



LEGACY FORESTRY



MYNYDD-BRITH WOOD WEST

Bronant, Aberystwyth

£300,000

Just over 31 acres

Freehold

Nearest postcode: SY23 4JE

What3words: split.allies.spans

Contact Dan Sharp for further information:

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





INVESTMENT HIGHLIGHTS

- £ Ideally suited as legacy to leave for future generations from both a financial and environmental perspective
- 📍 Spectacular rural setting in an idyllic area of unspoilt countryside near the coast
- 🌲 UK Forestry Standard (UKFS) compliant Woodland Management Plan in progress in the Forestry Commission format
- 🔑 A wealth of local forestry expertise available for ongoing management and on-site forestry operations
- 🍷 Commercially viable conifer crop along with smaller open areas for broadleaf restoration and wildlife habitat
- 📈 A well-stocked woodland with commercial species growing strongly



*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



MYNYDD-BRITH WOOD WEST OVERVIEW

Description

Mynydd-Brith Wood West stands on level ground in this rural enclave where timber production and farming are at the heart of the rural economy.

This is a well-established woodland with densely stocked spruce and pine that offers the opportunity for immediate returns from selective thinning and longer-term appreciation from further growth. The access is extremely serviceable for forestry operations along well constructed forestry tracks. There are also areas of developing broadleaf that add to the bio-diversity of the area and the peaceful setting of this woodland encourages a range of mammals and birdlife to make this their home. Mynydd-Brith Wood West has lengthy boundaries to open fields with stunning views of surrounding farmland. These grassy woodland fringes are particularly attractive for wildlife and a healthy population of red kites makes this bird a relatively common sight as it scans the ground along the field boundaries and woodland tracks. The countryside of Ceredigion is scattered with reminders of settlers from a previous era. Monuments and hill forts are commonplace throughout the county and along the coast when these fertile lands were keenly contested by warring tribal factions for centuries. These days a settled population of farmers steward the land and the area is renowned for championing sustainable farming methods.

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 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

The access tracks are in generally good order and perfectly adequate for forestry management purposes. There is a right of way for the owner of Mynydd-Brith Wood West and other local owners. There is a footpath that runs through the wood.

Location

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

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.

Please contact Dan Sharp on 07780 900 192 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.

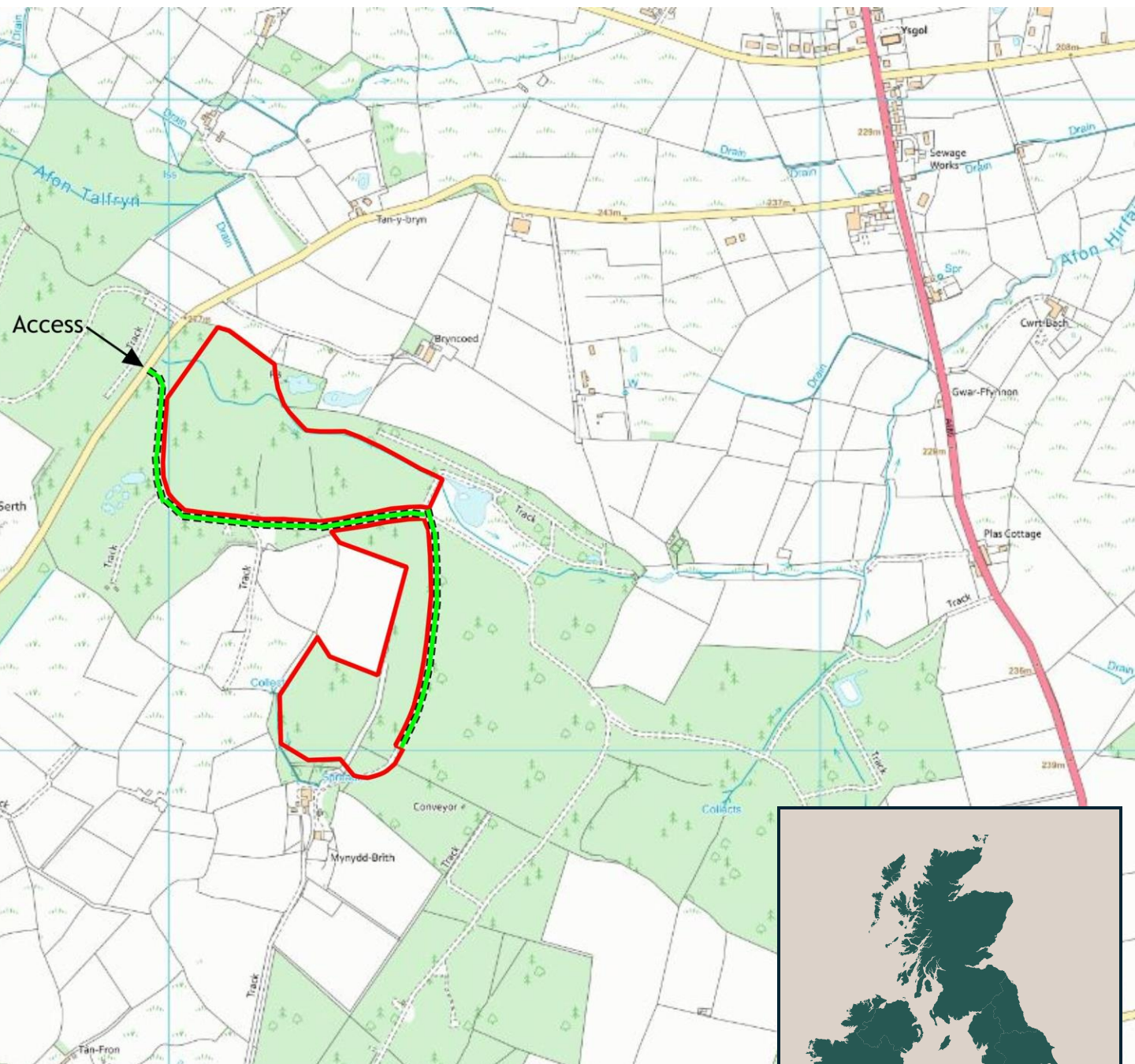
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MYNYDD-BRITH WOOD WEST PLAN





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