

Coed Coch Rhwd

Pen-y-Groes | Caernarfon | Gwynedd
19.22 Hectares / 47.49 Acres





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A compact second-rotation woodland located close to Snowdonia National Park and the stunning North Coast of Wales

- Improved Sitka spruce and Douglas fir crops
- Pleasant watercourse adding amenity value
- Secluded location with a country park
- Good access to timber markets
- Future income from timber harvesting

FREEHOLD FOR SALE AS A WHOLE

Guide Price for the Whole £225,000

GOLDCREST Land & Forestry Group
England & Wales Office
PO Box 804, Northwich CW9 9WN
07570 246 022

www.goldcrestlfg.com

Oliver Thompson MICFor

Location

The property is located 6.5 miles to the south of Caernarfon, just off the A499.

Coed Coch Rhwd is located within the grounds of Glynllifon Country Park and Technical College. The grid reference to the western entrance through the college grounds is SH 462 544. The nearest postcode is LL54 5SS and the What3Words code:
`//scrapped.configure.carrots.`

A secondary access to the eastern end of the property is located at SH 470 545 or
`//foresight.mile.pots`

Directions and Access

To access the eastern entrance of Coed Coch Rhwd, leave Caernarfon and head south following the signs for Pwllheli. Once on to the A487, follow this road for 2.4 miles. At the roundabout, take the 3rd exit on to the A499. After 2 miles, take the left-hand-turn into the college grounds, shown at A1 on the Sale Plan. Head through the stone archway and at the junction bear right. Follow the tarmac road, which then becomes a stone track, for approximately 0.75 miles, passing an avenue of beech trees on your left. After passing through 3 gateways, the property can be found on the right-hand-side of the track, shown at A2 on the Sale Plan.

Previous timber haulage has been via the route B1-A2 as shown on the Sale Plan.



Description

The property, which was once part of a grand country estate owned by Lord Newbrough, is now within the walled grounds of Glynllifon Country Park. Also located within the grounds is a land-based campus with residential facilities focusing on agricultural and forestry disciplines. The property is well located and close to many North Wales attractions such as stunning beaches on Anglesey, medieval castles in Caernarfon, Conwy and Harlech and the Snowdonia mountain range.

Once a mixed and mature woodland, the majority of the spruce and larch has been felled and restocked with predominantly improved Sitka spruce and Douglas fir. Now established, both species are showing impressive growth rates and these restocked areas will only require minimal input in the next few years to reach thicket stage. An area of mixed mature conifers, native broadleaves and a pretty stream compliment the commercial restocked areas and add some charm to the property.

Boundaries

All boundaries are in shared ownership.

Wayleaves & Third-Party Rights

A hard stone track runs along the northern edge of the property, which has a shared right of access at all times and for all purposes as far as the exit at A3-A4, as shown on the Sale Plan. Maintenance is according to user. There is a separate agreement for access and timber haulage through the college grounds, as shown at A1-A2 on the Sale Plan.

