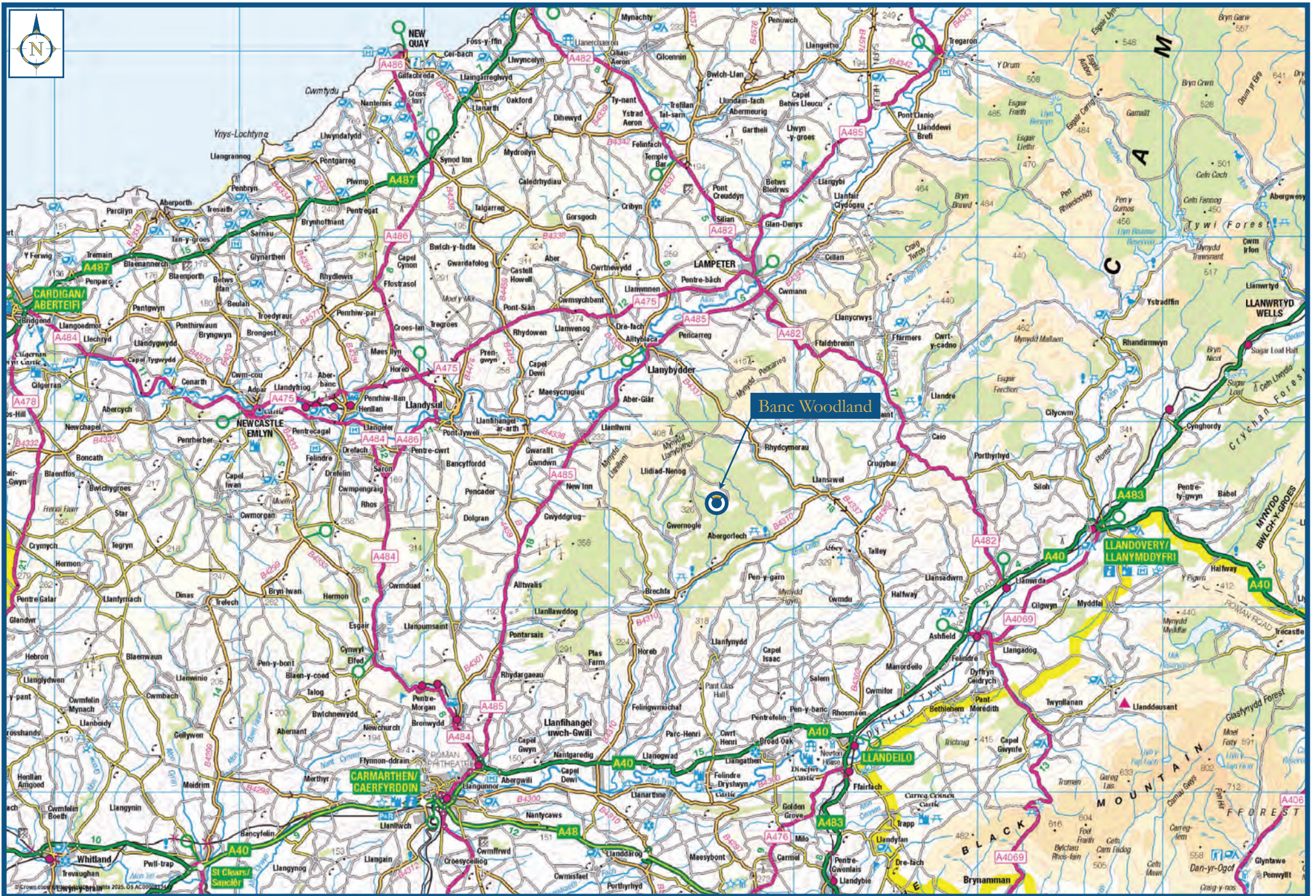


# Banc Woodland

Abergorlech | Carmarthen | South-West Wales  
144.62 Hectares / 357.36 Acres









# Banc Woodland

144.62 Hectares / 357.36 Acres

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**A rare opportunity to acquire an exceptional, highly productive, young conifer plantation including 18,350 Pending Issuance Units (Carbon Credits)**

