

# Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938  
info@tustins.co.uk



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

Tel: 01492 642 551  
iwan@iwanmwilliams.co.uk



**FREEHOLD FOR SALE BY PRIVATE TREATY**  
**GWYNDY NEWYDD ESTATE**  
Dolwyddelan, Near Betws-y-Coed, Gwynedd

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# Gwyndy

Location SH 735 496  
 Scale 1:50,000 @ A4  
 Drawing No. X20923-02  
 Date 30.10.23



Tel: 01869 254938



**IWAN M WILLIAMS**  
 ESTATE AGENTS - GWERTHWYR TAI

Tel: 01492 642551

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# Gwyndy Newydd Estate

Dolwyddelan, Near Betws-y-Coed, Gwynedd  
As a Whole, 86.19 Acres (34.87 Hectares)

**Available as a Whole or in 3 Lots**

OS Grid Ref: SH736498 Lat/Long: 53.031089,-3.885051 Nearest Post Code: LL25 0YZ  
what3words: brownish.paper.plots

**Offers around £ 1,115,000 are invited for the whole**

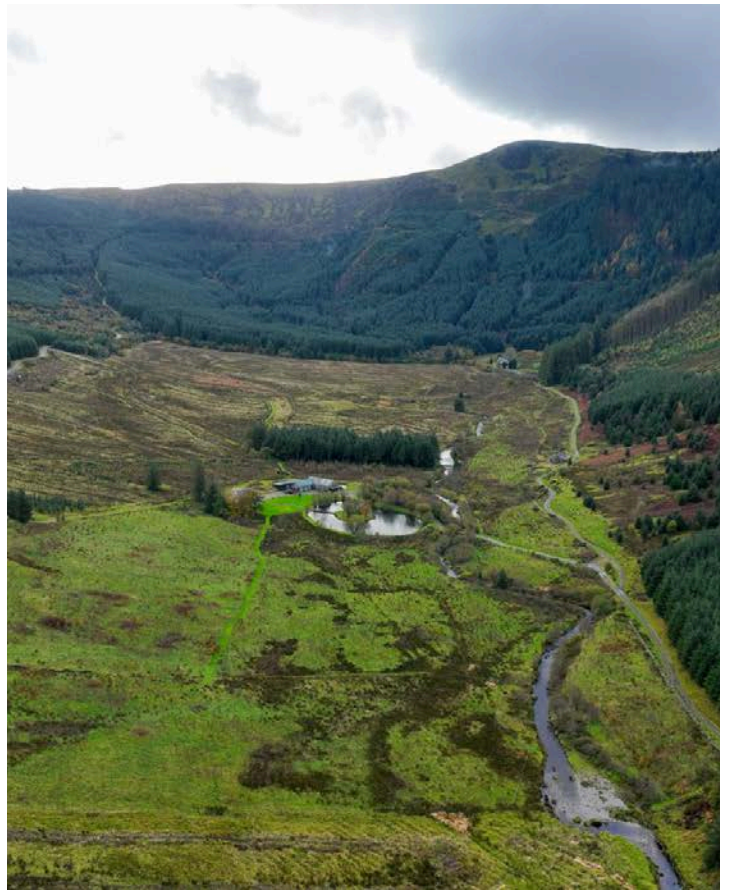
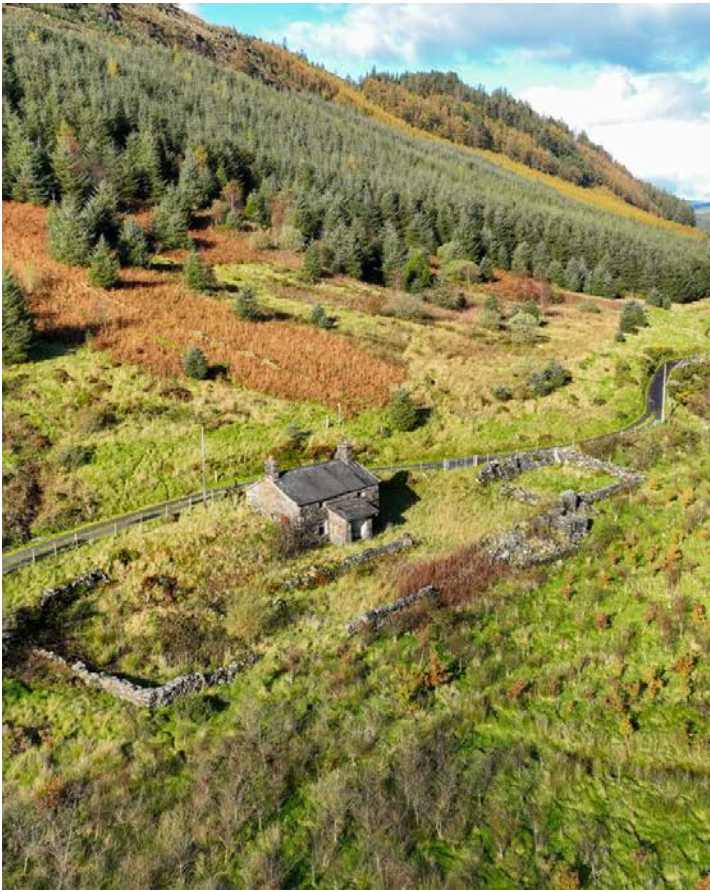
**Lot 1: 23.50 acres / 9.51 ha - Guide price £725,000**