Mineral Rights

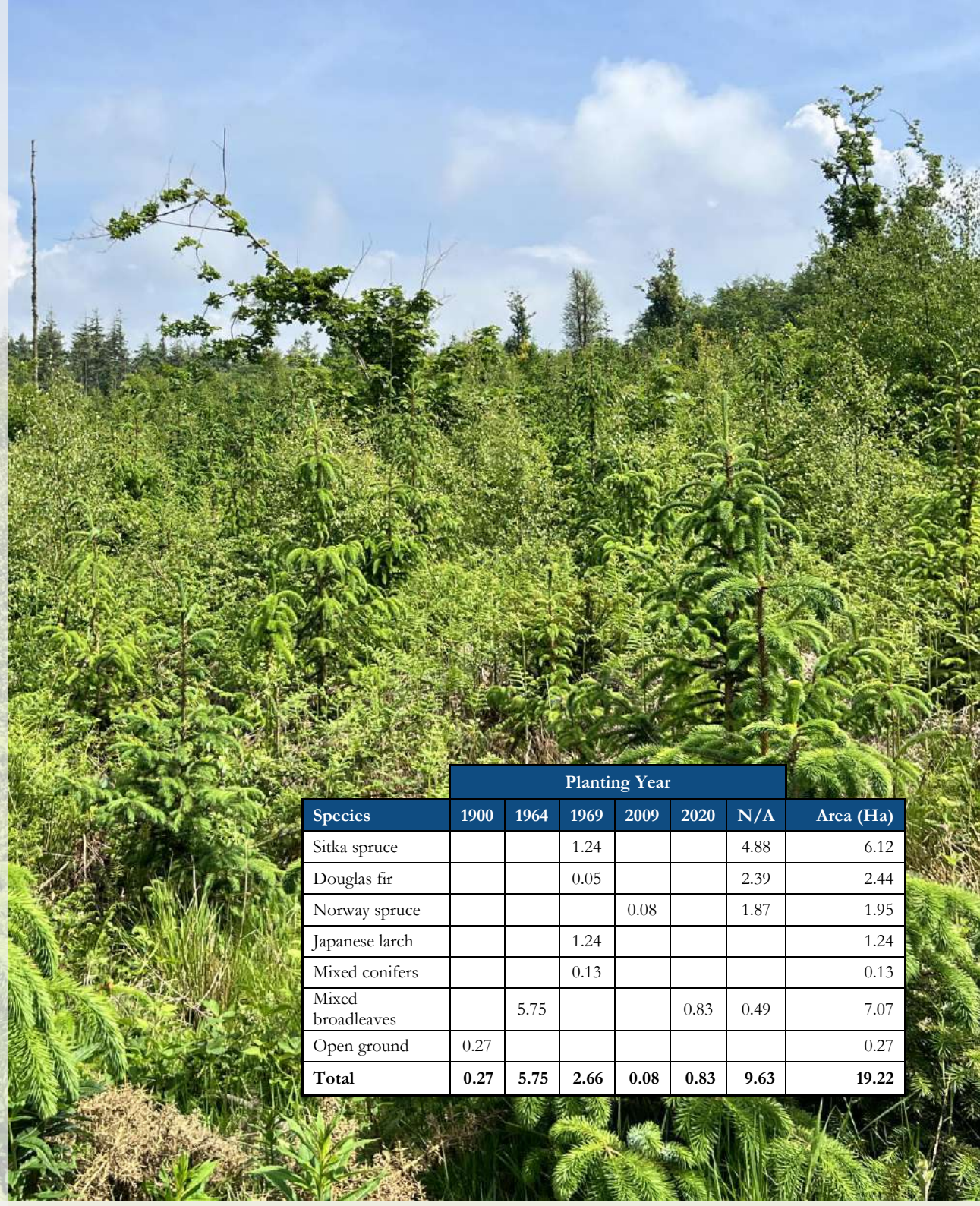
Mineral Rights are owned except where reserved by statute.

Sporting Rights

Sporting rights are included, in so far as they are owned with vacant possession.

Woodland Management

The property is managed by Tilhill Forestry. For more information please contact the Llandoverly Office at wales@tilhill.com or on 01550 721442.



Species	Planting Year						Area (Ha)
	1900	1964	1969	2009	2020	N/A	
Sitka spruce			1.24			4.88	6.12
Douglas fir			0.05			2.39	2.44
Norway spruce				0.08		1.87	1.95
Japanese larch			1.24				1.24
Mixed conifers			0.13				0.13
Mixed broadleaves		5.75			0.83	0.49	7.07
Open ground	0.27						0.27
Total	0.27	5.75	2.66	0.08	0.83	9.63	19.22



Forest Grants

There are no active grant schemes on the property. For further information on current grants available, please visit the following website <https://www.gov.wales/rural-grants-payments>

Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of 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

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

England & Wales Office, PO Box 804
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Tel: 07570 246 022

Email: oliver@goldcrestlfg.com

Ref: Oliver Thompson MICFor

Seller's Solicitors

GHP Legal

21 The Cross

Oswestry

Shropshire SY11 1PN

Tel: 01691 659 194

Email: richard.lloyd@ghplegal.com

Ref: Richard Lloyd

Area Measurements

Recent management measurements indicate that the forest extends to 19.22 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

