



FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 2 LOTS

As a Whole, 24.36 Acres (9.86 Hectares)

LLWYN CELYN WOODLAND

Pennal, near Aberdovey, Gwynedd

Guide prices from £60,000

OS Grid Ref: SN677987 Lat/Long: 52.570037,-3.951959 Nearest Post Code: SY20 9LB
what3words: limiting.skyrocket.plea

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

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LOCATION

Situated within Snowdonia National Park, 5 miles west of Aberdovey and 6 miles east of Machynlleth. All distances are approximate.

GENERAL DESCRIPTION

Llwyn Celyn Woodland lies in a fantastic location and comprises an attractive mix of both broadleaved and conifer trees. The wood is of ancient origin meaning it is believed to have been continuously wooded since before 1600 AD.

Soils within the woodland are very fertile being freely draining acid loamy soils over rock and therefore favourable to tree growth. Existing tracks provide access into both lots.

The Lots comprise:-

LOT 1: LLWYN CELYN NORTH

12.88 acres / 5.21 hectares

Guide price: £65,000

Llwyn Celyn North is classified as a Restored Ancient Woodland Site. The woodland rises gently from the minor country lane on the north-western boundary to a ridge before falling towards the A493 on the eastern boundary.

Species comprise almost entirely of p1992 broadleaves, predominantly oak and birch with beech, alder, hazel and holly also featuring. A small area of p1969 larch can be found along the eastern boundary.

Access

Access is taken off the minor country lane to the north shown at point X on the sale plan. A track provides further access into this lot.

LOT 2: LLWYN CELYN SOUTH

11.48 acres / 4.65 hectares

Guide price: £60,000

Llwyn Celyn South is classified as a Plantation on Ancient Woodland Site (PAWS). Situated on an east facing slope, the wood comprises p2014 Douglas fir in the western part and a mix of naturally regenerated and p2014 broadleaved species, predominantly oak and birch, in the remainder. Some p1880 oak also feature in the eastern part.

The Douglas fir is now established and growing well. Similarly, establishment of the broadleaves has been good but would benefit from some maintenance works which may improve their form.

Access

Access is taken off the A493 via a lay-by shown at point Y on the sale plan. From here a stone access track provides further access into the lot.

SPORTING AND MINERAL RIGHTS

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

FENCING

There is a fencing liability against agricultural land adjacent to lots 1 and 2 as shown with inward facing T-marks on the sale plan.

MANAGEMENT

Llwyn Celyn Woodland is managed by Flintshire Woodlands of 3 The Sawmill, Brynkinalt Business Centre, Brynkinalt Estate, Chirk, Clwyd, LL14 5NS.

V.A.T.

The property is not registered for 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

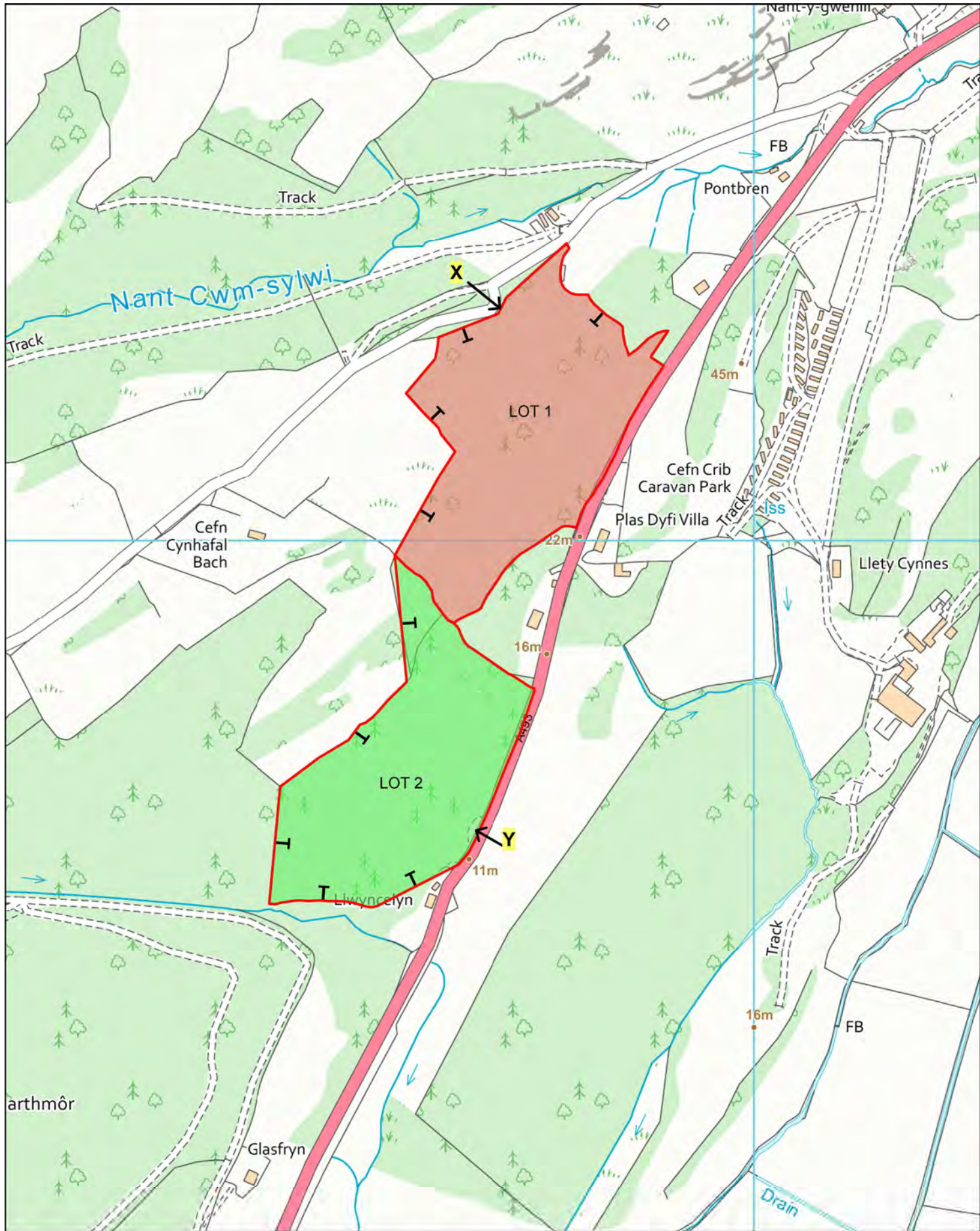
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Llwyn Celyn Woodland is offered for sale by Private Treaty as a whole or in two 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