**Lot 2: 60.60 acres / 24.52 ha - Guide price £240,000**

**Lot 3: 2.09 acres / 0.84 ha - Guide price £150,000**

This Estate offers a number of forestry and residential assets situated in one of the most private valleys in Wales where your only company is nature in all its majesty. That said, the local shop is only a short walk or few minutes drive away. A drive of a few minutes further takes you to the main A5 close to Betws-y-Coed, where outdoor sporting activity has continued to grow in recent years.





#### **IMPORTANT NOTICE**

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## LOCATION

Gwyndy is located just to the south of Dolwyddelan in Gwynedd just 2 miles south of the A470 Ffestiniog to Betws road. The property is situated within Snowdonia National Park, one of the UK's premier Areas of Outstanding Natural Beauty. All distances are approximate.

## GENERAL DESCRIPTION

Gwyndy is a truly special property situated within the hidden valley known as Cwm Penamnen just to the south of Dolwyddelan, Prospective purchasers will be awestruck as they approach, via the one county road that enters the valley. The scene ahead expands as you pass through the neck of the valley into the wide riverine base in which the property is situated.

A compartment schedule showing the stocking information for the woodland lots is available from the selling agent upon request.

### The Lots comprise:-

#### LOT 1: Gwyndy House and Outbuildings

**23.50 acres / 9.51 hectares**

**Guide price: £710,000**

A detached re-built home offering "energy efficient" accommodation with double glazing and central heating. In addition there are a range of stone outbuildings, fresh-water lake with pontoon and island to enjoy the views down the valley and 23.5 acres of recently planted natural woodland.

There is no mains electricity in Cwm Penamnen and the house is totally reliant on solar power with battery packs It has a private water supply with filtration system. Back-up electricity is provided by LPG generator if required. The property is serviced by electronic sliding gates, private driveway and security camera system.

#### Access

Access is via a vehicle gate off Sarn Helen.

#### LOT 2: Gwyndy Woods

**60.60 acres / 24.52 hectares**

**Guide price: £240,000**

Gwyndy Woods, situated on a gently sloping site, offers a forestry investor a unique opportunity to own a well-planted commercial woodland that has been replanted in recent years. The trees are now fully established and beginning to grow quickly.

The site is a reasonably well drained and fertile area of land that slopes down to both banks of the Afon cwm Penamnen. Broadleaves have been planted on the edges of the wood, along the watercourses as well as in mixture with some of the Sitka spruce to provide a different landscape to the previous crop that was solid Sitka spruce.

Now that the Sitka spruce is fully established these trees are beginning to grow fast in the customary fashion for this species. It is likely that this improved crop will out-perform the previous crop by 2-3 yield classes.

