



Coed Gwinllan Tyddyn, Penygroes, Gwynedd



9.26 acres as a whole for £85,000 or in 2 lots from £27,000 (freehold)

Woods4Sale

Nearest postcode: LL54 6PS **OS Map No:** 123 SH474542 **What3Words:** Roadside Entrance: ///: hazel.switched.seriously

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Maturing mixed broadleaves with excellent hard track access.

Lotting Details:

Lot 1	6.97 acres	£58,000
Lot 2	2.29 acres	£27,000
Lot 3	4.20 acres	£45,000 SOLD

Total Area 9.26 acres – £85,000 for the whole

Please note the vendor is retaining 2.31 acres of the woodland (the hatched area on the plan).

Coed Gwinllan Tyddyn lies on level ground a short distance from the village of Penygroes in rural Gwynedd. The royal town of Caernarfon with its famed castle is five miles to the north and the university city of Bangor with links to the A55 North Wales Expressway is ten miles further to the northeast.

The vendors felled the previous conifer crop in 2010. With a view to habitat enhancement, they then used the timber revenue to replant the site with broadleaves. They did this entirely through their own endeavours, planting and carefully maintaining all the trees that now thrive here.

The species they selected were all native and appropriate to site. Birch, alder and willow are supplemented by minor elements of rowan, crab apple and oak along with woody shrubs including holly, hawthorn and hazel. A few conifers from the previous crop have also seeded in, providing a little winter colour after leaf-fall. There is also a conspicuous small group of mature larch just south of the entrance gate and a variety of mature hardwoods scattered around the perimeter.

The wood is served by an excellent internal hard track giving 2WD access to all lots. The evolving woodland habitat is now providing refuge for an increasing range of woodland birds and mammals from voles to buzzards, and there is an attractive stream flowing through the northern part of the wood. The coast is just 2½ miles to the west over which there are long views framed by hills on the Llyn Peninsula to the south and Holyhead Mountain to the north.

The shipping container (in poor condition) near the gate is included with lot 2.

Those with a similar aspiration to the vendor will find plenty of opportunity to explore silvicultural and conservation interests in this dynamic young woodland

Please note, a sale of Lot 2 in advance of Lot 1 will be subject to vendor approval.

Our Forester's Thoughts

Alastair says...

"My first job would be to clear some of the rides beyond the hardstanding area and link them to paths within the stands. I would also want to create dapple shade by thinning out trees adjacent to the stream."

The trees have grown well and I would re-space the denser areas, favouring the retention of birch and minor species like rowan and oak where possible.

With stream frontage and excellent hard track access, the opportunities for family enjoyment are self-evident."

Please remember some management operations require approval and/or a licence.



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Directions

- Head south from Caernarfon on the A487.
- After about 5 miles take the first exit off a roundabout signed for Penygroes.
- After ½ mile you will come to the wood's double entrance gate off a layby to your left, marked with a Woods4Sale sign.
- Climb the gate and enter the wood on foot. There are two slots cut within the mesh of the left-hand gate near the hinge.
- Walk up the track to the next gate to enter the hardstanding area, off which all three lots take access.

Boundaries

External Boundaries

The entire perimeter is defined by an old stone wall except the north boundary (**BCD**) which is a stock fence.

Internal Boundaries

The meeting point of all lots is in the middle of the hardstanding area (**G**) indicated by a red, white and blue-topped post.

Lot 1

The west boundary (**FG**) is marked by a line of red-topped posts in a ride.

The northwest boundary (**GHE**) is marked by blue-topped posts in a ride.

Lot 2

The north boundary (**AG**) is the south side of the entrance track.

The east boundary (**FG**) is marked by red-topped posts in a ride.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.



Rights of Way

- Access is taken directly of the adjacent public road at **A**.
- If sold in lots, access for all purposes at all times will be granted to lots 1 and 2 and the retained woodland area via the route **AG**.
- A maintenance clause covers all shared rights of way with liability according to use.
- There are no public rights of way in the wood.

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Sporting Rights

The sporting rights are reserved to another party. However the woodland owner has the right to control ground game, squirrels, pigeons, deer and black game.