Gwynedd Council

Shirehall St

Caernarfon LL55 1SH

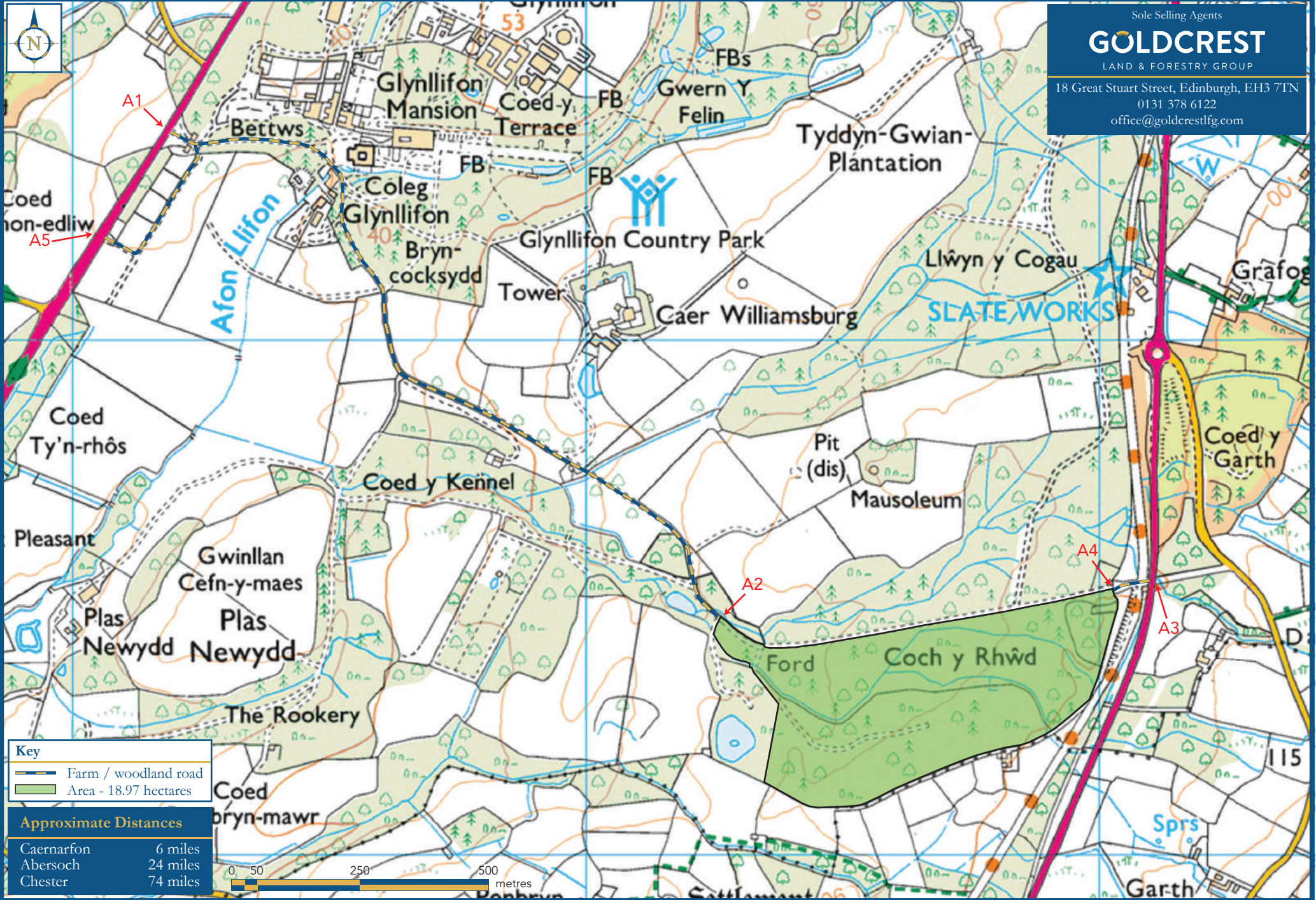
Tel: 01766 771 000

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.

Financial Guarantee/Anti-Money Laundering

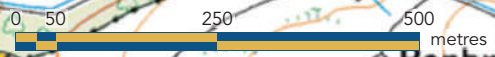
All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



Sole Selling Agents
GOLDCREST
 LAND & FORESTRY GROUP
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 0131 378 6122
 office@golderestlfg.com

Key	
	Farm / woodland road
	Area - 18.97 hectares

Approximate Distances	
Caernarfon	6 miles
Abersoch	24 miles
Chester	74 miles



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