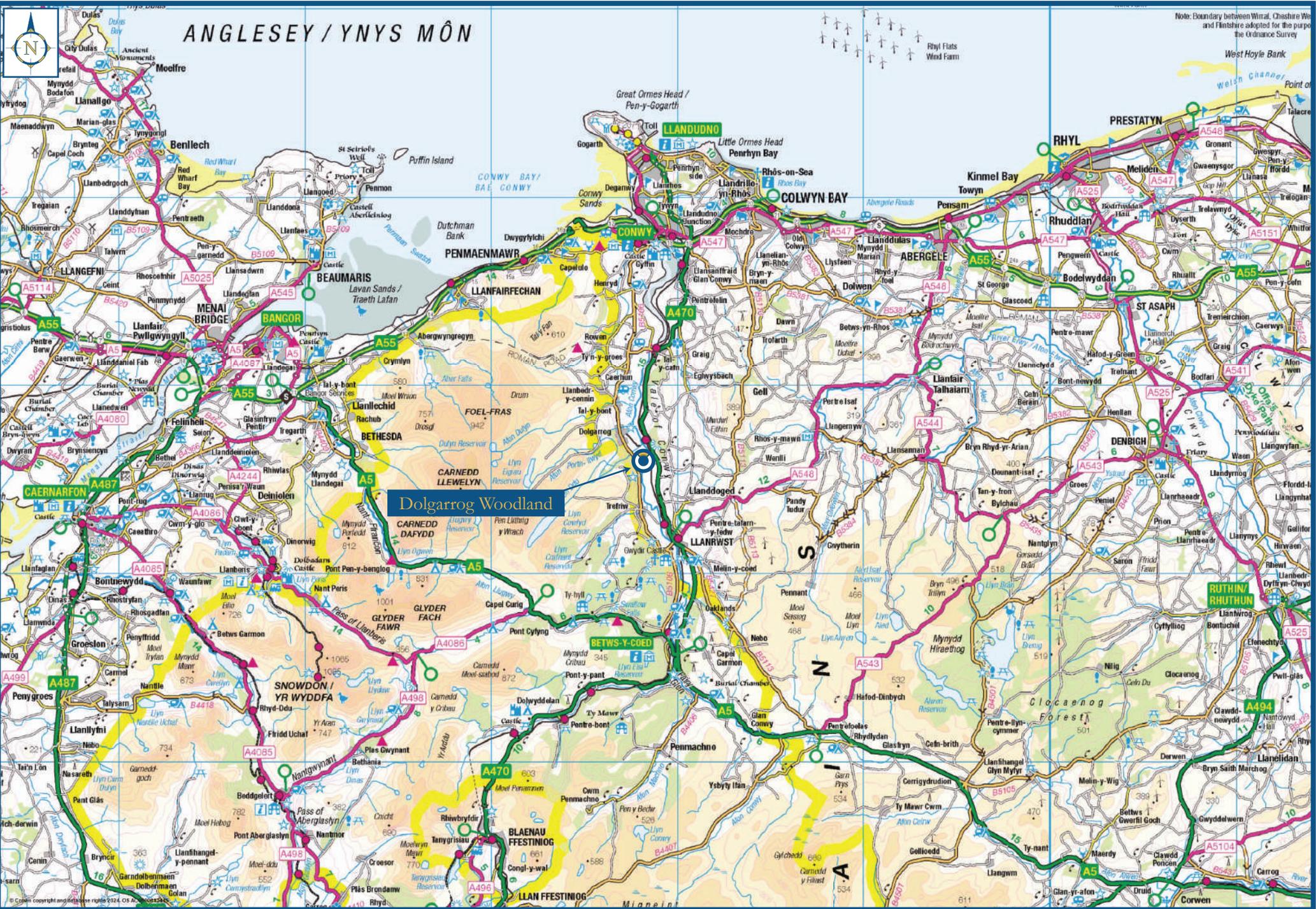


Dolgarrog Woodland

Dolgarrog | Llanrwst | Denbighshire
40.99 Hectares / 101.29 Acres





ANGLESEY / YNYS MÔN

Dolgarrog Woodland

Note: Boundary between Wirral, Cheshire West and Flintshire adopted for the purpose of the Ordnance Survey

Dolgarrog Woodland

40.99 Hectares / 101.29 Acres

An unique opportunity to purchase a scenic native woodland in the Conwy Valley including 11,858 PIUs (Carbon Credits)

- Mixture of fast-growing native broadleaves including birch, alder and willow
- Wetland habitats
- Over 85,000 native trees planted to sequester carbon
- Includes 5.1 hectares of grazing land or potential for further woodland creation
- Adjacent to the River Conwy
- Sporting potential

