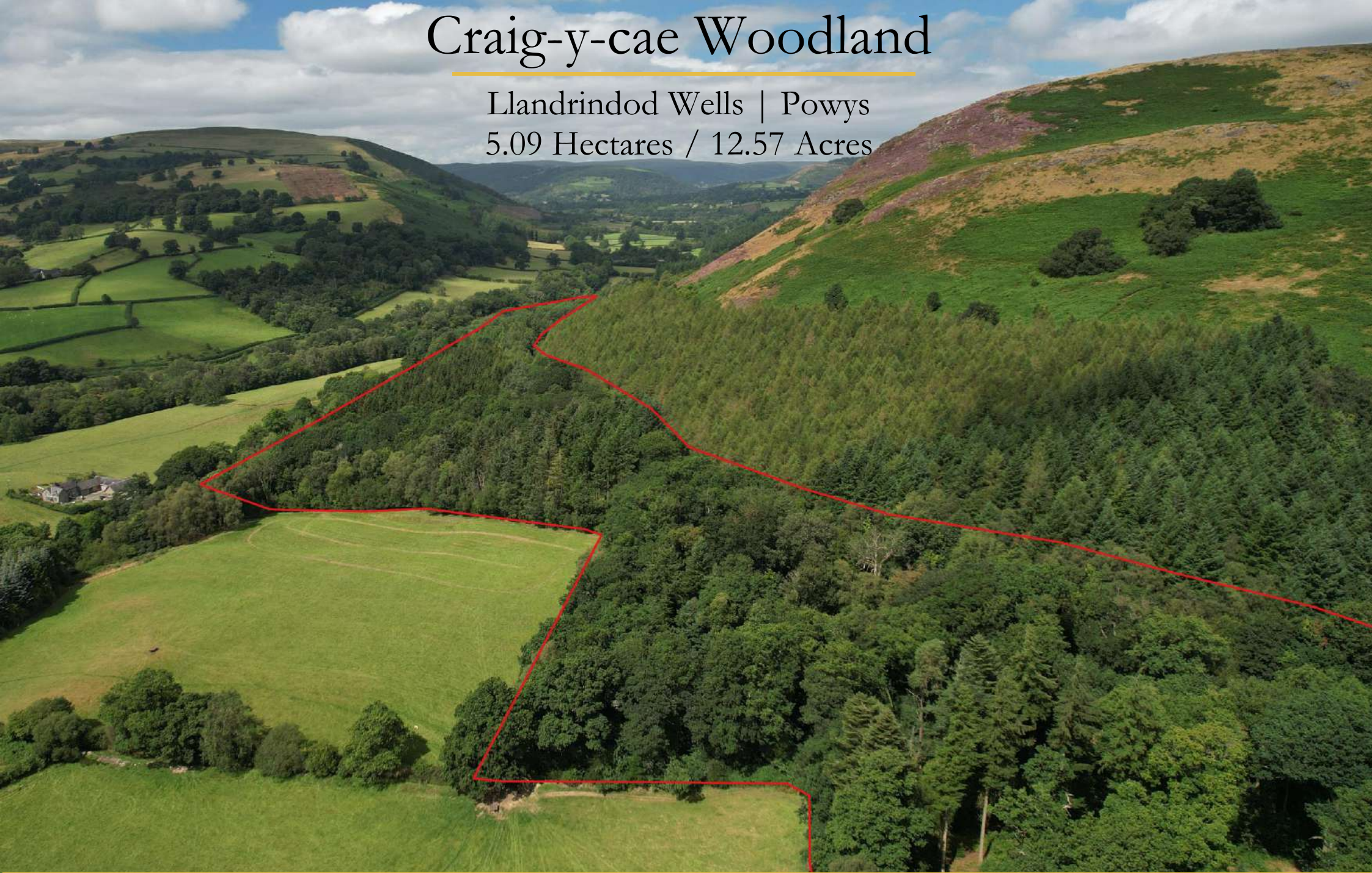