Access to this lot is provided from the track shown AB on the OS location plan. All timber harvesting vehicles used this access during the recent harvesting operation and a new loading area with a double gate was built specifically for this purpose at point B on the sale plan. Internal access is by way of unsurfaced tracks that give good access to most parts of the woodland. Access to the broadleaved area on the west side of the river can be had directly off the county road that serves Lots 1 and 3.

#### Access

Access is via the route shown AB on the location plan.

#### LOT 3: Tan y Bwlch

**2.09 acres / 0.84 hectares**

**Guide price: £150,000**

A traditional double-fronted stone cottage in secluded setting surrounded by open countryside. The cottage requires complete renovation but offers superb potential to create a character home in a magical setting.

#### Access

Access is via a vehicle gate off Sarn Helen.













## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## MANAGEMENT

The Gwyndy woods are managed by Tilhill Forestry. Their Mr Simon Miller will be pleased to discuss future management with prospective purchasers. He can be contacted on 07990 638874.

## V.A.T.

The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

You can view the woods in Lot 2 without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodlands when viewing.

Viewing of Gwyndy House and the land immediately adjacent to it, the outbuildings, and Tan y Bwlch cottage is strictly by appointment only. Please book a viewing with Iwan Williams on 01492 264551.


The entrance gate is locked. Please contact the Selling Agents for the gate code.

## METHOD OF SALE

Gwyndy Newydd Estate is offered for sale by Private Treaty as a whole or in 3 Lots. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)

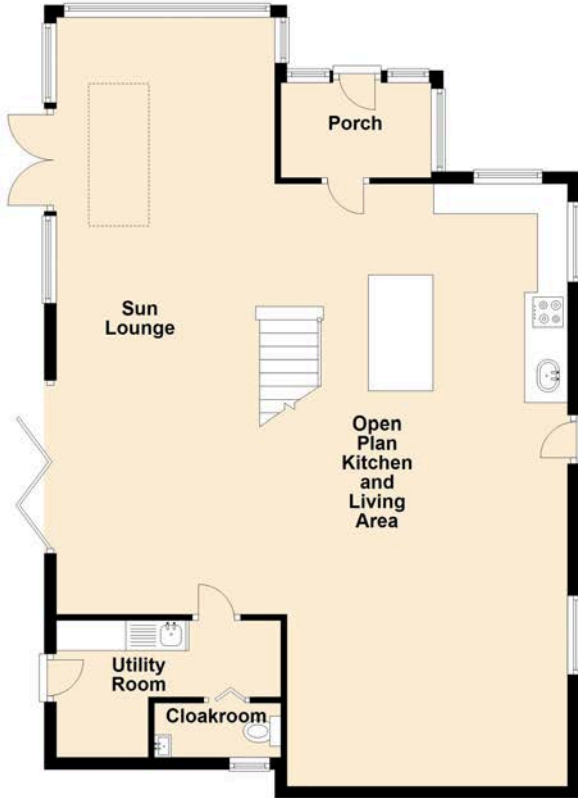
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