- Superb, improved Sitka spruce with an estimated Yield Class of 28+
  - Total expected timber yield 76,720 tonnes per rotation
  - Carbon Credits included
  - Expected atmospheric carbon removal of 22,020t CO<sub>2</sub>e
  - High quality soils and favourable growing conditions
  - Improved Norway spruce and Douglas fir
  - £37,000 of annual grant income due until 2034
  - Attractive area of mature and productive ancient woodland
- 

Freehold for Sale as a Whole

**Offers Over £2,200,000**

GOLDCREST Land & Forestry Group  
18 Great Stuart Street Edinburgh EH3 7TN  
0131 3786 122

Jon Lambert MRICS



## Location

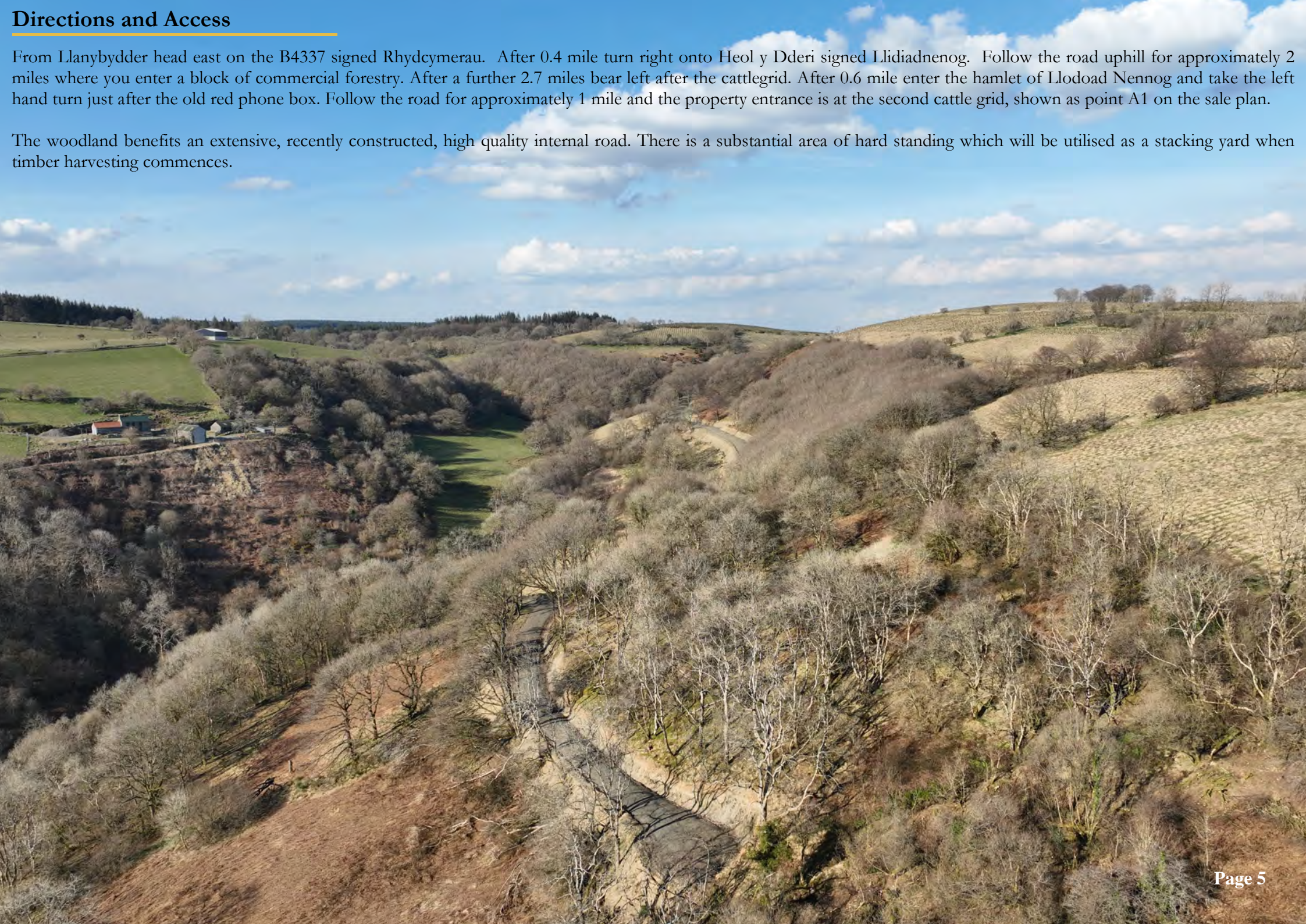
Banc Woodland is located in Carmarthenshire approximately 7 miles to the southeast of the small market town of Llanybydder. Carmarthen is approximately a 40-minute drive to the south.