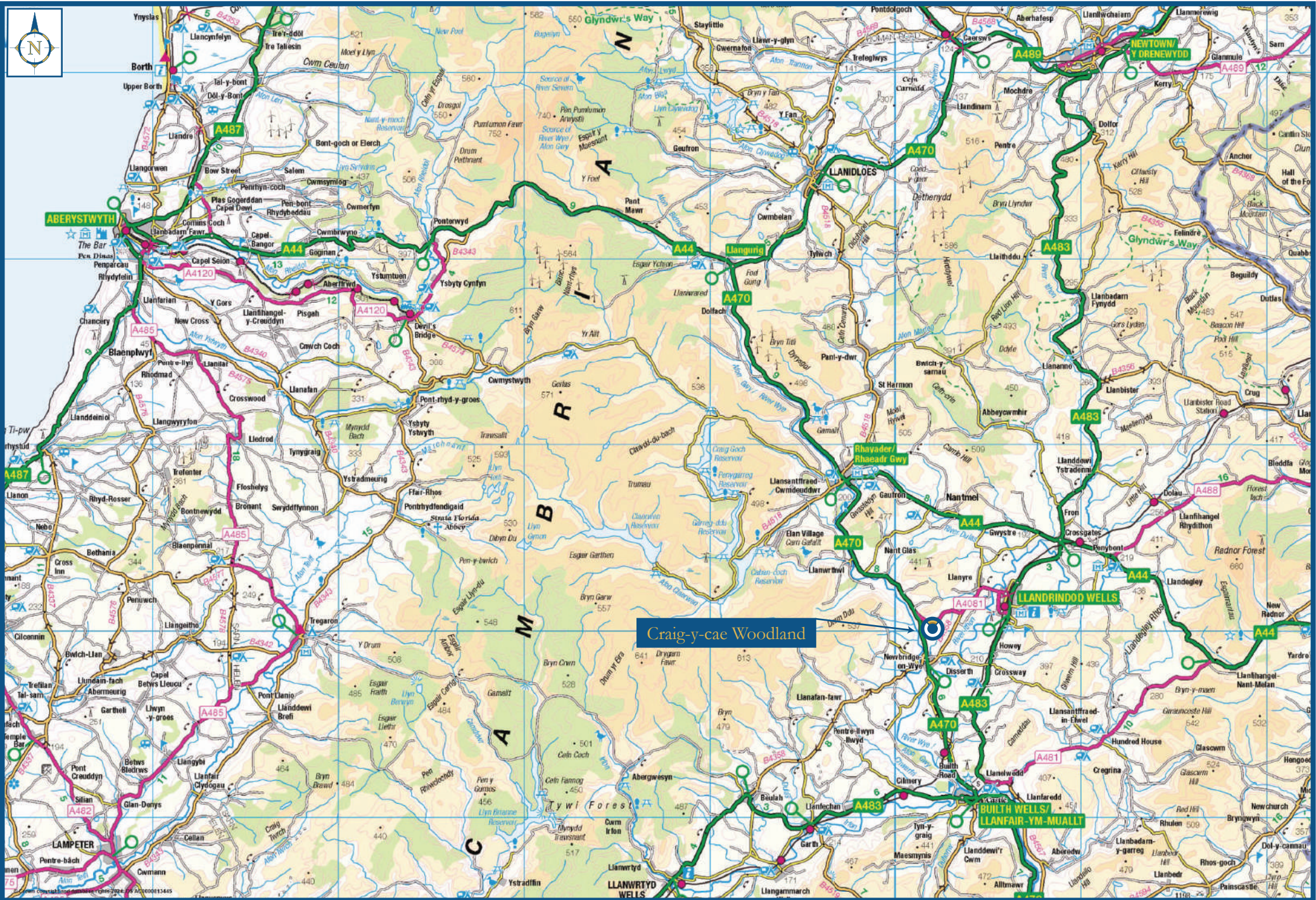


