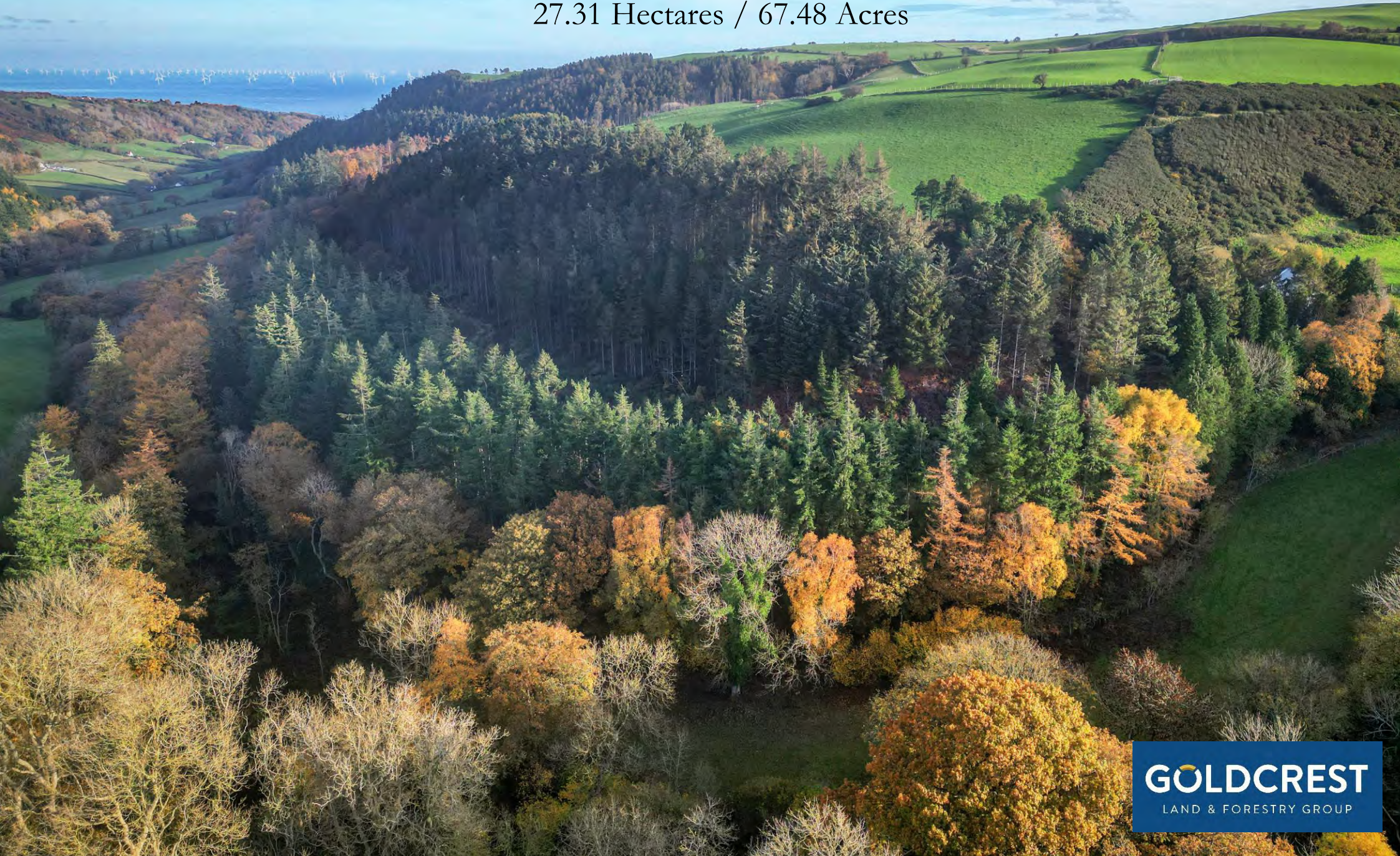


Bryn y Maen Wood

Nr Colwyn Bay | North Wales

27.31 Hectares / 67.48 Acres







Bryn y Maen Wood

27.31 Hectares / 67.48 Acres

A rare opportunity to acquire an attractive woodland with mature commercial timber and a versatile general-purpose shed. Situated close to Colwyn Bay.