The property lies at the centre of Brechfa Forest, a 6,500 hectare forest complex owned by Natural Resources Wales (NRW). There are a number of nearby sawmills in relatively close proximity, most notably, Teifi Timber products at Llanllwni (6 miles), Volac CHP plant, Lampeter (17 miles) and BSW at Newbridge-on-Wye (45 miles).

The grid reference of the main property entrance is SN 557 366. The nearest postcode SA19 7RA and the What3Words code `//loans.jetting.irrigate`







## Directions and Access

From Llanybydder head east on the B4337 signed Rhydcymerau. After 0.4 mile turn right onto Heol y Dderi signed Llidiadnenog. Follow the road uphill for approximately 2 miles where you enter a block of commercial forestry. After a further 2.7 miles bear left after the cattlegrid. After 0.6 mile enter the hamlet of Lloddad Nennog and take the left hand turn just after the old red phone box. Follow the road for approximately 1 mile and the property entrance is at the second cattle grid, shown as point A1 on the sale plan.

The woodland benefits an extensive, recently constructed, high quality internal road. There is a substantial area of hard standing which will be utilised as a stacking yard when timber harvesting commences.



## Description

Banc Woodland is an exceptional, high-yielding, established plantation of Sitka spruce and other conifers. This is complimented by fast growing native broadleaves, designated open ground and 28.6 hectares of maturing sessile oak. 18,350 high integrity Pending Issuance Units (PIUs), valuable for carbon offsetting, were registered with the Woodland Carbon Code (WCC) in 2022 and validated in November 2023.

Established in 2022 on predominantly Grade 4 land, 50% of the site is Sitka spruce, 15% Douglas fir, 12% Norway spruce and the remainder native broadleaves. The improved Sitka spruce comprises A17 & A18 provenance and showing excellent leader growth. Entering its fourth growing season it is estimated to be in excess of Yield Class 28. ‘La Luzette’ provenance Douglas fir is showing impressive early growth. This seed source typically produces a tree with good young vigour together with a late bud burst, which protects it from spring frosts. The Norway spruce originates from a qualified Swedish seed orchard. The conifer mix adds diversity and resilience to this commercial plantation. Thinning could take place from potentially year 17, perhaps earlier and then subsequent thinning every 5 years thereafter.

The semi mature oak will produce firewood and other products from regular thinnings. A further thinning could take place in 2026. Newly planted broadleaves comprise improved Danish sycamore, improved UK birch and locally sourced sessile oak. Not only will these broadleaves add to the diversity, but it will also enhance amenity value and provide future timber income. Furthermore, the 79,248 young broadleaf trees will act as a long-term carbon sink.

## Forest Certification

The woodland is dual certified through Program for the Endorsement of Forest Certification (PEFC) and Forest Stewardship Council (FSC).

