

Lot 1: Ferny Bank, 11.50 hectares (28.48 acres)

Lot 2: Nant yr Ych 9.37 hectares (23.20 acres)

Two mixed woodlands set in a most dramatic landscape with panoramic views
over this part of the Wales/England border.

Both woods offer a range of tree types and ages as well as commercial & recreational opportunities.

FOR SALE BY PRIVATE TREATY

JOHN CLEGG & CO

Forestry | Investment | Sales | Management





Monmouth
11 miles

Brecon
31 miles

Hereford
17 miles

(Distances are approximate)

SOLE SELLING AGENTS

John Clegg & Co.

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP
Tel: 01844 291384 enquiries.uk@johnclegg.co.uk

Lot 1: Ferny Bank - £110,000

Lot 2: Nant yr Ych - £95,000

DIRECTIONS

OS 1:50,000 Map No. 161

Ref: SO424216 (Ferny Bank); SO412221 (Nant yr Ych)

Nearby postcode(s):

NP7 8LR; NP7 8NA

what3words:

Lot 1: Ferny Bank: bronze.cookie Depending (at open ground at south of wood);

Lot 2: Nant yr Ych: twist.delighted.yell (at top entrance)

Driving northwards on the B4347 from Norton to Grosmont, after c. 1.5 miles turn left onto the country lane. Proceed for 800m, past the farmhouse, then Ferny Bank is on your right-hand side. Park on the right-hand side on the open ground near the footpath.

For Nant yr Ych, continue along this lane for 1 mile. At the top of the hill turn sharp right. Continue for c.800m and park on the right-hand side at the gateway opposite the driveway to "Dawn of Day". Enter Nant yr Ych through the gate.

VIEWING

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of the sales particulars. For your own personal safety please be aware of hazards within the woodland when viewing.

DESCRIPTION

Lot 1: Ferny Bank

Comprises areas of re-planting (c.2021) in individual tubes adjacent to the stream and a separate area of replanting in spirals/canes within a deer fence; recent broadleaved planting (c.15 years old), within areas of existing young woodland including cypressus species and natural regeneration; mixed conifers (an area of Scots and Corsican pine at the highest point of the wood); mature poplars at edge of the streamside woodland and; at the north west corner of the wood, adjacent to Cae Robin Wood, wet native broadleaved woodland. Collectively these areas comprise a mix of Restored Ancient Woodlands and small areas of Plantations on Ancient Woodlands.

The areas of greatest biodiversity are the woods adjacent to the neighbouring Cae Robin Wood (not part of sale) and the springs – here there are attractive streams, minimally managed woods and open ground that is laden with wild garlic and profuse in bluebells. There is an area of hardstanding off the public road which is suitable for 2-3 cars.

Lot 2: Nant yr Ych

Nant yr Ych is a more mature wood and comprises a mix of regenerating conifers (Sitka spruce, Douglas fir and Norway spruce); replanted (c.2008) broadleaves and mature wet (ash dominated) woodland next to a spring-fed stream. The conifers comprise natural regeneration and unfelled remnants of the previous conifer crop that was planted in c.1960 and felled in 2007/08. Amongst the conifers are replanted broadleaves and several pockets of large mature ash trees. The areas of re-planting are becoming established with additional regenerating conifers and broadleaved trees including hazel, silver birch and willow.

The entrance is by way of a track, which includes an ample flat area (suitable for stacking timber or informal camping) on the (upper) western side. The track then leads to an unsurfaced path that proceeds eastwards. This terminates at the top of the slope at a metal gate. This access was used by estate staff but there will be no access upon sale. It is from this point that there are panoramic views across the surrounding countryside.



MANAGEMENT

The woodland has been managed by Andrew Bronwin (Bronwin and Abbey Ltd, 01597 825900) from whom enquiries can be made.

TAXATION

After two years of ownership commercial woodland qualifies for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances, it is possible to rollover capital gains into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

Sporting rights are owned by the landowner, are not exercised, and will be transferred on sale.

MINERAL RIGHTS

Mineral rights are owned, included in any sale, except as reserved by statute.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The eastern side of Ferny Bank includes a Public Right of Way. Nant yr Ych has no public rights of way and this adds to its privacy.

RIGHTS AND EASEMENTS

The woodland is sold subject to and with the benefit of all rights, including rights of way whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

Existing agreements with Natural Resources Wales (i.e. Felling Licence FLA18/19-20 at Ferny Bank, for replanting after felling) will be transferred upon sale, and the new owner will be responsible for meeting the conditions.

