



LEGACY FORESTRY



BAY VIEW WOOD

Abergele, Denbighshire, Wales

£475,000

Just over 43 acres

Freehold

Nearest postcode: LL22 9BB

what3words: animals.liner.searching

Contact Dan Sharp for further information:

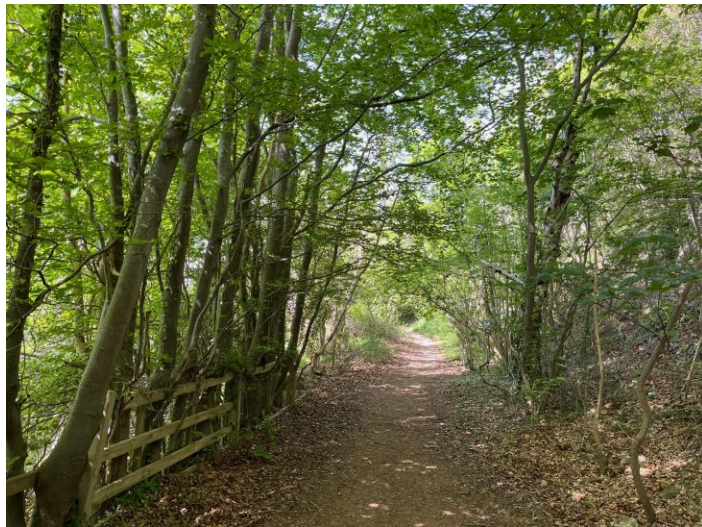
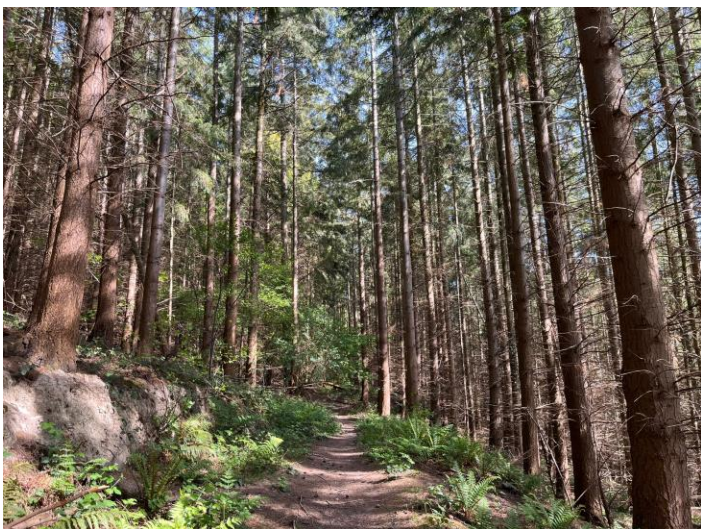
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INVESTMENT HIGHLIGHTS

- £ Considerable growth potential for existing crop as it approaches maturity.
- 📍 A landmark woodland in prime coastal location.
- 🌲 UK Forestry Standard (UKFS) compliant Woodland Management Plan in progress in the Forestry Commission format
- 🔑 'Turn-key solution' to help demonstrate commercial management, with guidance provided on local foresters and land agents to assist, if required
- 🍂 Existing conifer planting, originally conceived for high yield timber density.
- 📈 A strong long-term prognosis for woodland value in such a desirable location.



*We sell woodlands across the UK to individuals and couples who want to take advantage of **HMRC's favourable tax treatment** of forestry investment*

Find more woodlands for sale on our website at www.legacyforestry.co.uk



BAY VIEW WOOD OVERVIEW

Description

As the mountainous, rugged terrain of the North Wales sweeps seaward, a magnificent panorama of the coastline stretches into the distance from the vantage points in and around Bay View Wood. These dramatic vistas are not only inspiring to behold but create an ideal moisture rich growing environment allowing a number of tree species to thrive on the well-drained lower coastal hillsides.

Within the wood the principal species are Sitka Spruce and Japanese Larch with areas of oak, rowan, and hazel along the fringes. There is scope to thin and extract some of the conifer, particularly larch. Although steep in parts, good access along a forestry track from the north-east running down to the south-west boundary makes such operations feasible.

The outlook from Bay View Wood is a good indicator of the economics development of this area. Far out in the bay, Gwynt y Môr (Welsh for sea wind) wind farm is one of the largest of its type in the world. Abergele is amongst several of the North Welsh coastal towns in the area that are host to a well-established tourist economy and an excellent road link via the A55 North Wales Expressway that provides fast access to some of the UK's largest population centres in Liverpool, Manchester and Birmingham.

Boundaries

Boundaries are defined by the highway to the north and west and by the access track to the south and east.

Tenure

The freehold is available including any sporting rights that pass with the land. There is no VAT chargeable on the purchase price.

Ownership

The benefits of woodland ownership have recently become more widely acknowledged. There is a good deal of flexibility when acquiring woodland to do so in such a way that can assist with inheritance tax planning for planning for future generations. In addition, during the period of ownership there is currently no income tax payable on sales of timber from the woodland. There may also be capital gains tax benefits relating to the increase in value of trees as standing timber and there are no business rates or annual taxes on woodland.

