



FREEHOLD FOR SALE BY PRIVATE TREATY

179.87 acres (72.79 ha)

# CRYNIARTH PLANTATION

Carno, Powys

**Offers Around £1,200,000 are invited for this property**

OS Grid Ref: SN981974 Lat/Long: 52.565228,-3.503559 Nearest Post Code: SY17 5JR  
what3words: slowly.fractions.exonerate

## Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



## LOCATION

Cryniarth Plantation is conveniently located just to the north of the busy A470 close to the village of Carno and 6 miles from Caersws. The wood is approached via a county maintained local road that is adequate for heavy harvesting machinery and timber transport vehicles. All distances are approximate.

## DESCRIPTION

Cryniarth Plantation is a prime second rotation commercial woodland situated on fertile mineral soils wrapping around a gently sloping hill. The property includes a valley, a watercourse, some low lying areas and a pond. This excellent, very high quality medium sized forestry investment has all the ingredients for fast growth and a great deal of potential for future timber income.

The property's situation, just a mile as the crow flies from the main A470, gives it the potential to utilise all of the available timber markets in Wales. Most of the mid section of Wales timber products trundle down the A470 towards the road junction at Caersws destined for sawmills such as Newbridge at Builth Wells, Ransfords at Bishops Castle, Pontrilas, etc at Ellesmere and Kronospan at Chirk.

The plantation has been in a restructuring phase since the first section of the first rotation was felled and replanted in around the year 2000. Today all, apart from some long term retained larch providing useful shelter from SW winds, have been felled and replanted with a largely Sitka spruce focus. This has resulted in good areas of highly productive and fast growing crops destined for continued thinning and eventual harvest probably at around year 35, potentially 10 years ahead of the first rotation. Planting stock improvements seen since the late 1990s should increase growth rates by around 2-3 yield classes and thence reduce the length of the rotation. This stock also improves the quality of the timber with fewer knots and less sweep in the stems. In our opinion this provides a step change for the better in the economics of commercial forestry.

Access to the property is via two good quality access points shown A and B on the saleplan. These provide excellent access for timber transport vehicles. Internally the forest road system is also good and provides an internal link suitable for light vehicles between both entrance points.

Close to entrance A a high voltage powerline enters the wood and emerges onto open farmland close to point X. Crops surrounding this wayleave are mainly native broadleaves.

## SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner.

Mineral rights are retained by a previous owner.

## FENCING

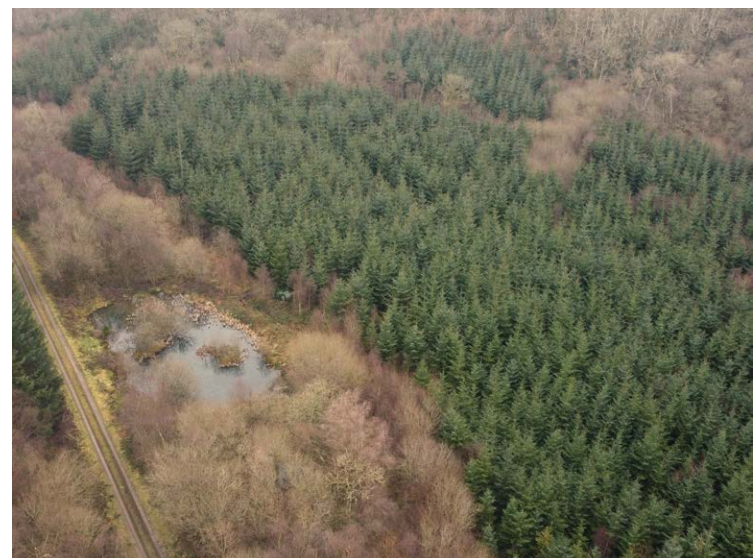
The wood is surrounded by grazing land. A fencing liability exists for the stretches of fencing shown with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route AYX shown with a broken blue line on the sale plan.