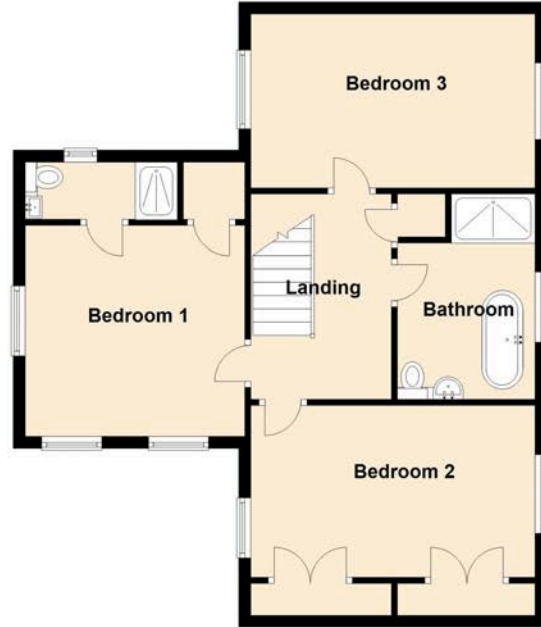


# Gwyndy House and Outbuildings -

Ground Floor

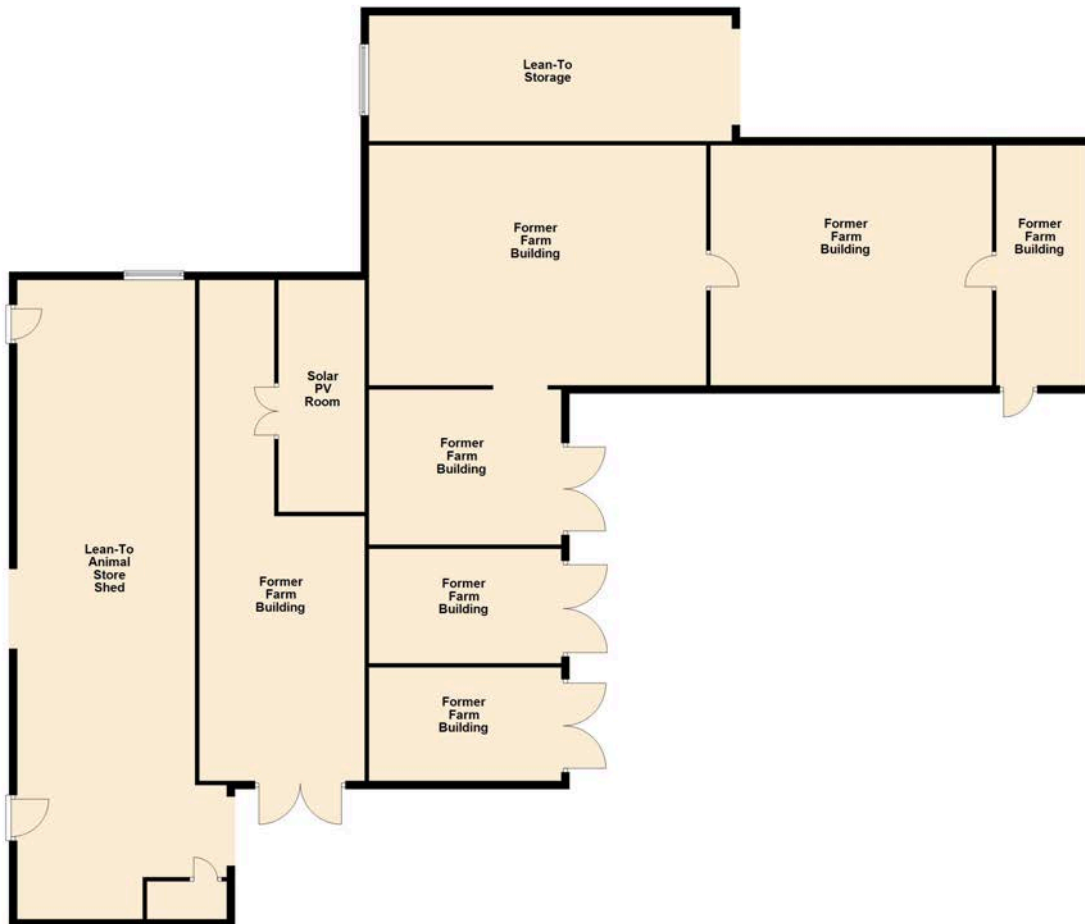


First Floor



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Plan produced using PlanUp.