FREEHOLD AND CARBON CREDITS FOR SALE AS A WHOLE

Guide Price £740,000

GOLDCREST Land & Forestry Group

England & Wales Office

PO Box 804, Northwich CW9 9WN

07570 246 022

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Oliver Thompson MICFor

Location

The property is just south of the village of Dolgarrog, between the B5106 and the River Conwy. It is located between the towns of Conwy, 8 miles to the north and Llanrwst, 4 miles to the south. The grid reference to the entrance is SH 776 660. The nearest postcode is LL27 0JS and the What3Words code is [/// intervene.navigate.improvise](https://www.what3words.com/intervene.navigate.improvise)



Directions and Access

From the A55 westbound, exit at Junction 18 signed Conwy (A547). At the slip road roundabout take the 3rd exit. After 0.1 miles take the second exit at the roundabout and carry on past the supermarket on your left. At the next roundabout take the first exit and follow the A547 over the River Conwy. At the mini-roundabout adjacent to Conwy Castle take the first exit signed Trefriw B5106. Follow this road out of Conwy and carry on through the villages of Ty'n-y-groes and Talybont and in to Dolgarrog. Exit Dolgarrog, and once past the 40mph threshold, the entrance is approximately 0.4 miles on the left and marked as Point A1 on the Sale Plan.



Description

The property is an interesting mix of established native broadleaves. Planted species include silver birch, common alder, willow and a smaller proportion of wild cherry, bird cherry, hazel, rowan and sessile oak. Dolgarrog Woodland was established in early 2017 under the Glastir Woodland Creation Scheme (Contract Reference: P0000060) and is fully registered with the Woodland Carbon Code. The scheme is predicted to produce 11,858 PIUs (Pending Issuance Units), of which 61 were converted to WCUs (Woodland Carbon Units) in 2022. The planted areas are now well established and an annual maintenance payment is paid to the owner of the property until the scheme comes to an end. The outstanding payments will be paid to the purchaser. For more information please contact the Selling Agents.

In addition to the woodland, the property also includes 5.1 hectares of grazing land across four fields adjacent to the River Conwy. There is potential for grazing rental or further woodland creation (subject to the necessary permissions).

A hard stone track leads to the centre of the property which is easily accessible with a 4x4. Several other tracks lead across the property and towards the river. A number of mature oak and ash trees on these field boundaries compliment the young woodland and open ground.



Boundaries

584m of stock fencing was included within the Glastir Woodland Creation Contract. There is an obligation to maintain this for the remainder of the contract.

Wayleaves & Third-Party Rights

There is a right of access a right of access for a third party between A1 and A2 and A1 and A3 the Sale Plan. There is a historical peppercorn rent for this access. A rental income of £600/annum is received for a wayleave relating to the overhead powerline which runs north-south across the property. There is also a gas pipe which runs adjacent to the powerline. For further details please contact the Selling Agents.

The UK Woodland Carbon Code

The UK Woodland Carbon Code (WCC) is a government backed scheme that facilitates the creation of tradeable carbon credits from new woodland creation projects in the UK. The demand for carbon credits has increased significantly since the WCC was introduced in 2011 with the London Stock Exchange launching its voluntary carbon market in October 2022, indicating the level of market demand.



Mineral Rights

As far as not reserved by statute, the mineral rights are included in the sale.

Sporting Rights

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





Forest Grants

A Glastir Woodland Creation Scheme (Contract Ref:P0000060) is in place until 2029. This will be transferred to an incoming purchaser. For further information on current grants available, please contact the Selling Agents.

VAT

Based on current HMRC policy and guidance, HMRC are of the view that the sale of PIUs is outside the scope of VAT. Should HMRC's position on the VAT treatment of PIUs change the seller would issue a VAT invoice to the buyer.

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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Northwich CW9 9WN

Tel: 07570 246 022

Email: oliver@goldcrestlfg.com

Ref: Oliver Thompson MICFor

Seller's Solicitors

Lanyon Bowdler

1 & 2 Connaught House

Riverside Business Park

Benarth Road

Conwy

LL32 8UB

Tel: 01492 849940

Email: edward.nutting@lblaw.co.uk

Ref: Edward Nutting

Area Measurements

Recent management measurements indicate that the forest extends to 40.99 hectares. The property will be sold as per the Titles.

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.

Authorities

Natural Resources Wales

Welsh Government Building

Rhodfa Padarn

Llanbadarn Fawr

Aberystwyth

Ceredigion

SY23 3UR

Tel: 0300 0653 000

Conwy County Borough Council

PO Box 1

Conwy

LL30 9GN

Tel: 01492 574000

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.