# Craig-y-cae Woodland

Llandrindod Wells | Powys  
5.09 Hectares / 12.57 Acres





Craig-y-cae Woodland



# Craig-y-cae Woodland

5.09 Hectares / 12.57 Acres

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**A stunning mixed woodland in the heart of mid-Wales close to amenities.**

- Mature Sitka & Norway spruce and Douglas fir crops
- Mixed broadleaves with quality oak
- Potential for immediate timber income
- Easy access
- Hardstanding

Freehold for Sale as a Whole

**Offers Around £150,000**

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## **GOLDCREST Land & Forestry Group**

England & Wales Office

PO Box 804

Northwich CW9 9WN

Tel: 07570 246 022

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

Ref: Oliver Thompson MICFor

## **JM Osborne Rural & Sporting**

Units 11 & 12

Vantage Business Park

Bloxham Road

Banbury Oxon

OX16 9UX

Tel: 01295 277 197

Email: [jmopa@jmosborne.co.uk](mailto:jmopa@jmosborne.co.uk)

Ref: Mark Osborne

## Location

The property is located 4 miles to the west of Llandrindod Wells, between the A470 and A4081.

The grid reference to the hardstanding on the upper edge of the property is SO 0168 6056. The nearest postcode is LD1 6EY and the What3Words code: [///racks.discusses.boot](https://www.what3words.com/#!/en/@@@racks.discusses.boot)

## Directions and Access

The property is located where the A470 meets the A4081, approximately 4 miles west of the centre of Llandrindod Wells. The hardstanding/parking area is shown point A1 on the Sale Plan.

This area has previously been used for timber loading.



## **Description**

The property is a compact mature woodland with two distinct characteristics. The first is an area of mature commercial conifers comprising Douglas fir Norway spruce and Sitka spruce. Located at the lower, western end of the property, this has benefitted from a previous thinning and in the coming years will be ready for another. The second area is located to the east and rises up to the hard standing at the A4081. It comprises mature oak and assorted mixed broadleaves including hazel and rowan. Where the woodland canopy has been opened up, oak, Douglas fir and a minor component of western hemlock are regenerating through the ground flora. The mature oak is of superior provenance with acorns originating from the prestigious Garnons Estate in Herefordshire. This crop has been selectively thinned approximately 10 years ago and combined with a thinning of the conifers, will provide any new owner with timber income. Some of the oak stems are of great value and will yield products including veneer, planking, small beam and fencing. A track leads from the far western end to the hardstanding as shown as point A1 on the sale plan.

The woodland is predominantly classed as ancient woodland and plantation on an ancient woodland site (where conifers are currently growing).

## **Boundaries**

There is a fencing liability where the property adjoins the public highway.