Ground Floor

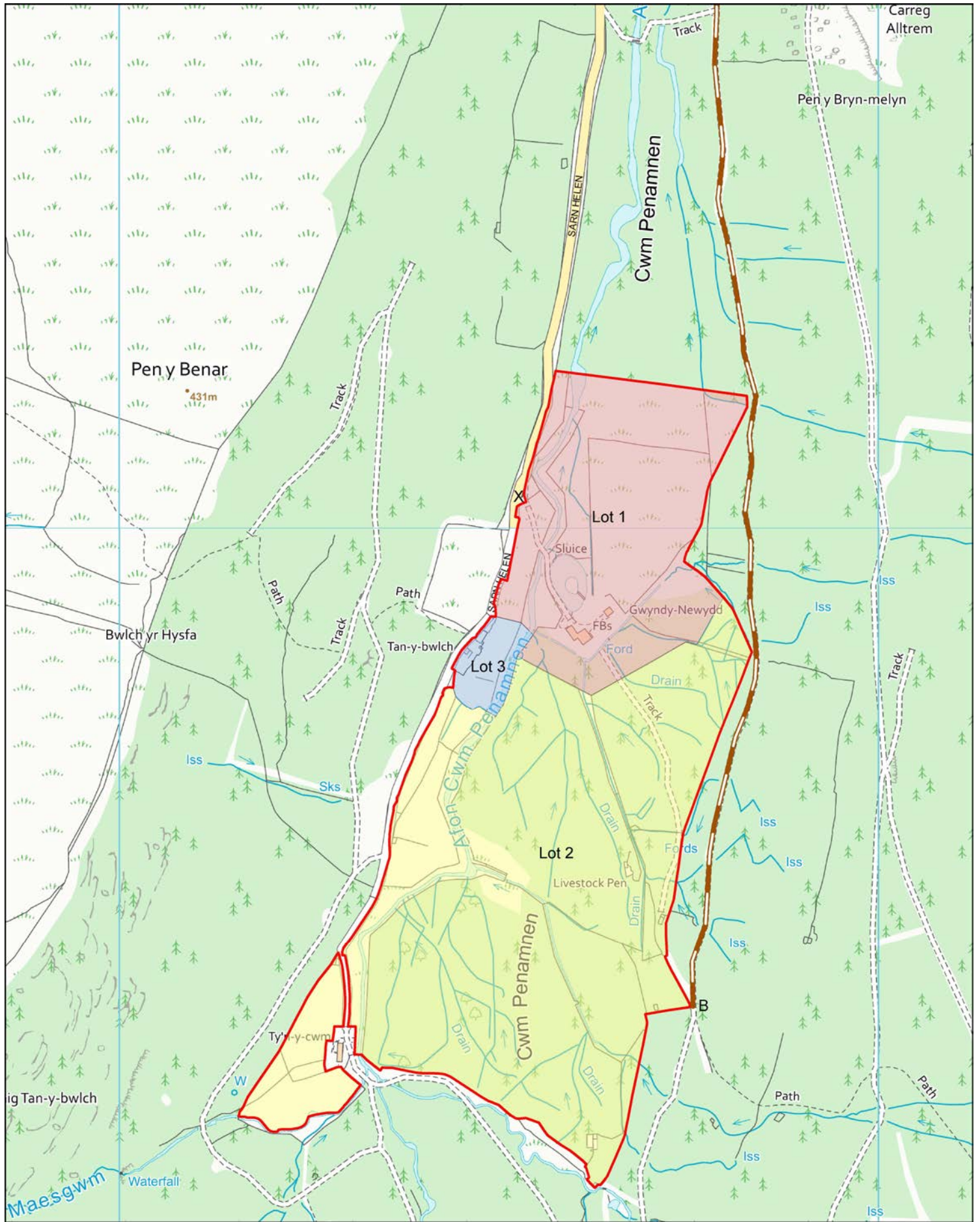


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# Gwyndy

Location SH 735 496  
 Scale 1:6,500 @ A4  
 Drawing No. X20923-01  
 Date 16.11.23



Tel: 01869 254938



**IWAN M WILLIAMS**  
 ESTATE AGENTS • GWERTHWYR TAI

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# GWYNDY NEWYDD ESTATE

Dolwyddelan, near Betws-y-Coed, Gwynedd



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938  
info@tustins.co.uk

Unit 2, Park Farm, Akeman Street,  
Kirtlington, Oxfordshire OX5 3JQ



Tel: 01492 642551  
Iwan@iwanmwilliams.co.uk

Charlton Stores, 5 Denbigh Street,  
Llanrwst, Conwy LL26 0LL

[www.tustins.co.uk](http://www.tustins.co.uk)

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