- Mixed woodlands with commercial crops
- Timber ready to harvest
- Immediate tax free timber income.
- Valuable and attractive location
- Large, useful general purpose shed
- Development potential for a house or cabin

Freehold for Sale as a Whole

Offers Over £350,000

Goldcrest Land & Forestry Group

18 Great Stuart Street, Edinburgh EH3 7TN

0131 3786 122

www.goldcrestlfg.com

Jock Galbraith MRICS & Emily Moore

Location

Bryn Y Maen Woodland enjoys a peaceful rural setting just inland from Colwyn Bay in Conwy County, North Wales. The property occupies an elevated position within the gentle foothills of the Clwydian Range, offering attractive views across the surrounding farmland and wooded landscape.

The area's mild coastal climate and favourable conditions promotes strong tree growth and makes it ideally suited to mixed woodland management. Its proximity to the Snowdonia National Park and the North Wales coast enhances its appeal for recreation, wildlife watching, and conservation projects. Woodland ownership here offers not only the practical benefits of productive timber potential but also the enjoyment of a tranquil natural setting within easy reach of local amenities and transport links at Colwyn Bay.

Access

Access to the property is taken directly from the public road (B5381), via a private entrance gate marked A1 on the sale plan. From this point, a well-constructed forestry track runs through the property to point A2. The forest road is of good quality and has been used successfully for timber extraction.

The property is identified on the location and sale plans contained within these particulars. The entrance to the cabin is situated at Grid Reference SH 840 752, with a What3Words code of foiled.betraying.premiums and a nearest postcode of LL29 6AT.





