

# Andrew Bronwin & Company Ltd.



## PANT WOOD, SARN

Near Newtown, Powys

Grid reference: SO 227908 (Access Point)  
(1:50,000 Land Ranger map 137)

**13 acres (5.26 hectares)**

**Freehold Replanting Land for Sale  
by Private Treaty**

**Guide Price £15,000**

A fertile mineral soil site previously growing Douglas fir and Japanese Larch.



### DIRECTIONS

From Newtown take the A489 towards Churchstoke. On the east side of Sarn turn right signed Wern Lane. Go about 1.5 miles, through the sharp right hand bend, past Whitehopton Farm and the right of way entrance is 200 metres on the right. Through the metal gates the stoned road leads to point B. Please close the gate.

### ACCESS

There is a right of way to the wood as shown blue on the sale plan from point A to B. Go over the stile and across the field to point C. Please note that the wicket gate in the woodland fence is the right of way into the wood. Please do not follow the recently reseeded temporary extraction route but follow the way-marks to the wicket gate. There is a right to stone the track into the field at point A 6 metres wide (20 feet) for approximately 10 metres (32 feet). There is a right to create a stoned loading area at point D 9.2 metres (30 feet) wide and to stone a track leading to it from point C. There is also a right to erect a 12 foot gate in the fence line at point B to form a new gateway.

### DESCRIPTION

A north facing site on a mineral soil derived from Silurian shales. The previous crop of Douglas and Larch was felled in 2016 and produced a large volume of sawlog material. Following the clearfall, two sides of the wood were re-fenced.

The trees were felled under Felling Licence reference 050/323/15-16. The ground is to be planted with 85% sitka spruce and Douglas fir (no more than 75% of a single species), 5% cherry and sessile oak, plus open ground. Planting is to be carried out by 30th June 2020.

### VIEWING

The wood may be viewed at any time during daylight hours with a copy of the particulars. Please be careful when viewing the wood and no dogs please.

**TENURE** The land is freehold.

**SPORTING RIGHTS** These are included in the sale.

### MINERAL RIGHTS

These are included in the sale except as reserved by statute.

### FENCING LIABILITIES

The woodland owner is liable for the fences shown with an internal 'T' mark shown on the sale plan

### TAXATION

If woodlands are managed commercially they can qualify for 100% relief from Inheritance Tax after two years ownership. Timber sales are free of Income and Capital Gains Tax.

### PLANS AND AREAS

Plans are based on the Ordnance Survey maps and are for reference only. They have been checked by the selling agents and purchasers shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect of this.

### METHOD OF SALE

The woodlands are offered for sale by Private Treaty. Prospective purchasers should contact the selling agents to register their interest.



*Chartered Foresters & Surveyors*

BRYNLLYS, 11 HIGH STREET, LLANDRINDOD WELLS, POWYS, LD1 6AG

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Woodland Management and Consultancy. Timber Sales. Woodland Sales. Purchases and Valuations.



## OFFERS

Guide Price **£15,000**. Offers should be made in writing to Andrew Bronwin & Company Ltd and made subject to contract. Offers may be sent by e-mail.



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PROPERTY MISDESCRIPTIONS ACT (1) All measurements are approximate. (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Particulars prepared July 2017