

Abergele Woods

Abergele | Denbighshire | North Wales
63.53 Hectares / 156.98 Acres





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Picturesque mixed woodlands with stunning views over the North Coast of Wales.

- Maturing conifer crops
- Mixed broadleaves with ancient woodland
- Good internal infrastructure
- Close to timber markets
- Sporting potential

FREEHOLD FOR SALE IN TWO LOTS OR AS A WHOLE

Lot 1 – Tower Wood – 41.94 Hectares / 103.63 Acres – Guide Price £600,000

Lot 2 – Coed Ysgeriallt – 21.59 Hectares / 53.35 Acres – Guide Price £300,000

Guide Price for the Whole £900,000

GOLDCREST Land & Forestry Group

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Oliver Thompson MICFor

Location

The property is located 1 mile to the south of Abergele town, just off the A55. Both lots are adjacent to Abergele Hospital.

Lot 1 - Tower Wood is located just to the north of Abergele Hospital. The grid reference to the north entrance from the minor Tan Y Fron Road is SH 954 762. The nearest postcode is LL22 9BB and the What3Words code is /// uptown.hobby.wimp. A secondary access to the lower southern section of the woodland is located at SH 948 756 or ///reference.braved.gourmet

Lot 2 - Coed Ysgerialt is accessed from the hospital car park to the north at grid reference SH 946 753 and the What3Words code is: /// crop.unlocking.plant. The southern entrance is at SH949750 or /// magnetic.global.wand.



Directions and Access

Lot 1 – Tower Wood. To access the northern entrance, leave the A55 at junction 24 and take the turning for Abergele. After 0.4 miles turn left onto St George Road. After 1 mile, take the sharp right-hand turn onto Tan-Y-Fron Road. After 0.3 miles through the “S” bend, take the sharp left-hand bend uphill. After 0.3 miles, the gated entrance is on the right and is shown as point A1 on the Sale Plan. To access the southern entrance, follow the directions as for Lot 2. After the viaduct bridge, take the first left in the hospital grounds signposted ‘Service Deliveries’. Follow the road through the hospital grounds and downhill into the woodland. The entrance is at the bottom of the hill and is shown as point A2 on the Sale Plan. This access is for light vehicles only. A further access route, as shown A3-A4, is for all vehicles for all purposes. Access through the retained aland and cottages is shown B1-B2 on the inset Sale Plan.

Lot 2 – Coed Ysgeriallt. Leave the A55 at junction 24 and take the turning for Abergele. Follow the A457 through the town and after 0.5 miles turn left onto A458 Chapel Street. Follow the road for 1.3 miles and take the left turning signposted Abergele Hospital. Follow the road over the viaduct bridge and through the car park. Enter the track at the end of the car park where, after 75m, the gated woodland entrance can be found, as shown as point A5 on the Sale Plan.



Description

Lot 1 – Tower Wood – 41.94 Hectares / 103.63 Acres. The property lies on a limestone escarpment, rising from 50m ASL to about 180m ASL with northerly and westerly aspects. The lower slopes are steepest, with numerous small cliffs and rock outcrops, with less steep ground in the south. The woodland is a mixture of native broadleaved species including oak, ash, hazel and rowan to the north and lower slopes with mixed conifers towards the plateau. The Sitka spruce and Japanese larch is yet unthinned and will provide worthwhile income when eventually clear felled. A stand of good Douglas fir occupies the lowest southern slope and gives an indication of the good timber this property can produce. The lower slopes are a mixture of ancient semi-natural and ancient replanted woodlands. Future management could focus on restoration of the ancient woodland areas or carry on with growing commercial conifers (where approved).

An area surrounding Pen-y-Graig cottage is excluded from the sale but a right of access for all purposes is retained as shown B1-B2. For more information, please contact the Selling Agents.

Transient herds of fallow deer populate the North Wales coastal region and are frequently seen in all areas of Abergele Woods, which will present some challenging stalking. There is a right of way for timber extraction along farmland at the southern edge of the property, approximately 30' wide, with the right to construct. This is shown as A6-A7-A8. For more information, please contact the Selling Agents.

Lot 2 – Coed Ysgeriall – 21.59 Hectares / 53.35 Acres. The smaller of the two woodlands is a little more secluded. A winding stone track leads from the entrance gate downhill to a turning area. Below the track is a small stream, Nant y Bryniau, which eventually enters Colwyn Bay. The main track leads uphill through a mixture of conifers and native broadleaves and out through a top gate onto a minor road. A few isolated clumps of spruce have died through defoliation. The cause for this is unknown but not thought to be endemic. As with Coed Abergele, the property is a mixture of ancient semi-natural and ancient replanted woodland. The mixed conifers include Douglas fir, Sitka spruce, Japanese larch and grand fir. Again fallow deer are a regular visitor to this part of the woodland.

In 2013, a section of the woodland was thinned and restocked with a mixture of Douglas fir and Sitka spruce. These species are growing vigorously on the fertile and freely-draining soil. The naturally seeded native broadleaves add to the mixed character of the woodland. There is a right of way for timber extraction along farmland from the western edge of the property to the minor road alongside Ysgeriall Farm, approximately 30' wide, with the right to construct. This is shown as A9-A10. For more information, please contact the Selling Agents.



Boundaries

All boundaries are in shared ownership.

Wayleaves & Third-Party Rights

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles. In particular there is a right of access for the owners of Pen-y-Graig Cottage (and The Abergele Hospital Trust) through Lot 1 via the tarmac road on the lower western boundary. This is shown as A11-12 on the Sale Plan.



Mineral Rights

Lot 1: Mineral rights are excepted for the majority of the property. For more information, please contact the Selling Agents.

Lot 2: Mineral rights are included except as reserved by Statute.

Sporting Rights

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



Lot 1 & 2



Forest Grants

There are no active grant schemes on the properties. 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

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Tel: 01691 659194

Email: richard.lloyd@ghplegal.com

Ref: Richard Lloyd

Area Measurements

Recent management measurements indicate that the forest extends to 63.53 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

Denbighshire County Council

PO Box 62

Ruthin LL15 9AZ

Tel: 01824 706000

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.



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Lot 1