



# LEGACY FORESTRY



## MYNYDD-BRITH WOOD EAST

Bronant, Aberystwyth

£325,000

Just over 33 acres

Freehold

Nearest postcode: SY23 4JE

What3words: split.allies.spans

Contact Dan Sharp for further information:

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# INVESTMENT HIGHLIGHTS

- £ 'Light touch' forestry management or a more active approach equally possible in this established woodland
- 📍 A peaceful rural settling in the fertile agricultural heartlands of West Wales
- 🌲 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
- 🍂 Commercially viable conifer crop along with smaller open areas for broadleaf restoration and wildlife habitat
- ↗️ Established trees here will continue to grow and add value with a little intervention required in the short term



*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](http://www.legacyforestry.co.uk)



# MYNYDD- BRITH WOOD EAST OVERVIEW

## Description

Mynydd-Brith Wood East lies in a truly stunning location deep in the agricultural heartlands of Ceredigion in West Wales, where the local way of life is rooted in the rural traditions of livestock production, forestry and agriculture.

The low population density of the area and peaceful location within easy reach of the west coast has huge appeal and a walk through Briff Wood is a rewarding insight into this special environment.

Somewhat unusually for this region, the woodland stands on level ground and the land has historically been well managed for effective drainage that now provides a hospitable environment for a number of commercial species including Sitka spruce and Douglas fir. Elsewhere areas of natural regeneration of birch and alder amongst new planting of oak have created a rich and bio diverse habitat where woodland mammals, birds and invertebrates form a complex interdependence in order to thrive.

Many of the trees here are approaching maturity and provide a new owner a number of options for management according to their longer term aims.

## Boundaries

The boundaries are clearly defined and for the most part easy to identify on the ground; consisting mainly of deeply profiled drainage channels, fences to open fields and the edges of the excellent stoned forestry tracks that provides easy access and will greatly facilitate future management of this wood.

## 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 are also 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 site-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 professional forestry consultant 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

The access tracks are in generally good order and perfectly adequate for forestry management purposes. They are either owned and form part of the sale or provide a right of way for the owner of Mynydd-Brith Wood East and other local owners. There is a footpath that runs through the wood.

## Location

**Google Maps Pin – [Entrance from highway](#)**

**Google Maps Pin – [Woodland Boundary](#)**

Ceridigion has much to offer the visitor. The area is renowned for its natural beauty; both inland where open countryside rises into the hills of the central Welsh highlands and the West Wales coast that can be explored via the coastal path running along its length. Within the built environment mainly small towns and villages supply the local population with the commercial hub and thriving University town of Aberystwyth providing more extensive facilities.

## Viewing and Directions

Follow the M4 west through South Wales until it becomes the A48 before then turning onto the A476 at Cross Hands and continuing north. At Ffairfach turn left onto the A483 until Llandeilo and then pick up the B4302 which will then become the A482 as you progress towards Lampeter. Leave the town on the A485. This eventually becomes the B4578 and leads north until becoming the A485 again at Tyncelyn. Continue until the village of Bronant at which point take the first left turn along a country lane and follow the road for a mile or so until you will see the Legacy sign board at the entrance to a woodland track from the highway. Continue along the track as it bears left, for half a mile at which point a fork in the track and a Legacy Forestry signboard means you have reached the boundary of Brith Wood.

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.

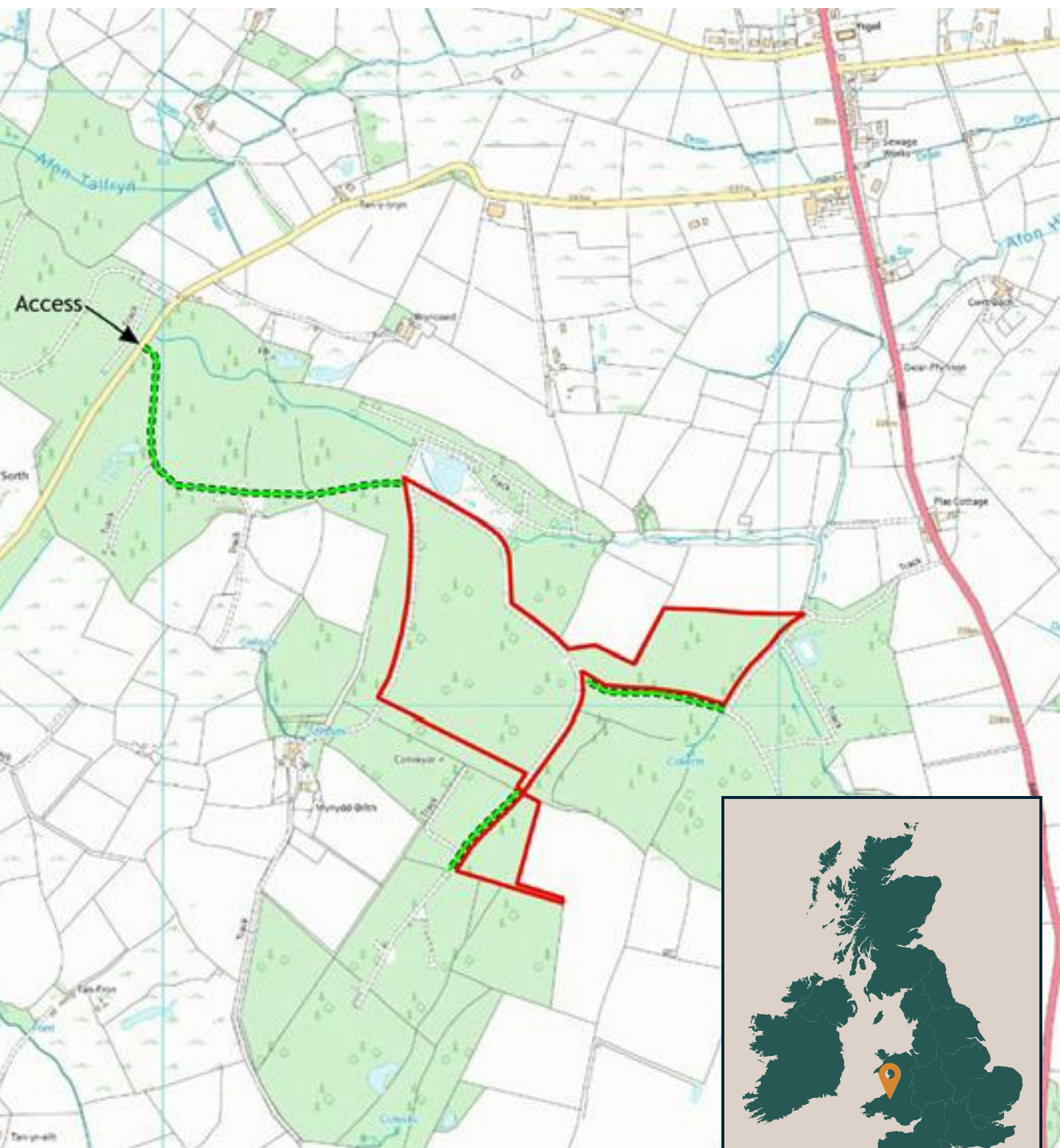
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# MYNYDD- BRITH WOOD EAST PLAN







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