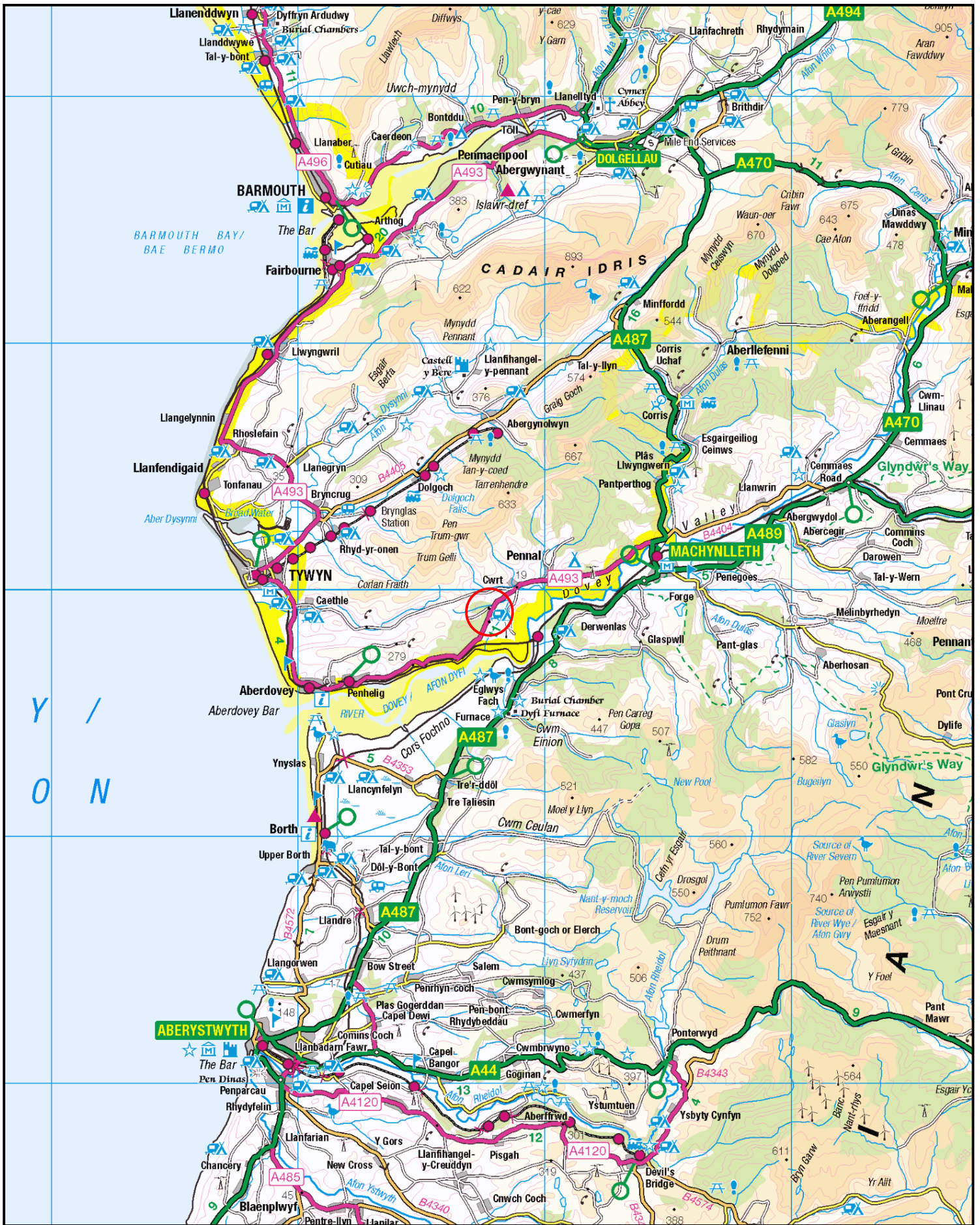
Llwyn Celyn Woodland, Pennal, Gwynedd

Location SN 676 989
 Scale 1:5,000 @ A4
 Drawing No. X20681-03
 Date 19.10.23



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Based on Ordnance Survey 1:10,000
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Llwyn Celyn Woodland, Pennal, Gwynedd

Location SN 676 989



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Drawing No. X20681-02

Date 26.09.23

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Tustins

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