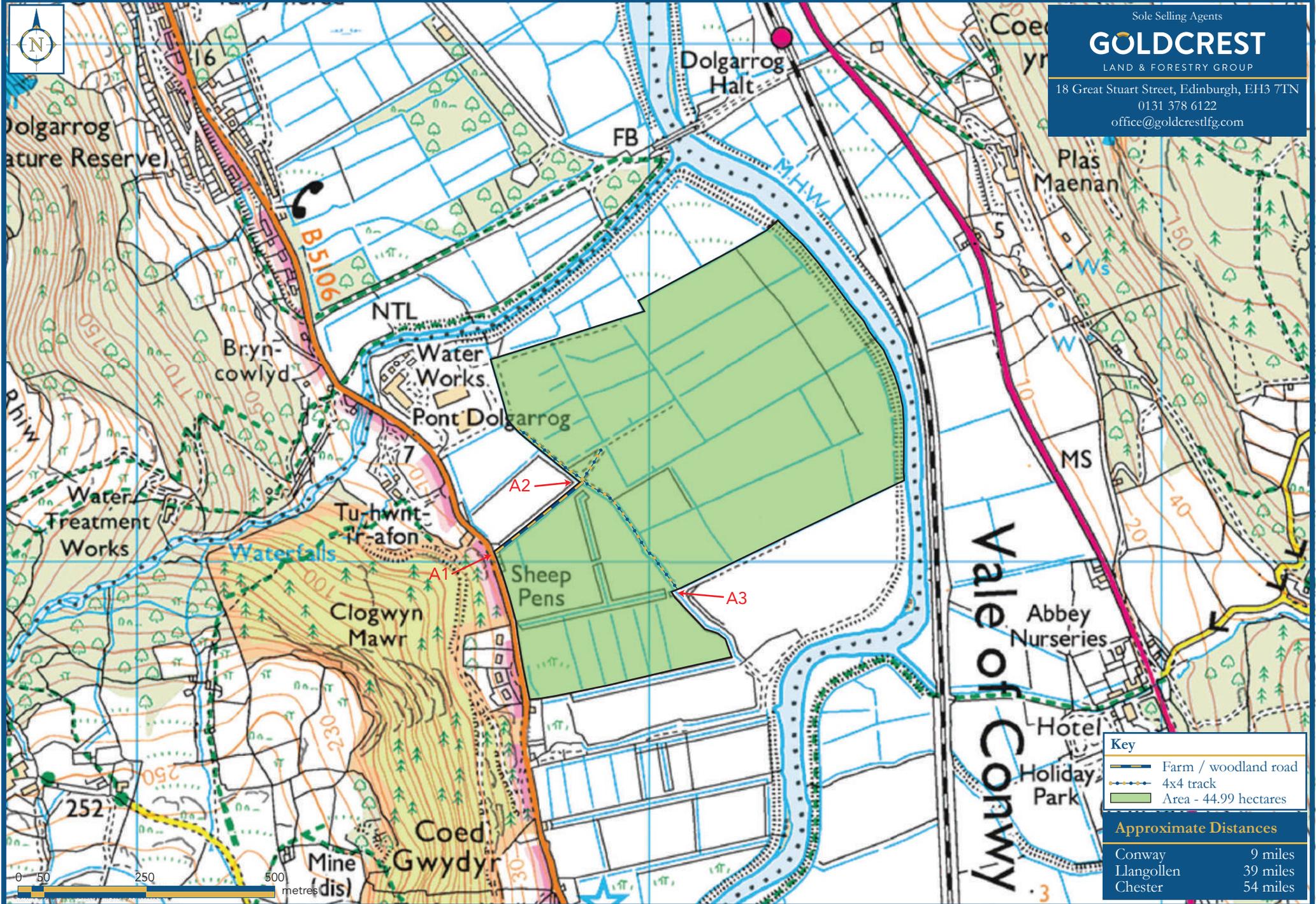
Financial Guarantee/Anti-Money Laundering

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.



Sole Selling Agents
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IMPORTANT NOTICE

GOLDCREST Land & Forestry Group LLP, its members, employees and their clients give notice that: 1. These particulars (prepared in May 2024) and all statements, areas, measurements, plans, maps, aspects, distances or references to condition form no part of any offer or contract and are only intended to give a fair overall description of the property for guidance. GOLDCREST Land & Forestry Group LLP will not be responsible to purchasers, who should rely upon their own enquiries into all such matters and seek professional advice prior to purchase. 2. All statements contained in these particulars as to the property are made without responsibility on the part of GOLDCREST Land & Forestry Group LLP or the vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The sellers do not make or give, and neither GOLDCREST Land & Forestry Group LLP nor its members or employees nor any joint agent have any authority to make or give, any representation or warranty in relation to the property. 4. The property (which may be subject to rights of way, servitudes, wayleaves and others) will be sold as per the title deeds, which may differ from these particulars. Photographs may depict only parts of the property, which may not have remained the same as when photographed. 5. Where reference is made to grant schemes, planning permissions or potential uses, such information is given by GOLDCREST Land & Forestry Group LLP in good faith, but purchasers should rely upon their own enquiries into those matters. 6. Prospective purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981 along with any statutory designations, may have on the property, including rights of public access under the Countryside and Rights of Way Act 2000. 7. The sellers will not be obliged to accept the highest, nor indeed any, offer and may at any time accept an offer or withdraw the property from the market. Neither the sellers nor GOLDCREST Land & Forestry Group LLP will be responsible for any costs incurred by interested parties. 8. No warranty is given for the health of the trees within the property for sale.

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