Mineral Rights

The mineral rights excluded from the sale with a provision for compensation if exercised.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

A gas pipe runs under the property, the location of which is indicatively marked on the plan. There is a right of access to maintain the pipe, making good any damage caused in doing so.

Obligations

The successor will be obliged to take on the obligations of Countryside and Rights of Way legislation.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the said tracks
- iv. park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.
- vi. Use the Property as anything other than woodland

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

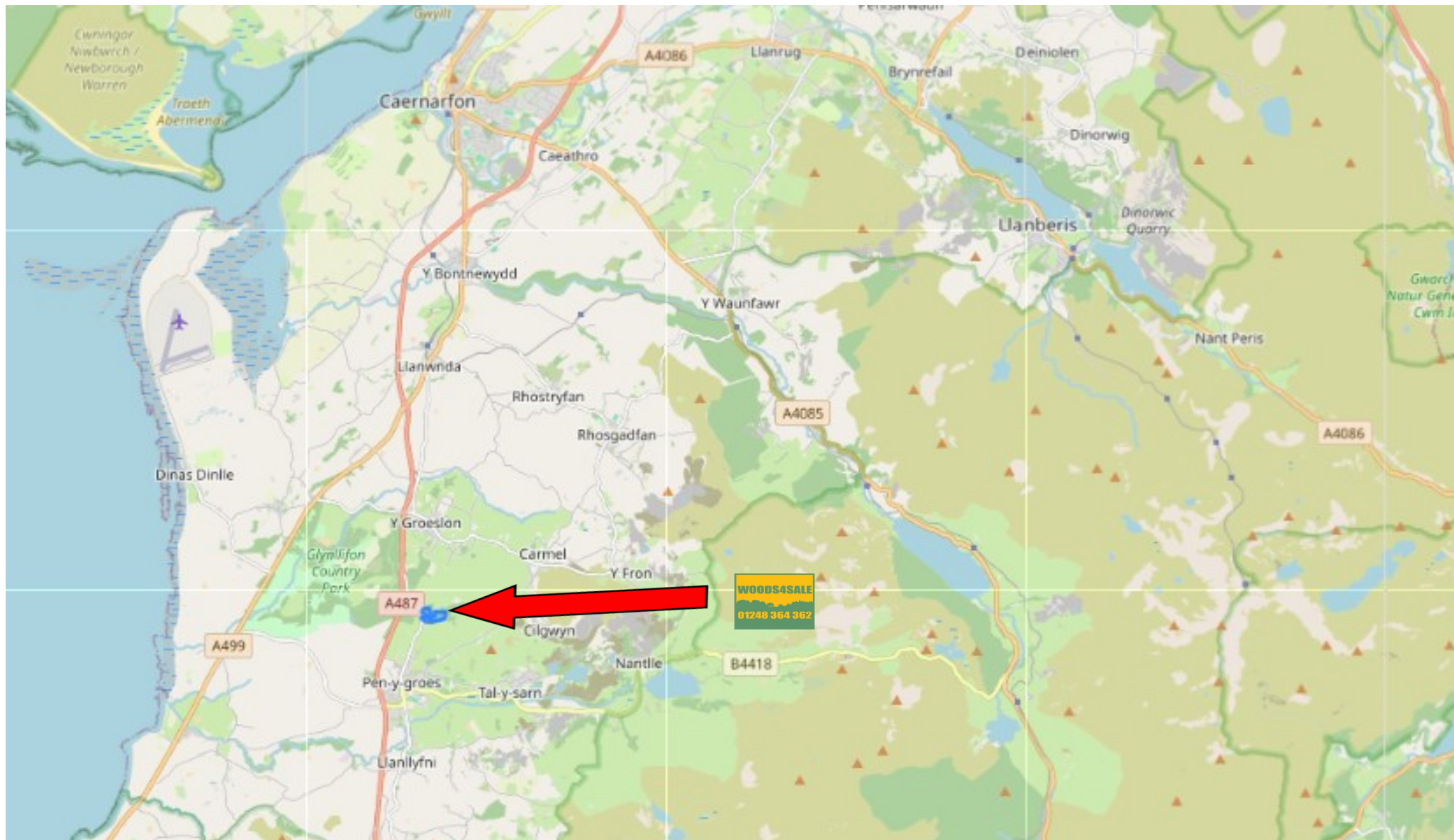
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