## **Wayleaves & Third-Party Rights**

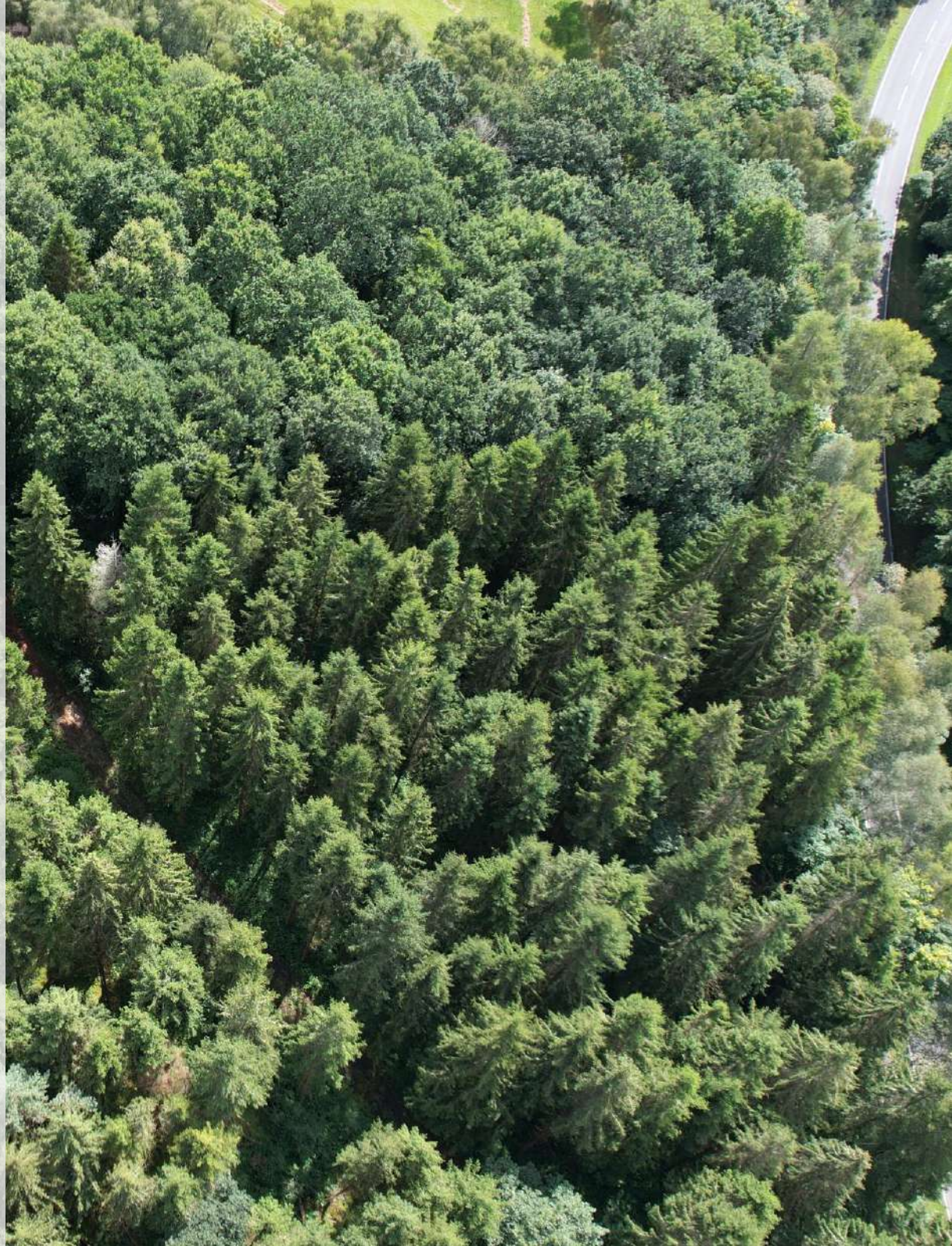
There is a right of access from the A4081 at point A1 on the sale plan to the track heading east to Dolau Cottage. There are two water pipelines and a storage tank located in the property. These supply residential properties to the south. There remains a third party right of access to these pipes and storage tank for maintenance and repair at all times. For further information please contact the Selling Agents.