WAYLEAVES

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

METHOD OF SALE

The woods are offered for sale by private treaty. Prospective purchasers should register their interest with the selling agents to whom offers should be submitted. Please contact our Cirencester office on 01844 291384 or enquiries.uk@johnclegg.co.uk



ANTI MONEY LAUNDERING COMPLIANCE

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchasers questionnaire before the transaction can proceed.

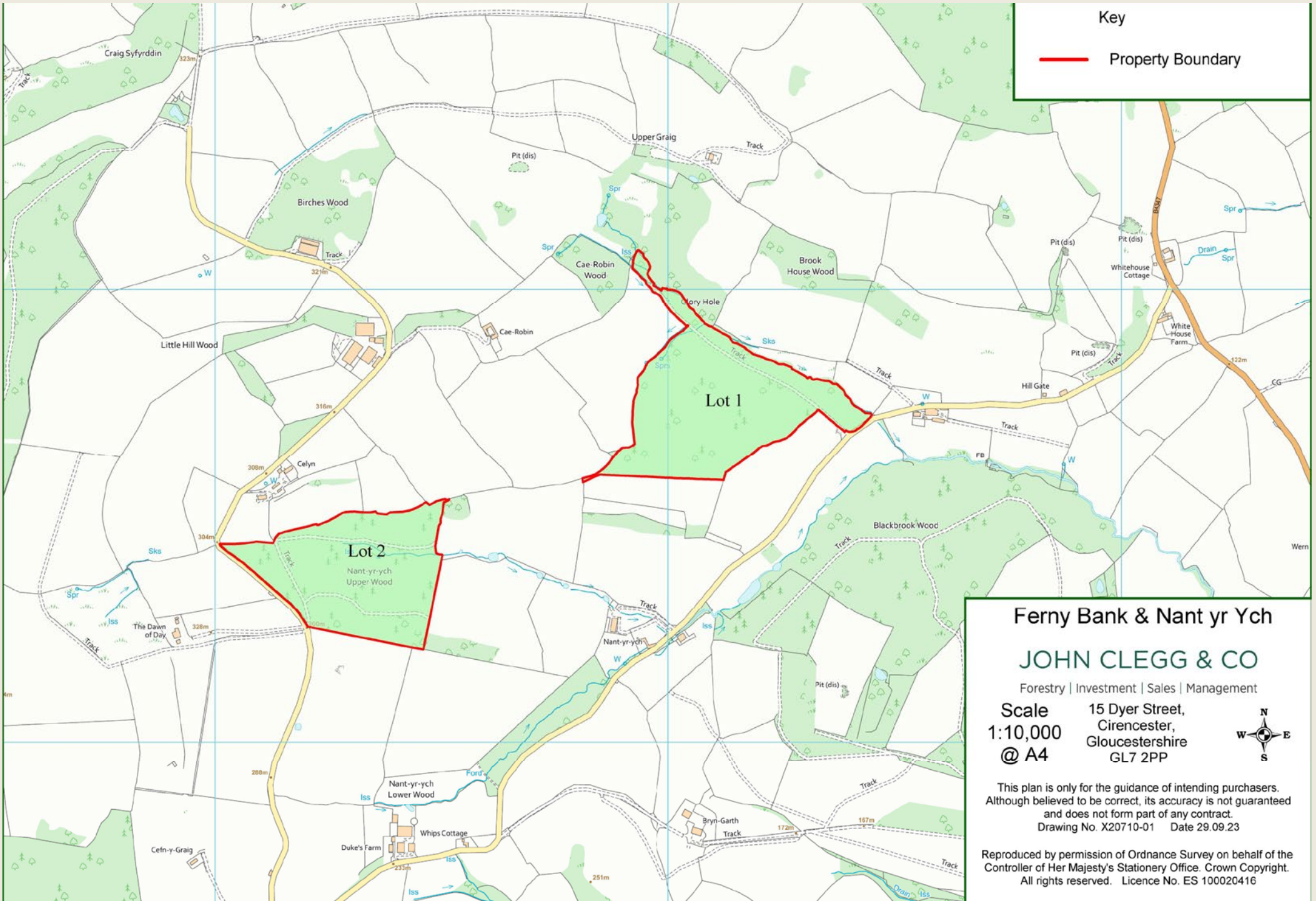
For further information, please contact the Selling Agents. <https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