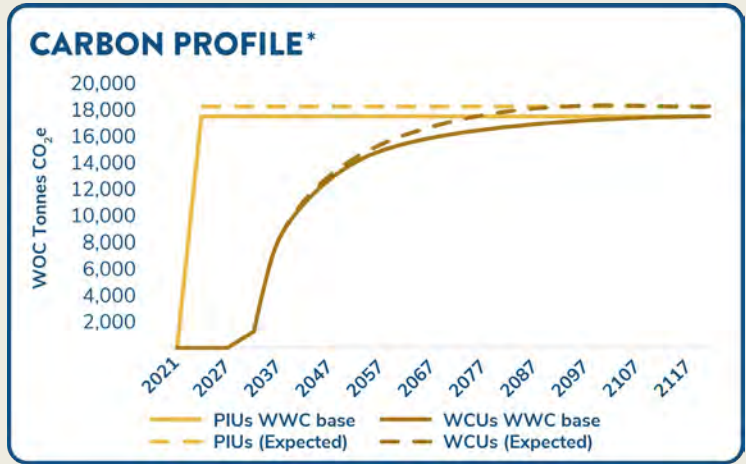
## Carbon

22,020 tonnes of CO<sub>2</sub>e, the equivalent of the total CO<sub>2</sub>e produced by 1,700 people for one year, will be sequestered over the next 100 years by the recently planted trees at Banc Woodland. After a 20% buffer is applied, this leaves 18,350 carbon credits that could be used to offset individual or business emissions once verified as Woodland Carbon Units (WCUs). Where any future owner of the property prefers to monetise the carbon credits, rather than using them for offsetting emissions internally, credits can be sold either as pending issuance units (PIUs) or WCUs to other entities for their own offsetting needs. As PIUs convert to WCUs 100% of them can be sold at pre-agreed pricing under contract. Or a blend of contracted offtake and merchant strategy can be pursued. For example, [50%] of credits committed under contract at fixed CPI-linked pricing with [50%] of credits left uncommitted for (i) trading in the spot market or (ii) using for own offsetting purposes, later.

The Woodland Carbon Code is the UK verifier. More information can be found - <https://woodlandcarboncode.org.uk/uk-land-carbon-registry/uk-carbon-prices>

The UK's Net Zero Policy aims to reduce greenhouse gas emissions by 100% by 2050, relative to 1990 levels.

Species	Planting Year			Area (Ha)	Yield Class
	1950	2022	N/A		
Sitka spruce		45.52		45.52	28
Norway spruce		10.71		10.71	20
Douglas fir		13.74		13.74	20
Productive broadleaf	28.58			28.58	8
Broadleaves		20.95		20.95	8
Open ground			25.12	25.12	
Total	28.58	90.92	25.12	144.62	





# Forest Grants

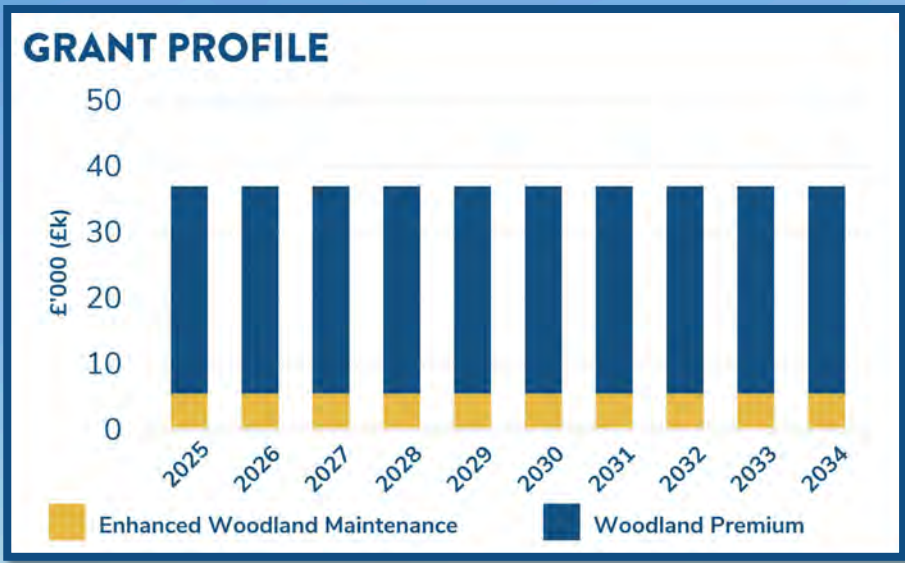
The annual maintenance payments for Banc are £37,252.60 until 2034 inclusive. Ie £372,252 total. The 2025 payment to be apportioned between Vendor and Purchaser. The young plantation is managed under the Glastir Woodland Creation Scheme.