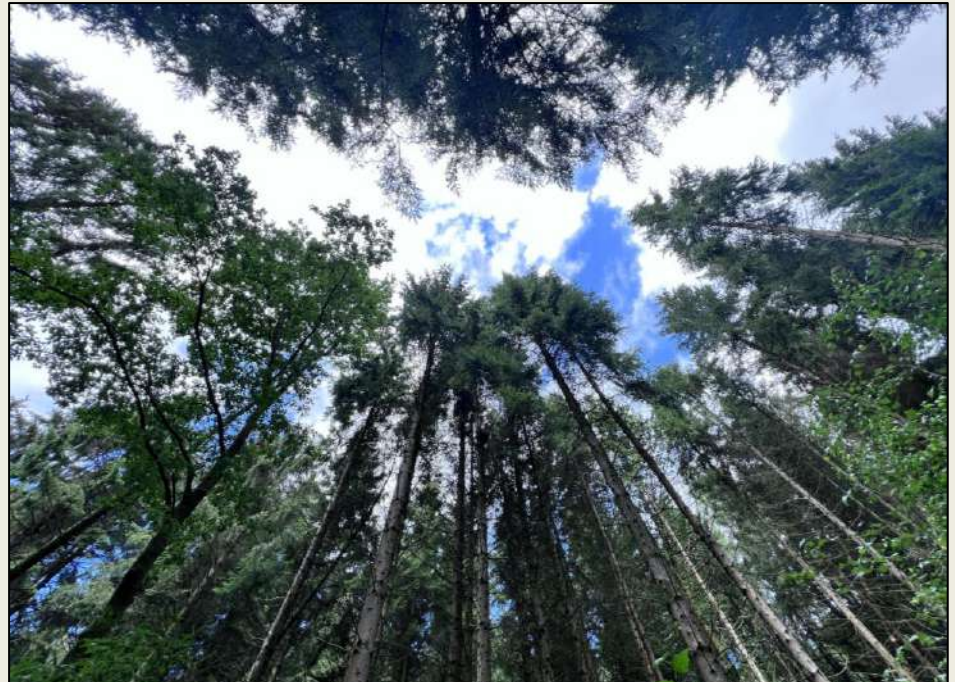
## **Mineral Rights**

Mineral Rights are owned, in part, except where reserved by statute. For further information please contact the Selling Agents.

## **Sporting Rights**

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





## Forest Grants

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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

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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

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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.

## Joint Selling Agents

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

England & Wales Office  
PO Box 804  
Northwich CW9 9WN  
Tel: 07570 246 022  
Email: [oliver@goldcrestlfg.com](mailto:oliver@goldcrestlfg.com)  
Ref: Oliver Thompson MICFor

### **JM Osborne Rural & Sporting**

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Bloxham Road  
Banbury Oxon OX16 9UX  
Tel: 01295 277 197  
Email: [jmopa@jmosborne.co.uk](mailto:jmopa@jmosborne.co.uk)  
Ref: Mark Osborne

## Seller's Solicitors

---

Arnold Thomson Solicitors  
203-207 Watling St  
West Towcester  
NN12 6BX  
Tel: 01327 353567  
Email: [angela.guess@arnoldthomson.com](mailto:angela.guess@arnoldthomson.com)  
Ref: Angela Guess

## Area Measurements

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Recent management measurements indicate that the forest extends to 5.09 hectares. The property will be sold as per the Titles. Any red line boundaries on the photographs within this brochure are for illustration purposes only and may not be accurate.

## Authorities

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### **Natural Resources Wales**

Welsh Government Building  
Rhodfa Padarn  
Llanbadarn Fawr  
Aberystwyth  
Ceredigion SY23 3UR  
Tel: 0300 0653 000

