



FREEHOLD FOR SALE BY PRIVATE TREATY

8.0 Acres (3.24 Hectares)

COED ALLT TY MAWR

Newbridge, Ciliau Aeron, Ceredigion

Offers Around £95,000 are invited for this property

OS Grid Ref: SN512589 Lat/Long: 52.208755,-4.177882 Nearest Post Code: SA48 8BU
what3words: placidly.grips.areas

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack 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 February 2025.

LOCATION

Coed Allt Ty Mawr is located just to the south east of Aberaeron just off the A482 Lampeter Road. Access to the A48 and M4 is easy via Carmarthen which is 29 miles. All distances are approximate.

DESCRIPTION

Coed Allt Ty Mawr is a small commercial spruce woodland situated on the northern bank of the Afon Aeron. The crops are approaching their productive phase and should yield substantial volumes of spruce sawlogs.

Included within the wood is a large caravan and a long open sided shed with a lockable storage locker at its western end. There is also a composting toilet hut and a further touring caravan which have all been used as accommodation in the past. It is understood these have all been in place for over 10 years and so it may be possible to apply for a certificate of lawful use or development from the local council's planning department. Subject to any necessary consents we believe a buyer might be able to set up a small woodland-based business enterprise.

The approach to the wood is easy via the stoned right of way along the route ABCDE. Access into the wood is via two gateways that open into the wood off the external access track.

The woodland is classified as a Plantation on an Ancient Woodland Site (PAWS). This may allow a future owner to claim enhanced grants in exchange for restoring the woodland back to Ancient Woodland.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. It is understood the owner of the wood is able to fish the river Aeron where the river runs along the boundary.

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 ABCDE shown with a broken brown line 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.

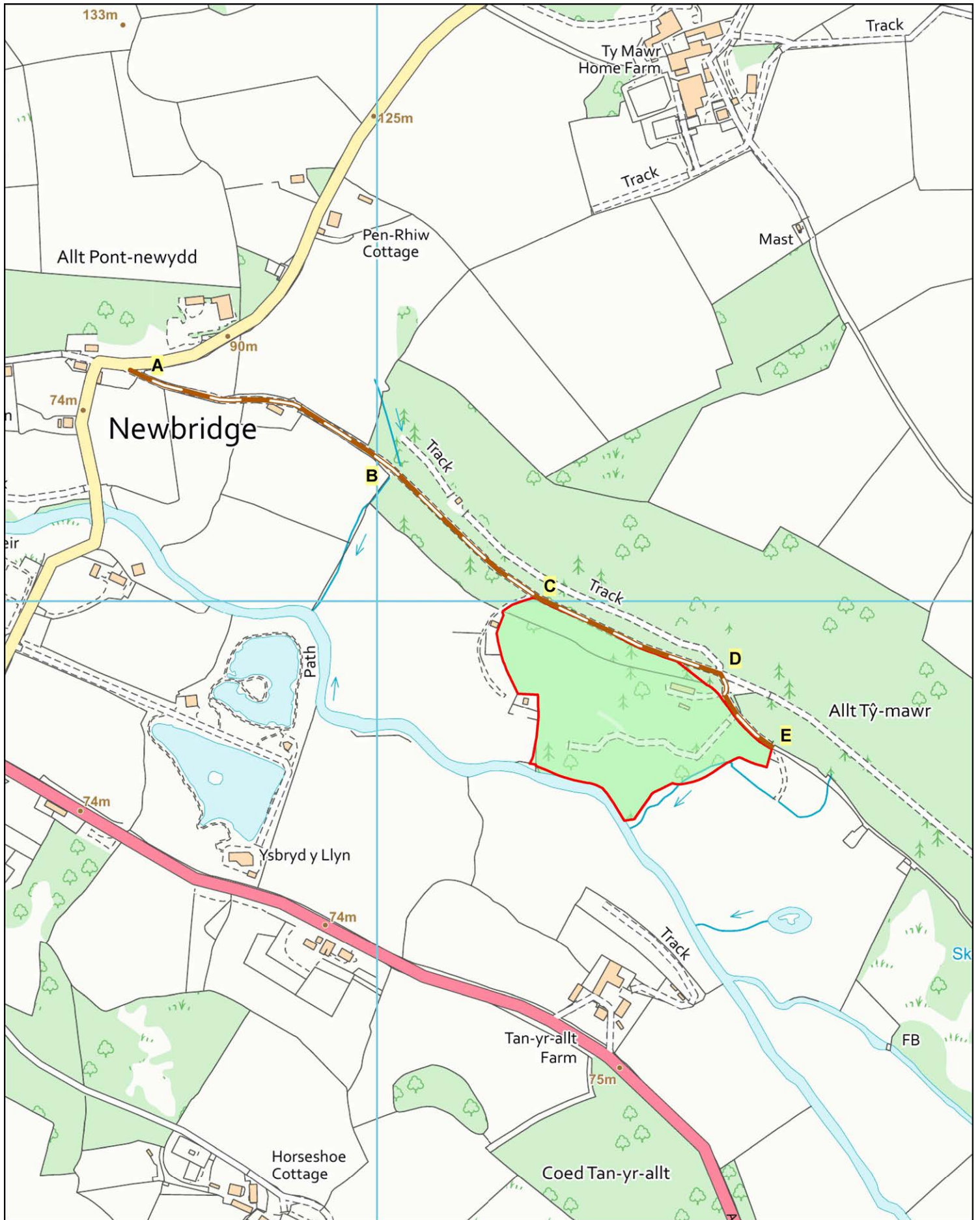
METHOD OF SALE

Coed Allt ty Mawr 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 purchase. Further information can be obtained from the HMRC website www.gov.uk





Coed Allt Y Mawr

Location SN 511 589
 Scale 1:5,000 @ A4
 Drawing No. K.4259-05
 Date 20.02.25



Tustins

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

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Total Area - 3.24 ha / 8.00 ac

Coed Allt Y Mawr

Location ST 083 348

Scale 1:50,000 @ A4

Drawing No. K4259-06

Date 13.01.25



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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