## Boundaries

The boundary fence with Banc Farm and buildings (not included in the sale) remains 100% maintenance liability of the farm.

## Wayleaves & Third-Party Rights

There is a right of access in favour of Banc Farm, shown as A1-A2 on the sale plan.





## Mineral Rights

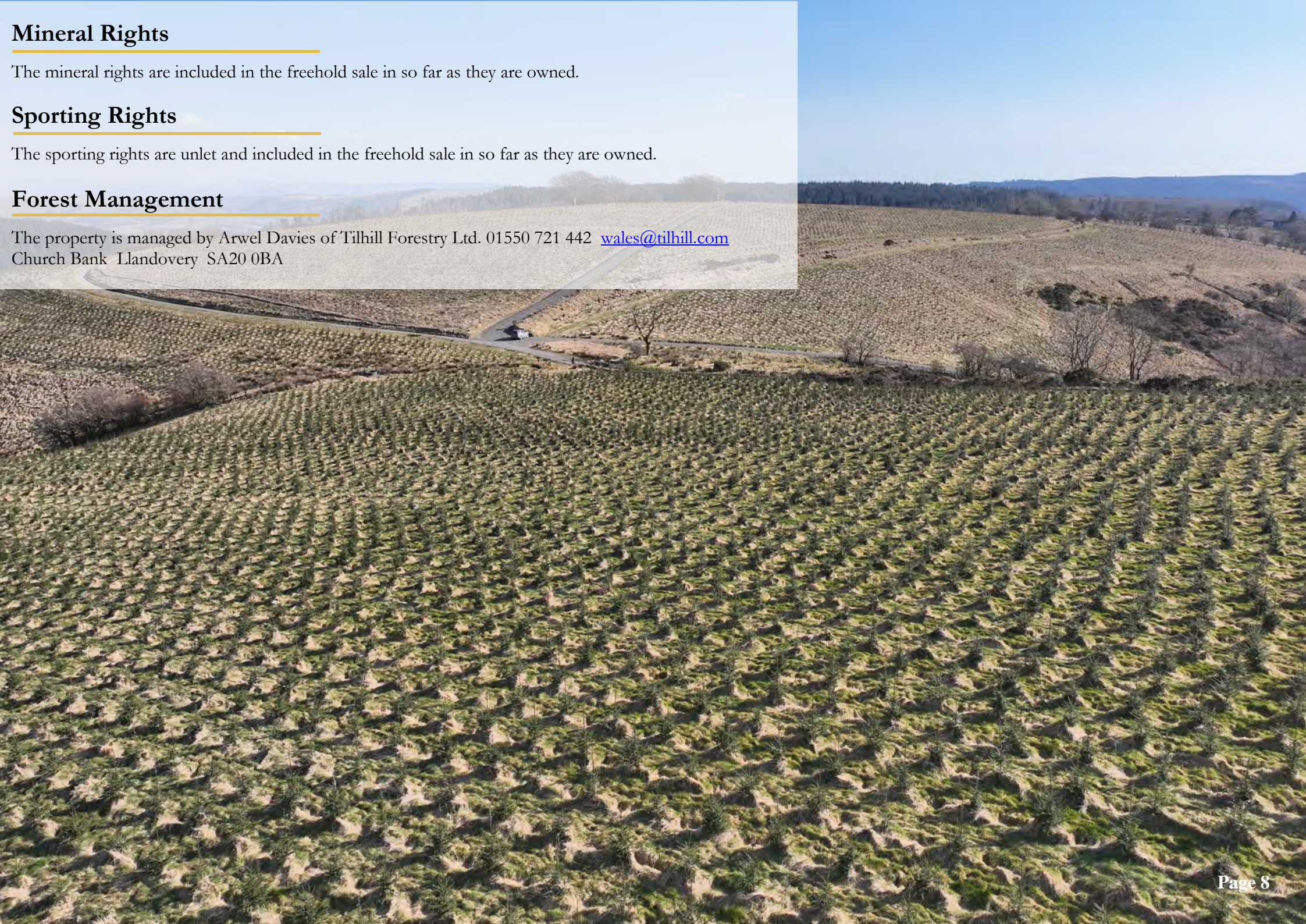
The mineral rights are included in the freehold sale in so far as they are owned.