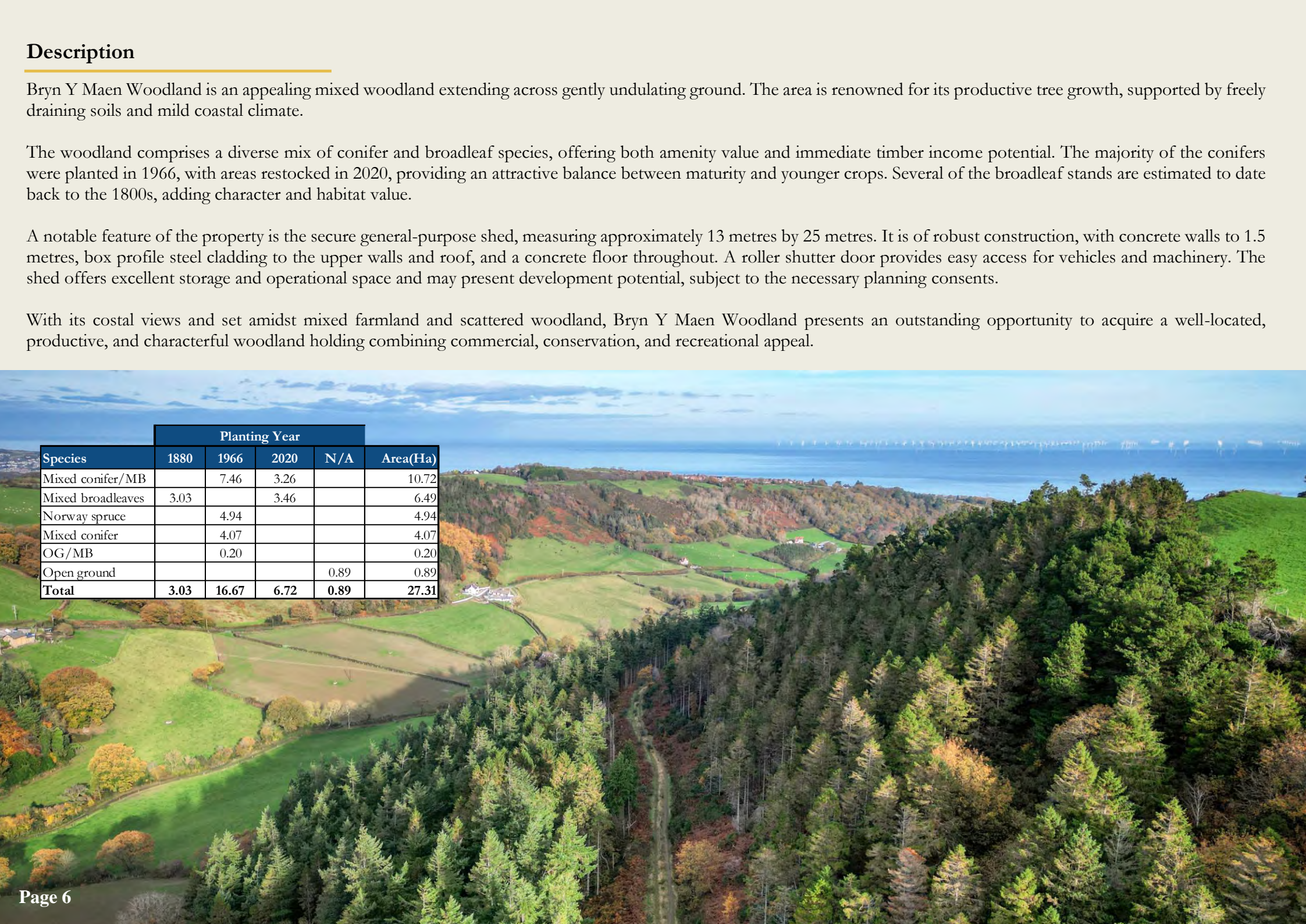
Description

Bryn Y Maen Woodland is an appealing mixed woodland extending across gently undulating ground. The area is renowned for its productive tree growth, supported by freely draining soils and mild coastal climate.

The woodland comprises a diverse mix of conifer and broadleaf species, offering both amenity value and immediate timber income potential. The majority of the conifers were planted in 1966, with areas restocked in 2020, providing an attractive balance between maturity and younger crops. Several of the broadleaf stands are estimated to date back to the 1800s, adding character and habitat value.

A notable feature of the property is the secure general-purpose shed, measuring approximately 13 metres by 25 metres. It is of robust construction, with concrete walls to 1.5 metres, box profile steel cladding to the upper walls and roof, and a concrete floor throughout. A roller shutter door provides easy access for vehicles and machinery. The shed offers excellent storage and operational space and may present development potential, subject to the necessary planning consents.

With its costal views and set amidst mixed farmland and scattered woodland, Bryn Y Maen Woodland presents an outstanding opportunity to acquire a well-located, productive, and characterful woodland holding combining commercial, conservation, and recreational appeal.



| | Planting Year | | | | |
|-------------------|---------------|--------------|-------------|-------------|--------------|
| Species | 1880 | 1966 | 2020 | N/A | Area(Ha) |
| Mixed conifer/MB | | 7.46 | 3.26 | | 10.72 |
| Mixed broadleaves | 3.03 | | 3.46 | | 6.49 |
| Norway spruce | | 4.94 | | | 4.94 |
| Mixed conifer | | 4.07 | | | 4.07 |
| OG/MB | | 0.20 | | | 0.20 |
| Open ground | | | | 0.89 | 0.89 |
| Total | 3.03 | 16.67 | 6.72 | 0.89 | 27.31 |

Sporting Rights

Sporting rights are included in the sale.

Boundaries

The property is mostly bounded by a fence and is unfenced in places.

Mineral Rights

Mineral rights are included so far as the seller has right thereto.

Wayleaves & Third-Party Rights

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

Designations

We are not aware of designations impacting the property.
Interested parties should carry out their own searches.



Forest Grants & Management

The property is not subject to any current forestry grant schemes. For information on current grants available, please visit the following websites:

<https://forestry.gov.scot>

<https://www.ruralpayments.org/publicsite/futures>

Viewing

Viewing is possible at any time. Please contact GOLDCREST Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards 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.