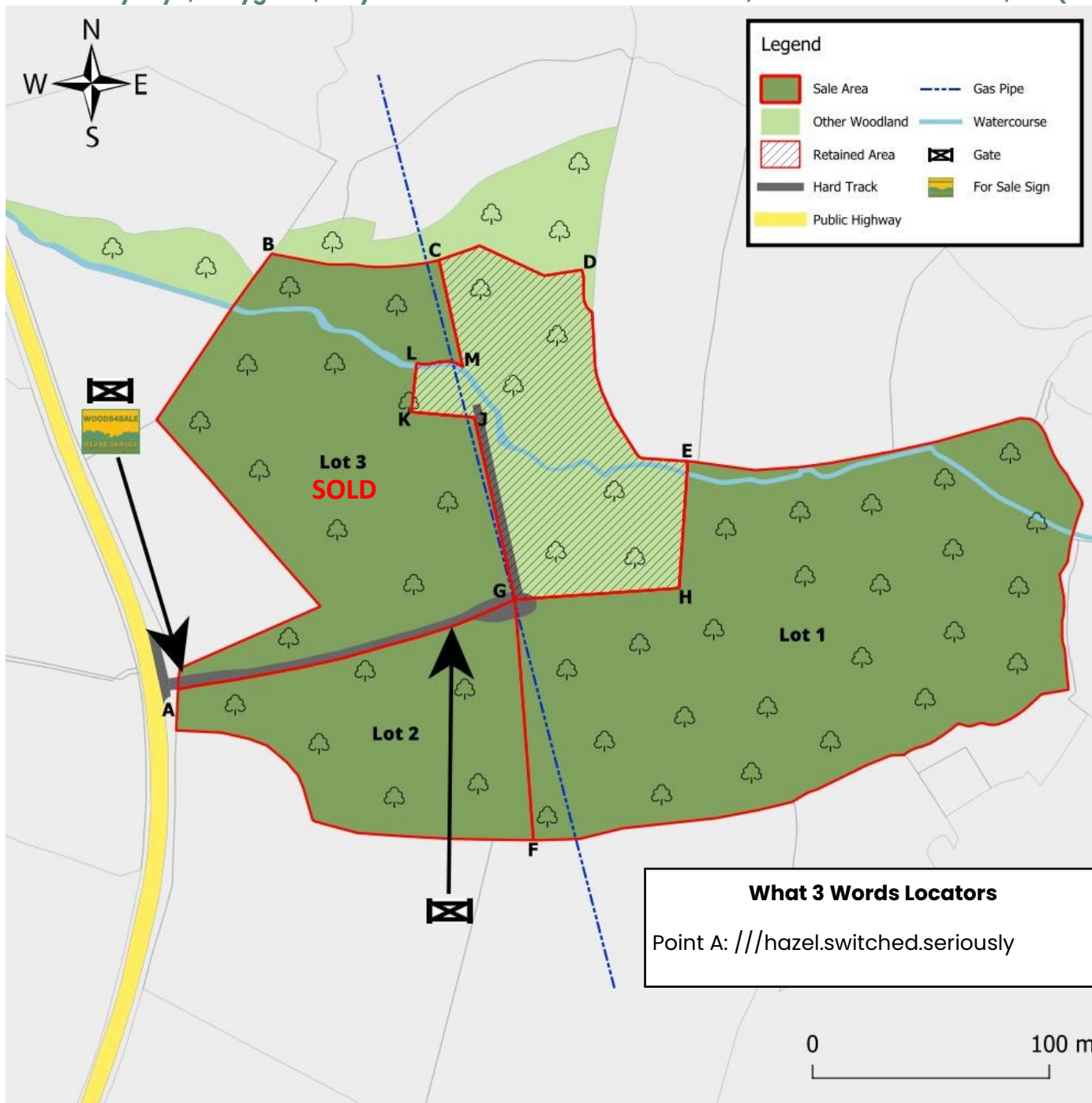
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