## Sporting Rights

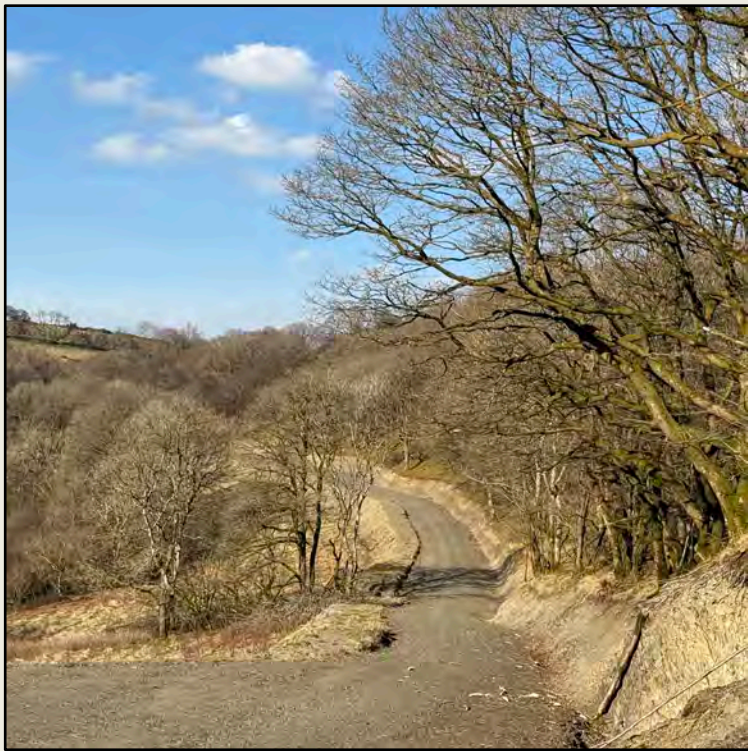
The sporting rights are unlet and included in the freehold sale in so far as they are owned.

## Forest Management

The property is managed by Arwel Davies of Tilhill Forestry Ltd. 01550 721 442 [wales@tilhill.com](mailto:wales@tilhill.com)  
Church Bank Llandovery SA20 0BA









## Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of these sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety please be aware of potential hazards within the forest when viewing.

## Offers

Offers should be apportioned between the freehold and the PIUs.

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

## Sole Selling Agents

### **GOLDCREST Land & Forestry Group**

18 Great Stuart Street Edinburgh EH3 7TN

Tel: 0131 3786 122

Email: [office@goldcrestlfg.com](mailto:office@goldcrestlfg.com)

Ref: Jon Lambert MRICS

## Seller's Solicitors

### **Farrer & Co LLP**

66 Lincoln's Inn Fields, London WC2A 3LH

Tel: 020 3375 7000

Ref Thomas Kirkman

## Area Measurements

Recent management measurements indicate that the woodland extends to 144.62 hectares. The property will be sold as per the Titles.

