

# Coed Y Cwm Forest

Llanbrynmair | Powys | SY19 7EA

176.81 Hectares / 436.90 Acres









# Coed Y Cwm Forest

176.81 Hectares / 436.90 Acres

A substantial commercial forest with considerable volumes of mature timber ready to harvest.

- Weighted average age of standing crops: 40 years
- Comprises 70% fast-growing Sitka spruce
- Sitka spruce crops have an estimated yield class of up to 20
- Mature timber providing significant timber income
- A comprehensive road network, newly constructed and proven access facilitates efficient timber extraction
- Potential for renewable energy income

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**Freehold for Sale as a Whole**

**Offers Over £4,490,000**

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**Goldcrest Land & Forestry Group**

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

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

Jon Lambert MRICS & Jock Galbraith MRICS



## Location

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Coed Y Cwm Forest lies approximately 4 miles north of Llanbrynmair in Powys, central Wales, originally forming the south-western section of the well-known Llanbrynmair Forestry complex. The upland areas of Wales are one of the most important regions for commercial forestry in the United Kingdom. The Llanbrynmair region is widely recognised for its suitability for commercial forestry, offering an excellent climate and growing conditions for conifers, alongside a well-established infrastructure to support timber harvesting and transport. The naturally scenic landscape further enhances the area's appeal.

Major timber processing facilities in the wider locality include Kronospan at Chirk, BSW Timber at Newbridge-on-Wye, and Pontrilas Sawmill near the England–Wales border, as well as a number of smaller local facilities. The presence of multiple processors helps to promote strong competition for standing timber, supporting robust timber prices.

Llanbrynmair village provides essential local amenities, while the nearest railway station is located in Machynlleth, approximately 10 miles to the west.

The property is shown on the location and sale plans within these particulars. The nearest postcode is SY19 7BB and What3Words: ideal.president.rumbles





## Access

Access to Llanbrynmair village is via the A470 trunk road. From the village, minor public roads lead to the start of a recently constructed forest access road marked as A1 on the plan. From point A1, the recently constructed and well-engineered forest road extends to A2, where it joins the original internal road network.

A high-quality forest road continues to A3, A4, and A6, ensuring efficient access throughout the property. Additionally, a newly constructed harvesting spur has been developed between A4 and A5, specifically designed to facilitate timber extraction operations.

Plentiful stone suitable for road construction and ongoing maintenance is available within the property itself, offering further resource security for infrastructure upkeep.

Both the public and internal forestry roads have been effectively utilised during recent harvesting, enabling the successful extraction of substantial timber volumes.









## Description – Coed Y Cwm – 176.81 Hectares / 436.90 Acres

Coed Y Cwm is a desirable commercial conifer forest, predominantly stocked with Sitka spruce, originally established between 1985 and 1986. Approximately 27.21 hectares have been clear-felled and are currently awaiting restocking, offering an opportunity for the next phase of productive forestry.