Planning for the best financial outcome from woodland ownership starts with a well conceived Woodland Management Plan. This is a woodland-specific document that sets out the long term aims for the woodland with the focus of commercial management in mind. At Legacy Forestry, we provide buyers with a bespoke Woodland Management Plan drafted by a forestry professional who will not only be able to advise on your personal aims for managing the woodland but also have the local contacts to contract any forestry operations necessary to carry out specific objectives.

There is also a further consideration that comes with the opportunity to own woodland. Apart from HMRC's favourable tax treatment of commercial forestry investments, woodland ownership also brings with it the enormous additional rewards of stewardship of the countryside and a chance to conserve, manage and enjoy a precious and important environment.



Access

Access is direct from the public highway at Point A. There is a gate and Legacy Forestry signboard at this point, from where a track provides access along the boundary of the wood.

There are several footpaths along the designated routes through the wood as shown on the Ordnance Survey Plan.

Location

Google Maps Pin – [Entrance from Highway](#)

Bay View Wood is located within the county Denbighshire close to the coastal town of Abergele.

Viewing and Directions

Please contact Dan Sharp on 07780 900192 to arrange a visit. You are welcome to visit this wood by yourself, but as many woodlands do not have mobile phone reception or internet access, please try and make sure you have a copy of these sales details with you. Please be aware of potential hazards within the woodland when viewing.

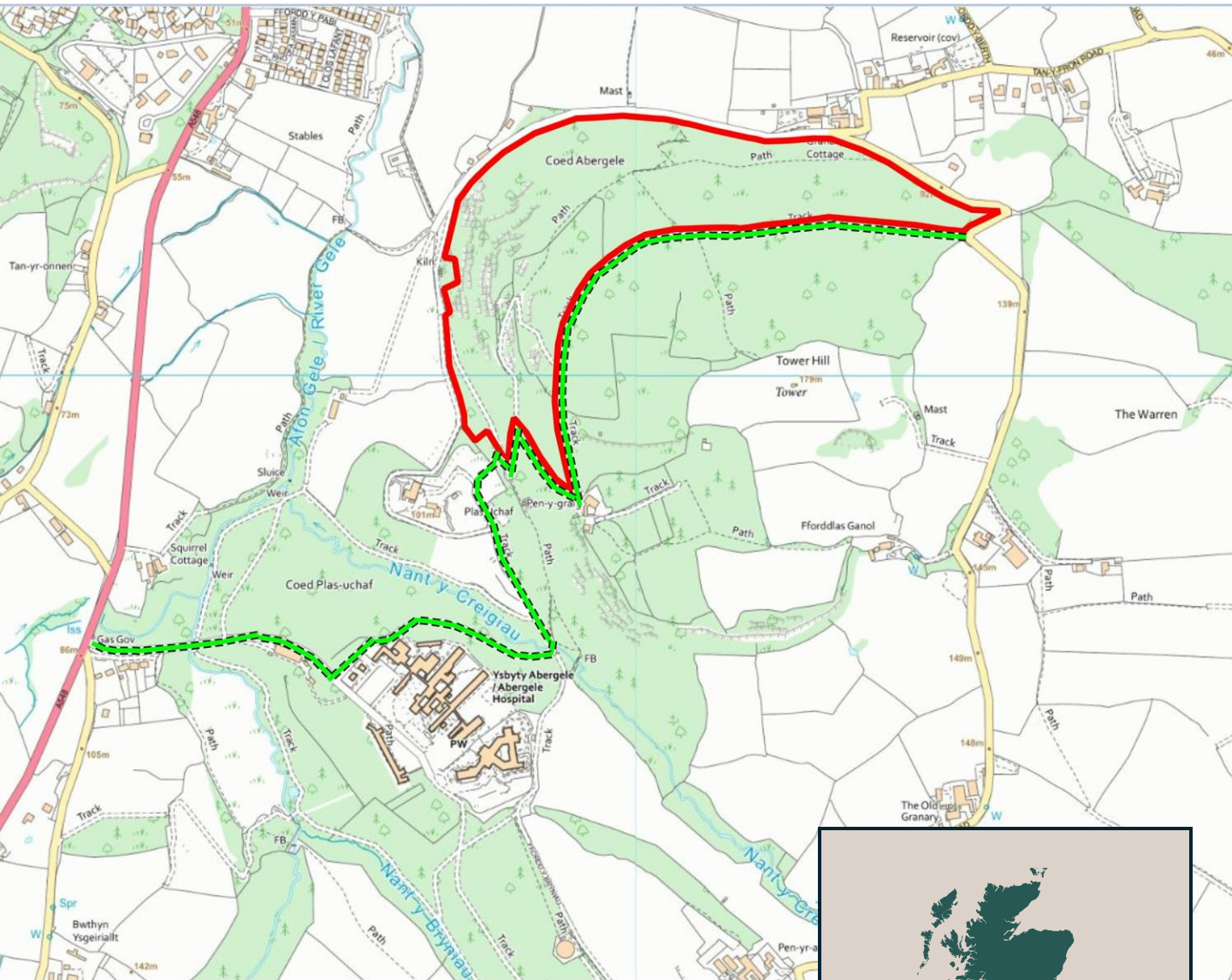
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BAY VIEW WOOD PLAN





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