



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254938

info@tustins.co.uk

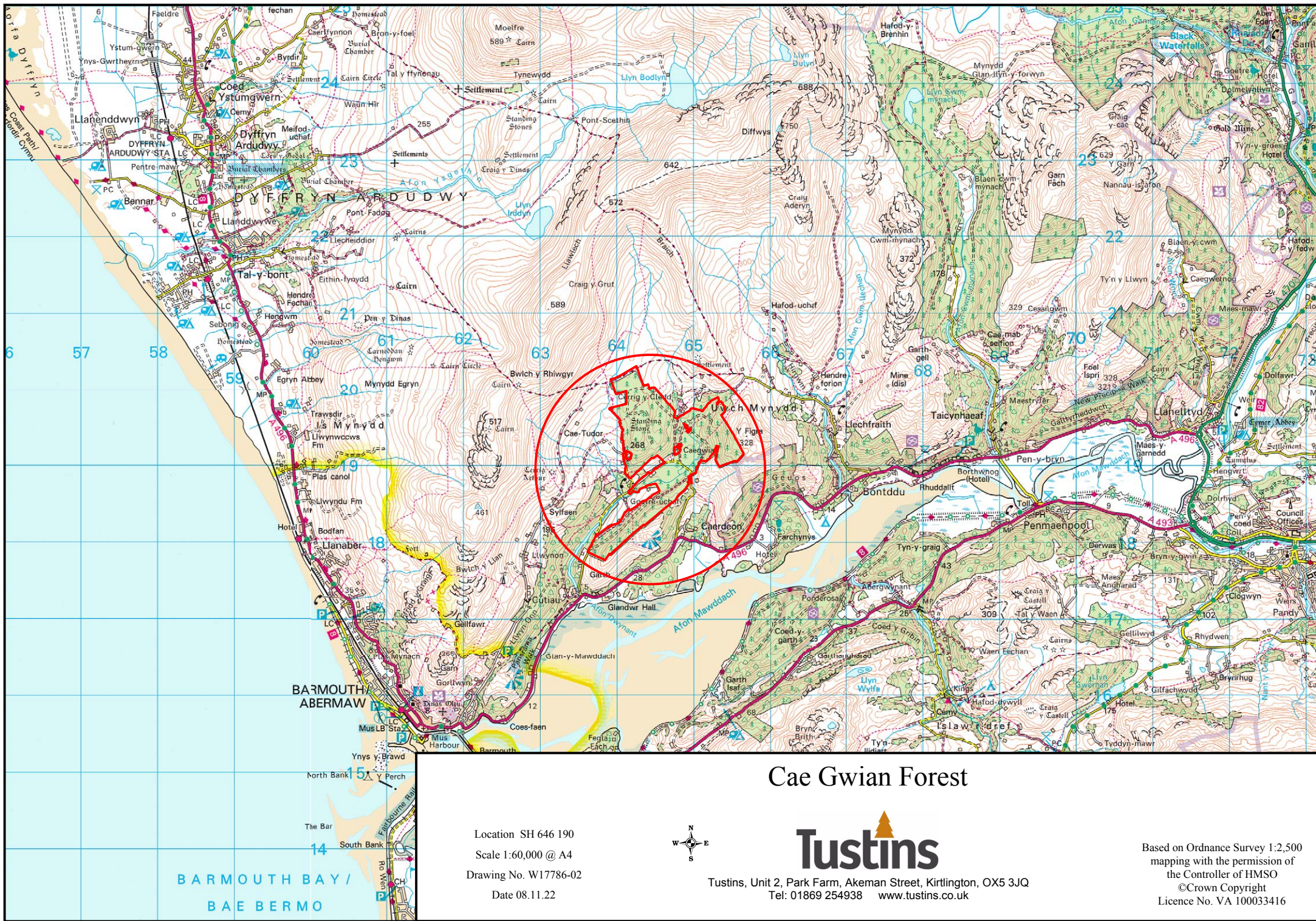
CAE GWIAN FORESTRY ESTATE

Bontddu, Barmouth, Gwynedd

Offers Over £3,650,000

447.35 Acres (181.03 Hectares)

www.tustins.co.uk



Cae Gwian Forest



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

Location SH 646 190
 Scale 1:60,000 @ A4
 Drawing No. W17786-02
 Date 08.11.22



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

BARMOUTH BAY /
 BAEBERMO



CAE GWIAN FORESTRY ESTATE

447.35 Acres (181.03 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SH636179 Lat/Long: 52.741401,-401954 Nearest Post Code: LL42 1TG
what3words: remodel.dating.spindles

Offers Over £3,650,000

A unique opportunity to own a magnificent slice of rural Wales. The special combination of Snowdonia National Park location and all the ingredients of an outstanding commercial forest should be attractive to those who desire to own a fast growing forestry asset that also creates a feeling of well being.

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 August 2022. Revised November 2022.

LOCATION

Cae Gwian is located in low hills on the northern shore of the Afon Mawddach estuary. The estate is 2.5 miles beyond Bontddu for those travelling from the A470. Barmouth is just 2 miles away. All distances are approximate.

DESCRIPTION

Cae Gwian offers commercial and amenity purchasers alike the opportunity to own a spectacular and highly productive forestry asset. The location of the estate's four main adjoining sections, growth potential and unique climate combine to form one of the best medium sized forests in Wales.