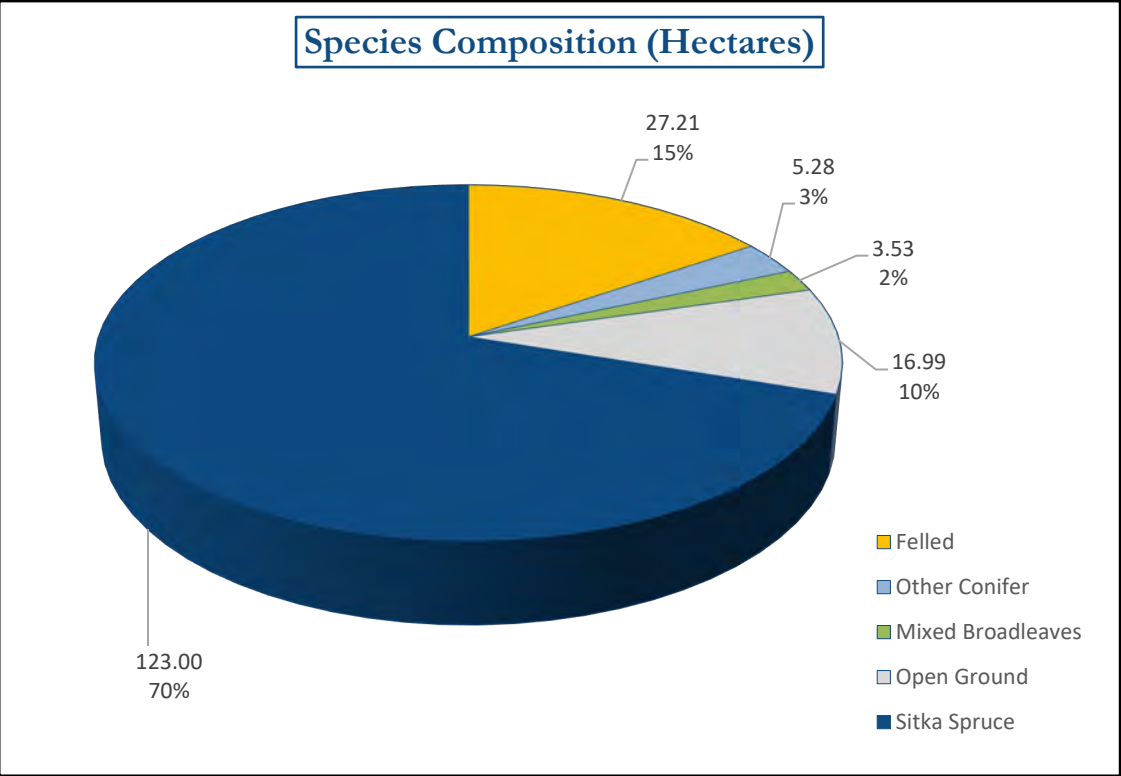
Set within a picturesque valley, the site benefits from freely draining soils, with the most productive areas located on the lower slopes. Here, optimal soil and growing conditions have supported strong performance, with estimated yield classes exceeding 20 in places. As elevation increases, natural tapering soil quality leads to a corresponding slower crop growth.

Now approaching 40 years of age, the forest contains a substantial volume of standing timber, some of which is ready for immediate harvesting, with the balance expected to reach maturity over the next 5 to 10 years.

On the eastern boundary lies a small block of larch, which has been chemically treated following the presence of *Phytophthora ramorum*. This area can be harvested and restocking with an alternative species by an incoming owner.

In addition to its commercial value, Coed Y Cwm benefits from the presence of some attractive broadleaved and the Afton Cwm stream, both of which contribute to the property’s amenity appeal. A summary of crop composition is provided in the table below. Further information is available upon request from Goldcrest Land & Forestry Group.

Species	Planting Year				Total
	1984	1985	1986	2023	
Sitka spruce		69.98	53.02		123.00
Dead larch		5.28			5.28
Broadleaves		3.53			3.53
Awaiting restock	8.07	15.53		3.61	27.21
Open ground	1.50	13.36	2.14		16.99
Total	9.57	107.67	55.16	3.61	176.01





## **Renewable Energy Clawback Clause**

The Llanbrynmair Moors are well suited to wind energy development, benefiting from consistently high average wind speeds at the highest elevations. The property has attracted significant interest from wind farm developers during the vendor's period of ownership.

The sale will be subject to an overage agreement, under which the purchaser will be required to pay 25% of any income derived from renewable energy development for the life of the project, should such a scheme be established within 25 years from the date of sale. This arrangement will exclude any timber compensation payments.





## Viewing

Viewing is by appointment only. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing. There are locked gates, please contact the Selling Agents for the combination codes.

## Offers

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.

In addition, all offers must be submitted in Scottish legal form before they can be formally accepted.

## Selling Agents

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

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jon Lambert MRICS & Jock Galbraith MRICS

## Seller's Solicitors

### **FBC Manby Bowdler LLP**

Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury SY2 6LG

Tel: 01743 241 551

Ref: Tom Devey

## Measurements

The property will be sold as per the Title area which totals 176.81 Hectares / 436.90 Acres.

## Authorities

**Natural Resources Wales**  
Welsh Government Building  
Rhodfa Padarn  
Llanbadarn Fawr  
Ceredigion SY23 3UR  
Tel: 0300 0653 000

**Cyngor Gwynedd Council**  
Penarlag East,  
Cae, Dolgellau  
LL40 2YB

## 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.

For further information, please contact the Selling Agents.

## 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.





## Sporting Rights

Sporting rights are included in the sale with no sporting lease in place.

## Boundaries

Boundary fences are maintained to a stockproof condition at joint equal expenses with the adjoining land owners.

