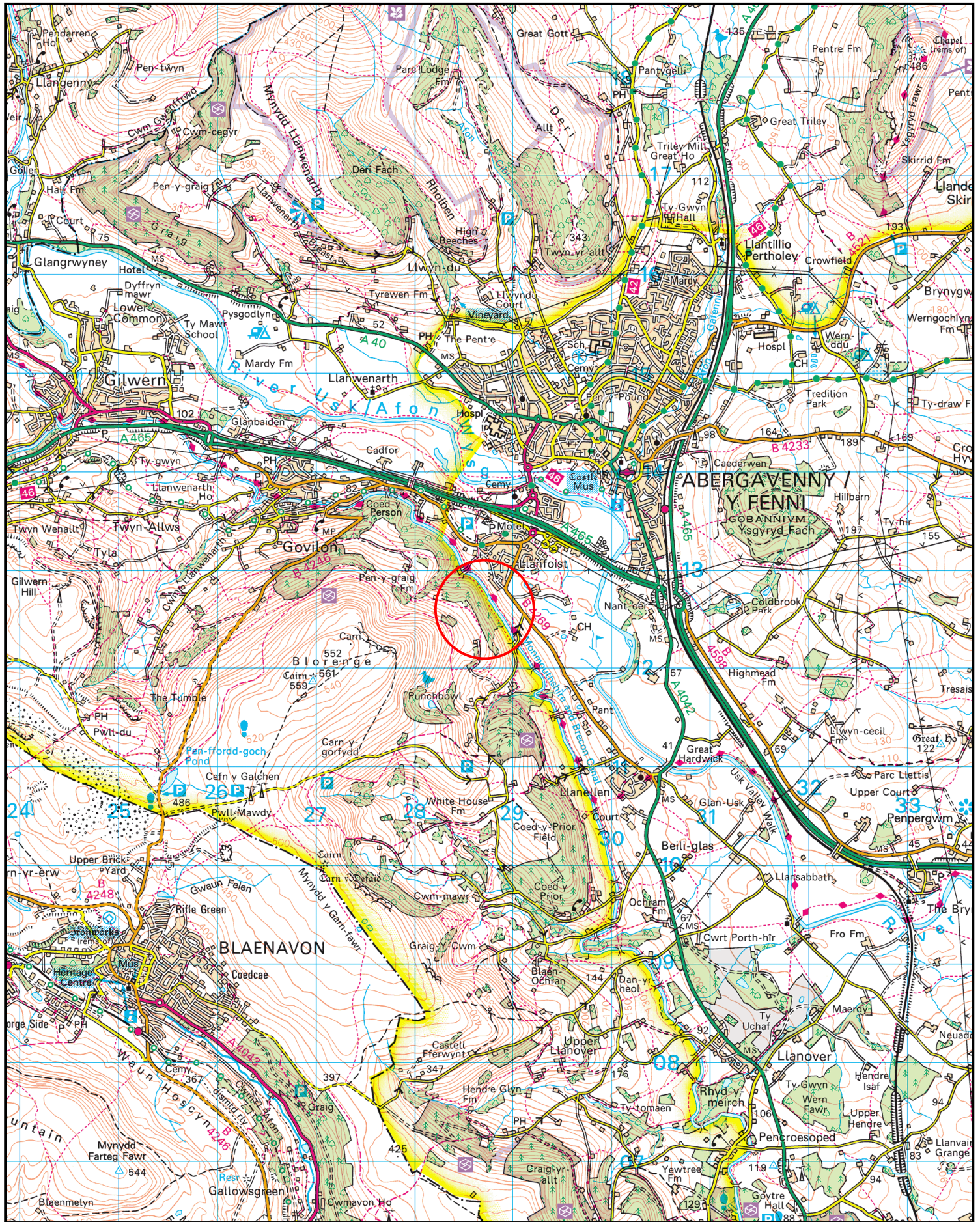
Llanfoist Wood

Location SO 287 125
 Scale 1:4,000 @ A4
 Drawing No. X20559-01
 Date 11.09.23



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Llanfoist Wood

Location SO 287 125
 Scale 1:50,000 @ A4
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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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