



LEGACY FORESTRY



PLUNKETT WOOD

Trimsaran, Carmarthenshire, Wales

£275,000

Just over 33 acres

Freehold

Nearest postcode: SA17 4HA

what3words: focal.impaied.superhero

Contact Dan Sharp for further information:

📞 07780 900 192 ✉️ dan@legacyforestry.co.uk





INVESTMENT HIGHLIGHTS

- £ Enormous scope for increasing timber value from established young trees and new planting
- 📍 Readily accessible location with convenient access to M4 motorway
- 🌲 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
- 🍂 Natural regeneration and young planting of birch, cherry and alder is now thriving.
- 📈 A scenic location with well-established visitor economy underpinning land values.



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

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PLUNKETT WOOD OVERVIEW

Description

The establishment of a young woodland is an important and rewarding process. Plunkett Wood offers a new owner a great deal of flexibility in how to manage the future development of this wood to continue the process that has already begun here. There is plenty of scope for planting to develop a productive mix of three species that will thrive here and generate additional value over overtime and meet fully with the criteria to demonstrate commercial management and realise favourable tax treatment that comes with this.

A mix of planned planting and colonisation by pioneer species such as birch, willow and alder are now well established among rowan, cherry and hazel. The climate and rainfall levels are conducive to promoting growth here and the woodland landscape is developing rapidly as a result. The relatively low altitude and coastal location enjoys the frequent rainfall carried by prevailing south-westerlies that are so important to the establishment of the woodland into this picturesque landscape.

Along the woodland boundary a delightful stream, Afon Morlais, channels water from the gently sloping terrain. This important natural drainage preserves the integrity of the soils so that the productive growing environment for the trees here is maintained. A natural water source is an enormous draw for any animals and as such the air here is filled with the chorus of birdsong as native avian species benefit from abundant feeding opportunities around the stream.

Boundaries

Boundaries are defined by features such as existing tracks, streams, fences and well-defined drainage ditches. There is no fencing obligation for a new owner.

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 to B on the plan. There is a gate at this point. This land prior to its regeneration as woodland has previously been the site of an open cast mine and the access track now also serves a solar energy generation facility. As such there is a well established, hard access track that runs most of the way to the woodland boundary. The first section is sealed and then continues as a historic woodland grade track with stone sub base. There is an additional point of access from the north and a new road is under construction to this point.

There are a number of public rights of way along the designated routes through the wood as shown on the Ordinance Survey plan and the main track through the wood provides a right of way for neighbouring woodland.

Location

Google Maps Pin – [Main gate](#)

Google Maps Pin – [Woodland entrance](#)

Plunkett Wood is located within the county of Carmarthenshire and close to the coastal town of Llanelli. It is 18 miles west of the Swansea and 11 miles south Carmarthen. The entrance is ¼ mile north of the village of Trimsaran at the first turning into the racecourse.

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.

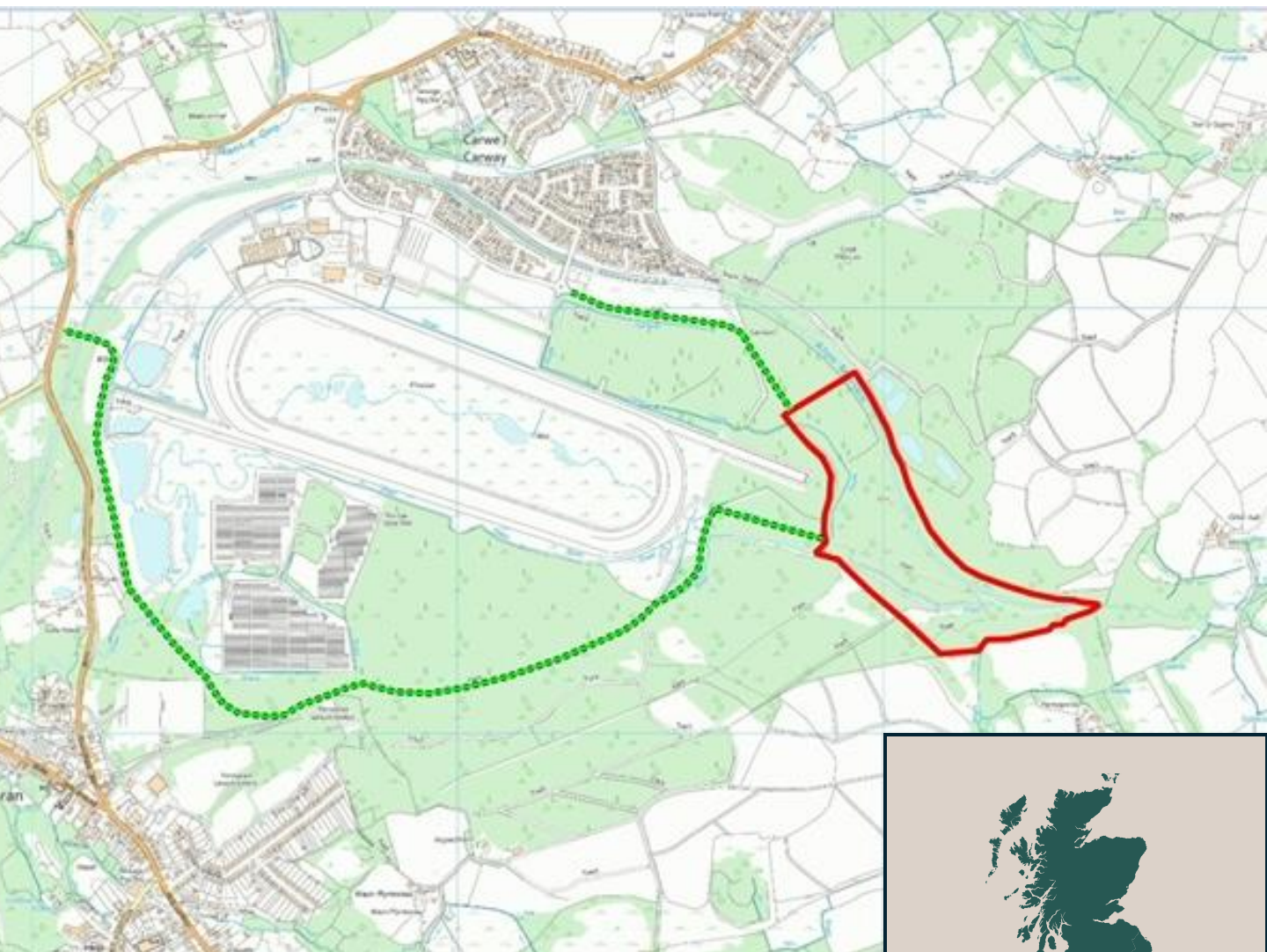
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PLUNKETT WOOD PLAN





LEGACY FORESTRY



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