## MANAGEMENT

Cryniarth Plantation is managed by F and W Forestry based in Exeter. Their Mr Edward Shelton will be pleased to discuss future management with prospective purchasers. He can be contacted on 07990 042907 or emailed at [eshelton@fwforestry.com](mailto:eshelton@fwforestry.com)







#### **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.







## **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 subject to the Sporting and Mineral reservations.

## **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**

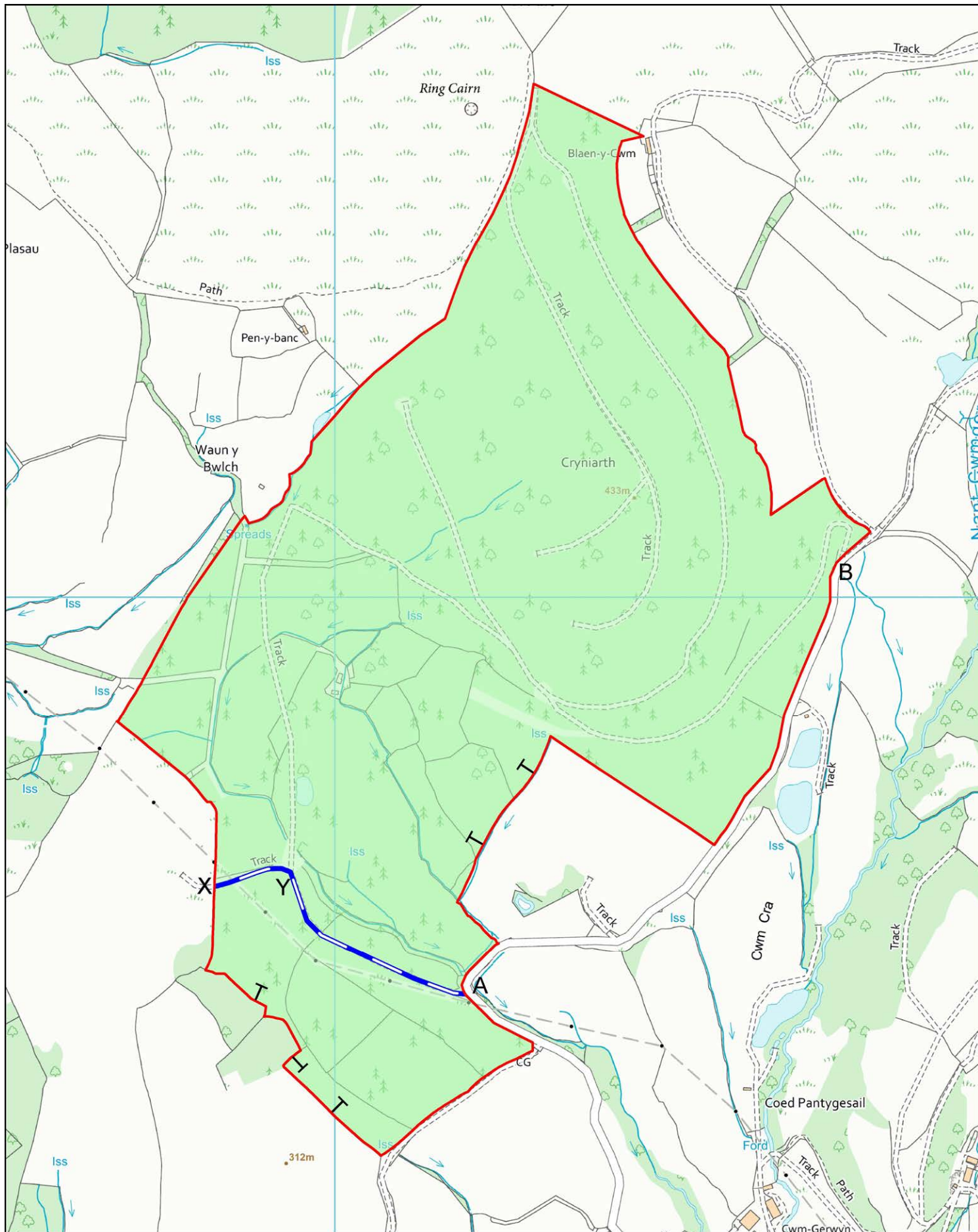
Cryniarth Plantation is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## **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](http://www.gov.uk)