To access the woodland a visitor is advised to approach from the south west on a minor county road which is on the right not long after you pass Glandwr Hall on the edge of the estuary. A steel barrier opens onto a high quality internal forest road system, developed to allow full access for timber harvesting traffic, shown as point G on the sale plan. Other entrances into the forest are at points Y, A and E on the sale plan. This initial section of road brings vehicles into the main forest area and reduces the need for visitors to use the alternative and rather narrow county road that provides residential access to the homes and holiday lets situated within the valley. Most of the forest has either been thinned or felled in recent years and an all-weather well engineered road system has been of great benefit, reducing working costs and allowing the woodland owner to take advantage of spot increases in the timber market even if this is in the depths of winter.

Tilhill Forestry, the long term forest managers, have recently produced a management plan for the whole estate and this is currently approved for the felling of 10ha of mature crop.

A new owner will be able to review this plan and either adopt it or create a new one subject to NRW approval. The current plan and stocking information is available from the selling agents upon request.

A small area of the estate is classified as Ancient Woodland or Plantation on an Ancient Woodland Site (PAWS). This is largely due to the estate being established as a new commercial woodland on farmland in early 1960s.

Cae Gwian is within sight of the famous Cadair Idris mountain range as well as being inside the boundary of Snowdonia National Park. Not only does this location give a special sense of being at one with nature but it also protects the local landscape from changes that could spoil that quality. A new owner of Cae Gwian can be confident that the unspoilt situation which makes this place so special will remain well into the future. The estate is also situated within one of the most popular areas of Wales for commercial forestry investment. Local and some key national timber markets are therefore well developed and easily reached by road from the forest.

The estate also includes a former gold and copper mine along with a now ruined mill building and a semi restored office building. This can be found on the sale plan marked as point K. The gold mine whose adit is still visible stopped producing gold during 1900 and has been left disused ever since.

The current owners of the estate have been very keen on adopting the best management strategies available over the years. It is of no surprise that the property has been awarded prizes in the past. Most recently in 2019 at the Royal Welsh Show with Gold for the Best Managed Woodland category 51-200ha and Gold Best Conifer Planting or Restocking under 10 years old. Purchasers of the estate can therefore be assured that the crops now in place have been managed to perfection.

Our client has a keen interest in forestry and has been personally involved since his purchase. He offers the following thoughts to prospective purchasers:-

"Cae Gwian is an unusual forest of exceptional beauty and charm, stretching over two hill ranges, one overlooking the estuary of the River Mawdach, the higher one overlooking the first, a green valley grazed by sheep between, and beyond the rocky massif of Cader Idris to the south and the Irish Sea to the west.

It was planted, largely with Sitka spruce and Japanese larch, in the early 1960s. The lower areas retain vestiges of old oak woodland. Stone walls reflect its history as pasture, and in the centre are the remains of a 19th century goldmine (though it produced more copper than gold). Its water supply, the Afon Dwynant, flows through the heart of the property, while the leat that turned the water wheel of the mine supplies water to four old stone cottages scattered through the trees.

Stone roads give access to the various compartments of the forest and provide magnificent viewpoints; footpaths (two of them public) follow the stream and lead to other viewpoints.

We have owned Cae Gwian since 1991 and managed it through Tilhill Forestry as a productive estate, cropping and replanting commercial species but steadily increasing the variety of trees and the proportion of broadleaves.

We rebuilt the old mine office building with its splendid fireplace as our shelter and picnic place. We also made two large ponds; the higher one our tranquil swimming place in the hills. Cae Gwian has not only proved a good investment; it has been our family resort for a generation. We have usually stayed at the Penmaenuchaf Hotel over the river for a comfy stay, good food and excellent wine."

Hugh Johnson

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. They are not let.

FENCING

The woodland owners have maintained fencing around the north east side of Goetre Isaf Farm shown with inward facing T-marks on the sale plan.

ANCIENT MONUMENT

The standing stone on the northern edge of compartment 3 close to the forest road is scheduled as an ancient monument.

MANAGEMENT

The estate is managed by Tillhill Forestry Ltd. They can be contacted on 01550 721442. Their Mr Simon Miller will be happy to answer any management specific enquiries on the woodland.

RIGHTS OF WAY

The woodland is accessible in a number of locations directly off council maintained highways. These are shown on the sale plan.

The woodland is sold subject to a number of rights of way for all purposes to third parties who use the forest roads to approach various residential properties situated within the estate.

Tracks in use are shown with blue dashed lines on the sale plan as well as by the lettered routes AB, ABCD, EF, LMNP, and QR.

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. Contact the Selling Agents for the code for the gate lock.

METHOD OF SALE

Cae Gwian Estate 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

STOCKING SUMMARY

Species	Age Class								Totals
	0-5	6-10	11-15	16-20	21-25	26-30	31-35	Older	
Sitka/Norway spruce	7.60	6.63	7.97	4.19	22.13	13.83		7.61	69.95
Scots Pine					0.02			0.14	0.02
Corsican Pine					0.14			0.14	0.28
Lodgepole pine				0.02				3.86	3.87
Douglas Fir	3.84	8.70	3.04		0.72				16.30
Larch		1.26			2.08			13.23	16.56
Red Cedar		1.20							1.20
Mixed Cons	1.56	0.57	1.72	3.43	2.64			0.49	10.41
Broadleaves	3.46	6.88	8.38	1.36	8.61	1.74	0.30	19.03	49.75
Water									0.40
Bare/Unplanted									12.29
Totals	16.46	25.24	21.11	9.74	36.34	15.57	0.30	44.35	181.03











CAE GWIAN FORESTRY ESTATE

Bontddu, Barmouth, Gwynedd



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