Selling Agents

GOLDCREST Land & Forestry Group LLP

18 Great Stuart Street, Edinburgh EH3 7TN

Tel: 0131 378 6122

Ref: Jock Galbraith MRICS & Emily Moore

Seller's Solicitors

Lanyon Bowdler

1 & 2 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Tel: 01492 555670

Ref: Edward Nutting

Authorities

Natural Resources Wales

Welsh Government

Building

Rhodfa Padarn

Llanbadarn Fawr

Ceredigion SY23 3UR

Tel: 0300 0653 000

Conwy County Council

Bodlondeb,

Conwy,

LL32 8DU

Tel: 01492 574000

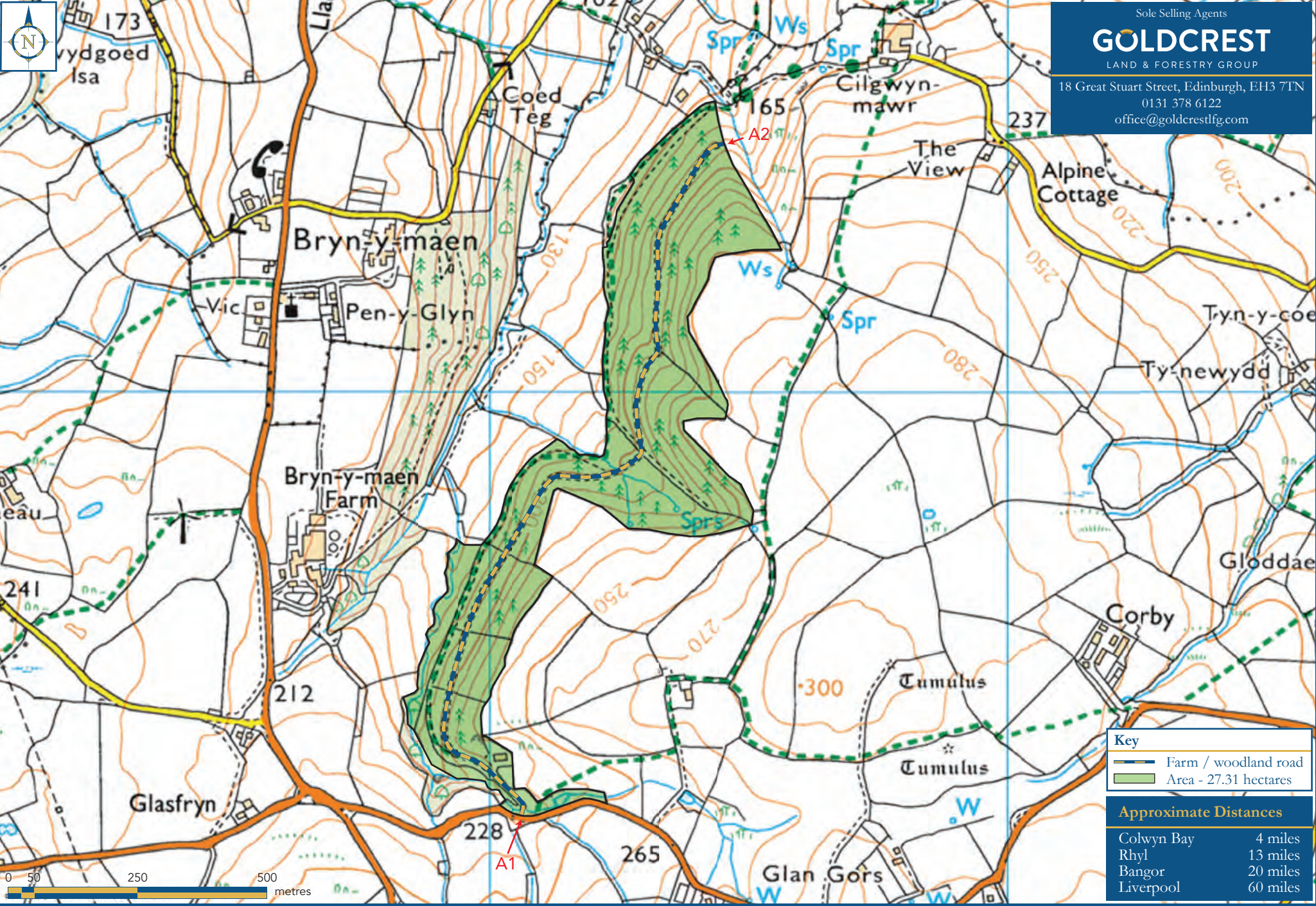
Taxation

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.

For further information, please contact the Selling Agents.



Sole Selling Agents

GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street, Edinburgh, EH3 7TN

0131 378 6122

office@goldercrestlfg.com



GOLDCREST

LAND & FORESTRY GROUP

18 Great Stuart Street

Edinburgh, EH3 7TN

0131 3786 122

office@goldcrestlfg.com

IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in November 2025) 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. Neither these particulars nor any subsequent communication by GOLDCREST Land & Forestry Group LLP will be binding on its clients, whether acted upon or not, unless incorporated within a written document signed by the sellers or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. 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, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. 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