### **Powys County Council**

Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG  
Tel: 01597 827460

## Taxation

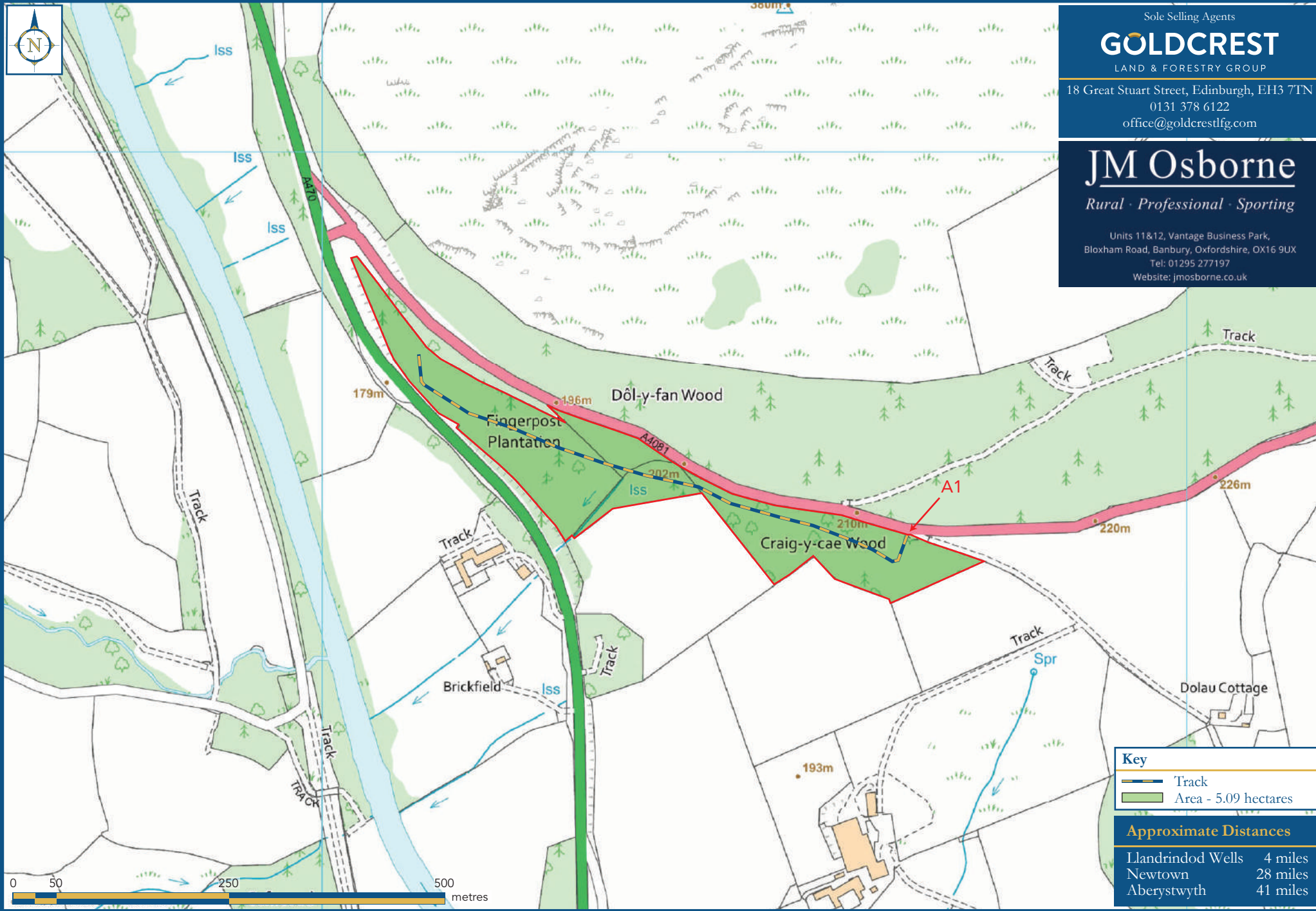
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At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be 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

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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  
 18 Great Stuart Street, Edinburgh, EH3 7TN  
 0131 378 6122  
 office@goldcrestlfg.com

**JM Osborne**  
 Rural · Professional · Sporting  
 Units 11&12, Vantage Business Park,  
 Bloxham Road, Banbury, Oxfordshire, OX16 9UX  
 Tel: 01295 277197  
 Website: jmosborne.co.uk

**Key**

	Track
	Area - 5.09 hectares

**Approximate Distances**

Llandrindod Wells	4 miles
Newtown	28 miles
Aberystwyth	41 miles

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and it does not form any part of any contract. Reproduced by permission of Ordnance Survey on behalf of The Controller of His Majesty's Stationery Office Crown copyright. All rights reserved. Licence number LIG1383





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

## IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP and JM Osborne Rural and Sporting, its members, employees and their clients give notice that: 1. These particulars (prepared in September 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 and JM Osborne Rural and Sporting 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 and JM Osborne Rural and Sporting 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 and JM Osborne Rural and Sporting 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 and JM Osborne Rural and Sporting 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 and JM Osborne Rural and Sporting 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.

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