## Mineral Rights

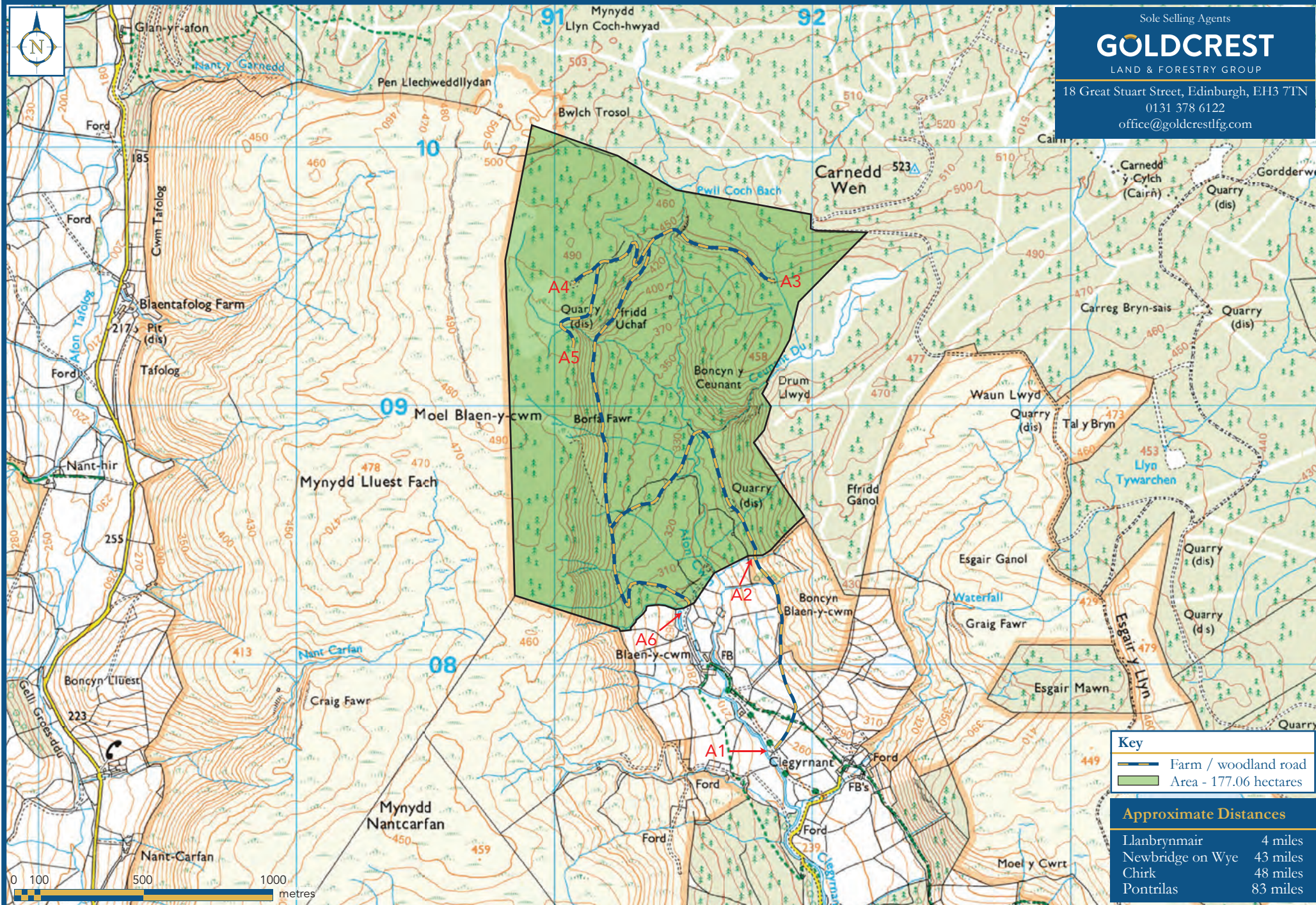
The mineral rights across the majority of the property are reserved to prior owners of the land. There are various reserved rights to work and win stone for the construction and maintenance of roads and tracks on the property that are detailed in the title documents in the Purchaser's Information pack available from the selling agent. During the period of their ownership the vendors have improved the forest road infrastructure. Stone for these improvements has been quarried from within the property

## Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.



# Coed Y Cwm Forest, Pontypridd, Mid Glamorgan



Sole Selling Agents  
**GOLDCREST**  
 LAND & FORESTRY GROUP

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# GOLDCREST

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