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IMPORTANT NOTICE

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Ferny Bank & Nant yr Ych

JOHN CLEGG & CO

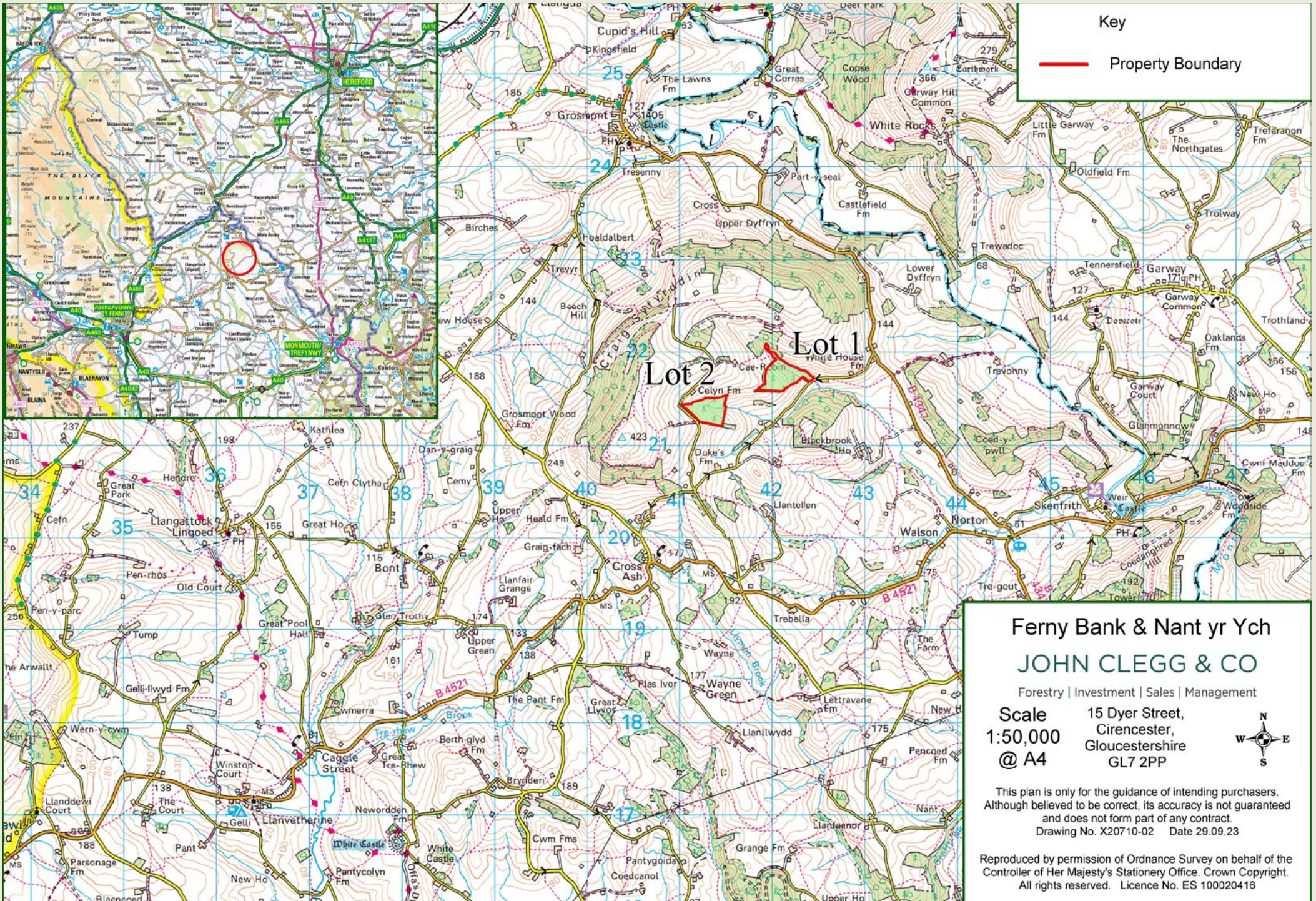
Forestry | Investment | Sales | Management

Scale 15 Dyer Street,
Cirencester,
Gloucestershire
@ A4 GL7 2PP



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Drawing No. X20710-01 Date 29.09.23

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Key

— Property Boundary

Fenny Bank & Nant yr Ych
JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Scale 1:50,000
@ A4

15 Dyer Street,
 Cirencester,
 Gloucestershire
 GL7 2PP



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John Clegg & Co

Scotland: 0131 229 8800

England: 01844 291384

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