## Cryniarth Plantation

Location SN 983 980  
 Scale 1:7,000 @ A4  
 Drawing No. Y24366-01  
 Date 17.02.25

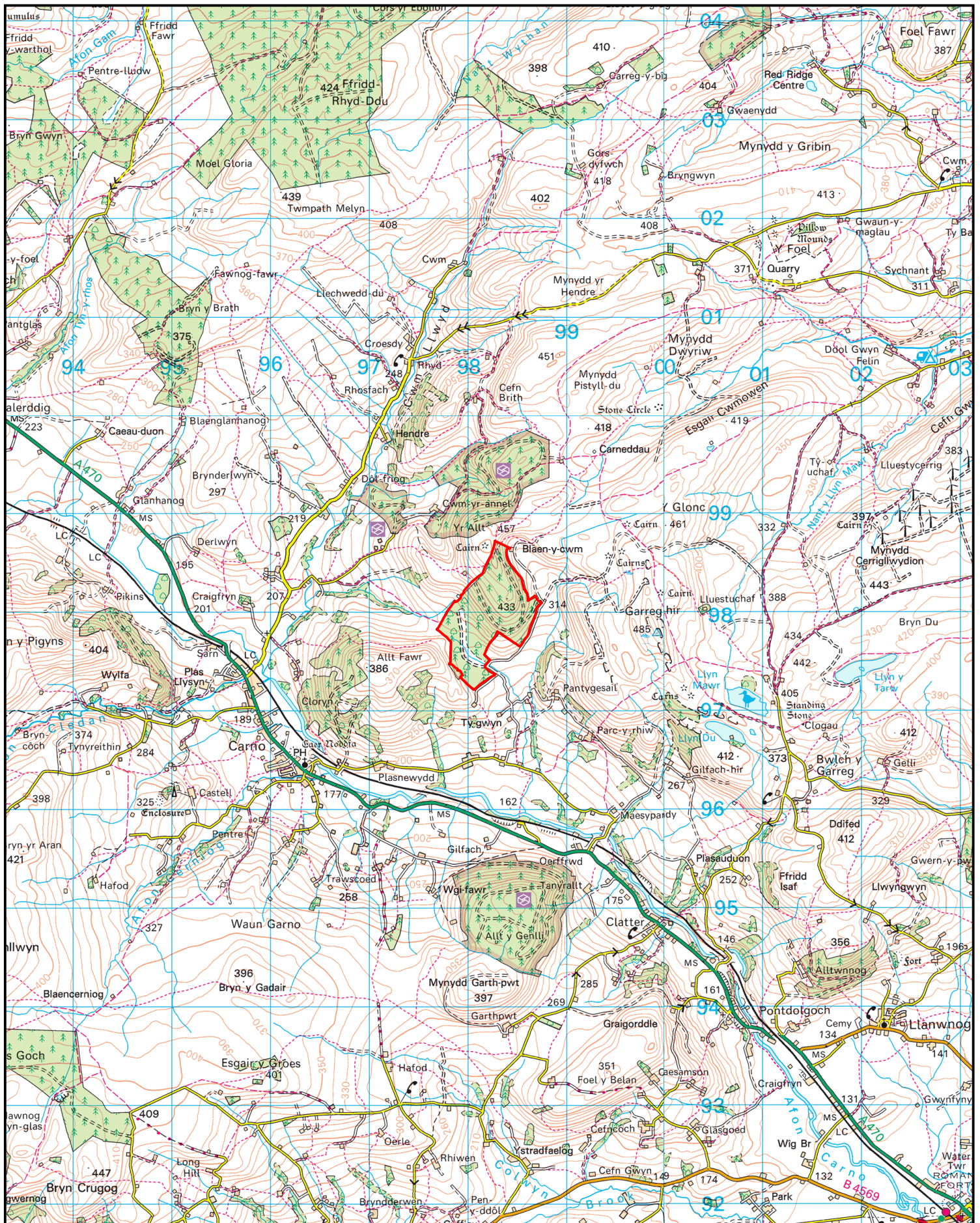


**Tustins**

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

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## Cryniarth Plantation

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Carno, Powys



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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