## Authorities

### **Natural Resources Wales**

Welsh Government Building

Rhodfa Padarn

Llanbadarn Fawr

Aberystwyth

Ceredigion SY23 3UR

Tel: 0300 0653 000

### **Carmarthenshire County Council**

County Hall

Castle Hill

Carmarthen

SA31 1JP

Tel: 01267 234 567

## Taxation

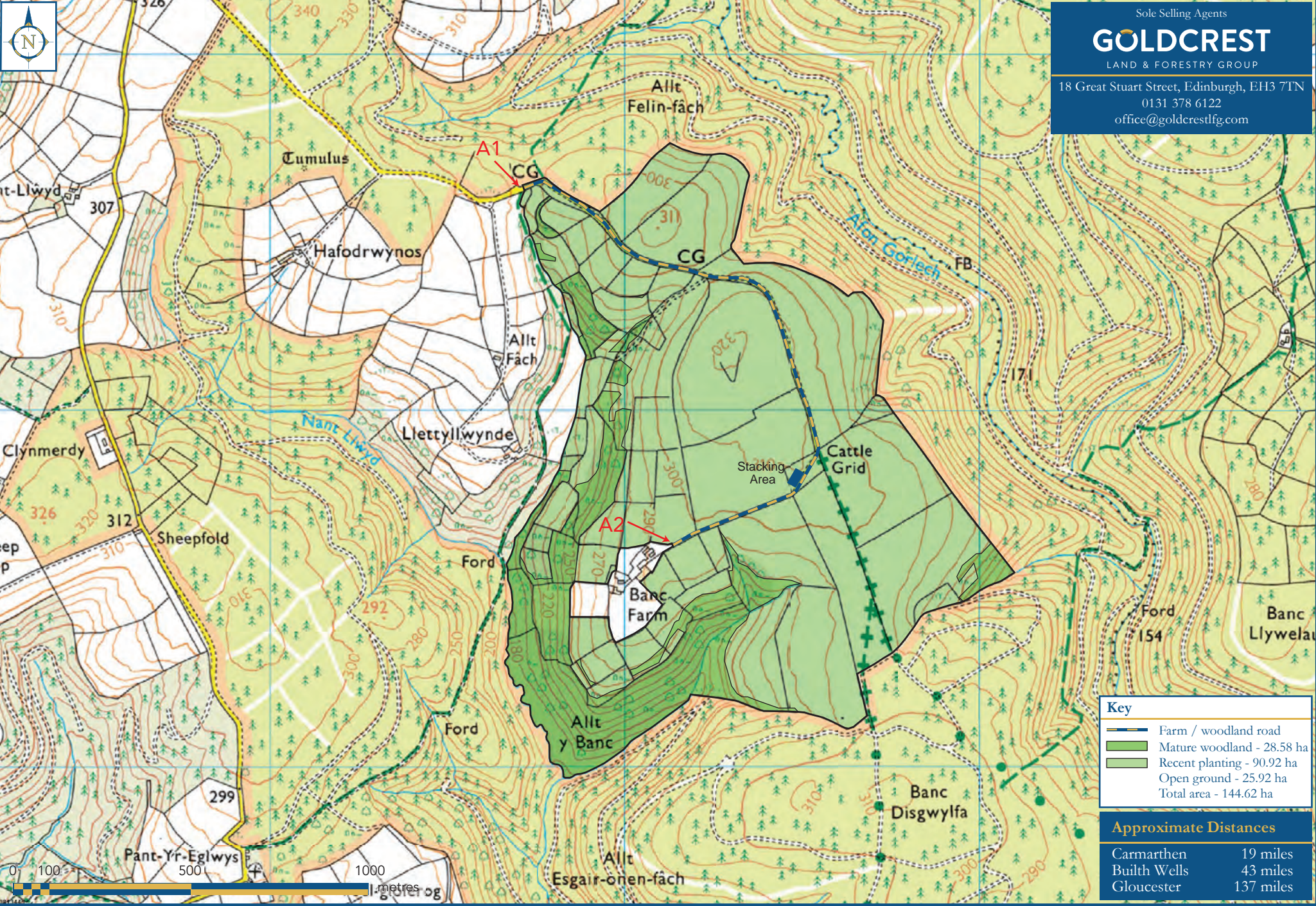
At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

PIUs do not attract stamp duty but are subject to VAT. Purchasing entities that are VAT registered should be able to reclaim the VAT after completion. Purchasers should seek independent taxation advice.

## Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Sole Selling Agents

**GOLDCREST**

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0131 378 6122

office@goldercrestlfg.com





# GOLDCREST

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## IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in February 2025, photographs taken April 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. All statements contained in these particulars as to the property are made without responsibility on the part of GOLDCREST Land & Forestry Group LLP or the vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981 along with any statutory designations, may have on the property, including rights of public access under the Countryside and Rights of Way Act 2000. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

[www.goldcrestlfg.com](http://www.goldcrestlfg.com)