

WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Llidiart Bach

**Nant Glyn, near Denbigh, North Wales,
0.75 acres of mixed woodland bordering
a stream for £9,000 (freehold)**

A very attractive mixed woodland of mature broadleaves and mature conifers, growing on the banks of a beautiful stream on the edge of a quiet village in North Wales. This woodland would be ideal for a family to enjoy for recreation and conservation.

Llidiart Bach, Nant Glyn, near Denbigh, North Wales



Description

Llidiart Bach is a very attractive small mixed woodland of mature broadleaves and mature conifers, growing on the banks of a delightful stream on the edge of a quiet village, Nant Glyn near to Denbigh.

Following a discreetly marked path within the wood you will enjoy a well-stocked mixed wood abundant with a developed understorey of natural regeneration. Within, are well-spaced mature beech, oak, ash and a mixture of conifer trees. The ground is rich with flora including grasses, fungi, ferns, wood anemones, and blue bells in the spring.

This woodland would be ideal for a family to enjoy for recreation and conservation and benefits from a small cabin to base your activities from and provides some storage.

Llidiart Bach has a wicket access from the quiet country road (B5435), south east of the village of Nant Glyn. The land is flat with a very attractive stream running along the north eastern boundary, which is a tributary of the nearby Afon Ystrad. The stream is quite fast flowing in winter, and does run all year round.

The soils are fine, well drained and loamy which have evidently proved to be fertile judging by the fine timber growing in the woodland.

If It Were Mine:

Llidiart Bach is an ideal weekend getaway in a very quiet location that is not onerous due to its size. A light thin would be on my agenda and perhaps a little access improvement, but I think most time would be spent sitting by the stream and just enjoying the wood.

Directions & Access

From the town of Denbigh head south west on the A543 for approximately 4 miles until you reach a small cross roads with a turning left signed for Nant Glyn and the B5435.

After 1½ miles you will come into the village of Nant Glyn. At the (staggered) cross roads in the middle of the village go straight across (signed for Saron).

About 500 metres down this road you cross a hump-back bridge over the river and climb up the hill. As it levels off on the left side. You will see our "for sale" sign on a bridle path sign post. This is the start of the woodland, and it continues all along the left of the road. The woodland is accessed by the wicket gate, marked on the plan. Please park where it is safe to do so, without blocking any access.

Locators

OS Landranger Series Sheet No: 116.
Ordnance Survey Grid References:
- Roadside wicket: SJ 010 616.
- Centre of wood: SJ 011 616.
Nearest postcode: LL16 5PN

Boundaries

The north east boundary is the stream.
The north west boundary is the top of the bank from the path indicated by a cleft chestnut fence.
The south west boundary is indicated where the wood meets the road.
The south east boundary is indicated by a wooden railings.

Sporting Rights

The sporting rights are reserved to a previous owner.

Mineral Rights

These are owned and included in the sale except where reserved by statute.

Llidiart Bach, Nant Glyn, near Denbigh, North Wales



Rights of Way

There is a bridleway that runs along the short west boundary.

Fencing Liabilities

There are no known fencing liabilities.

Viewing

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.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

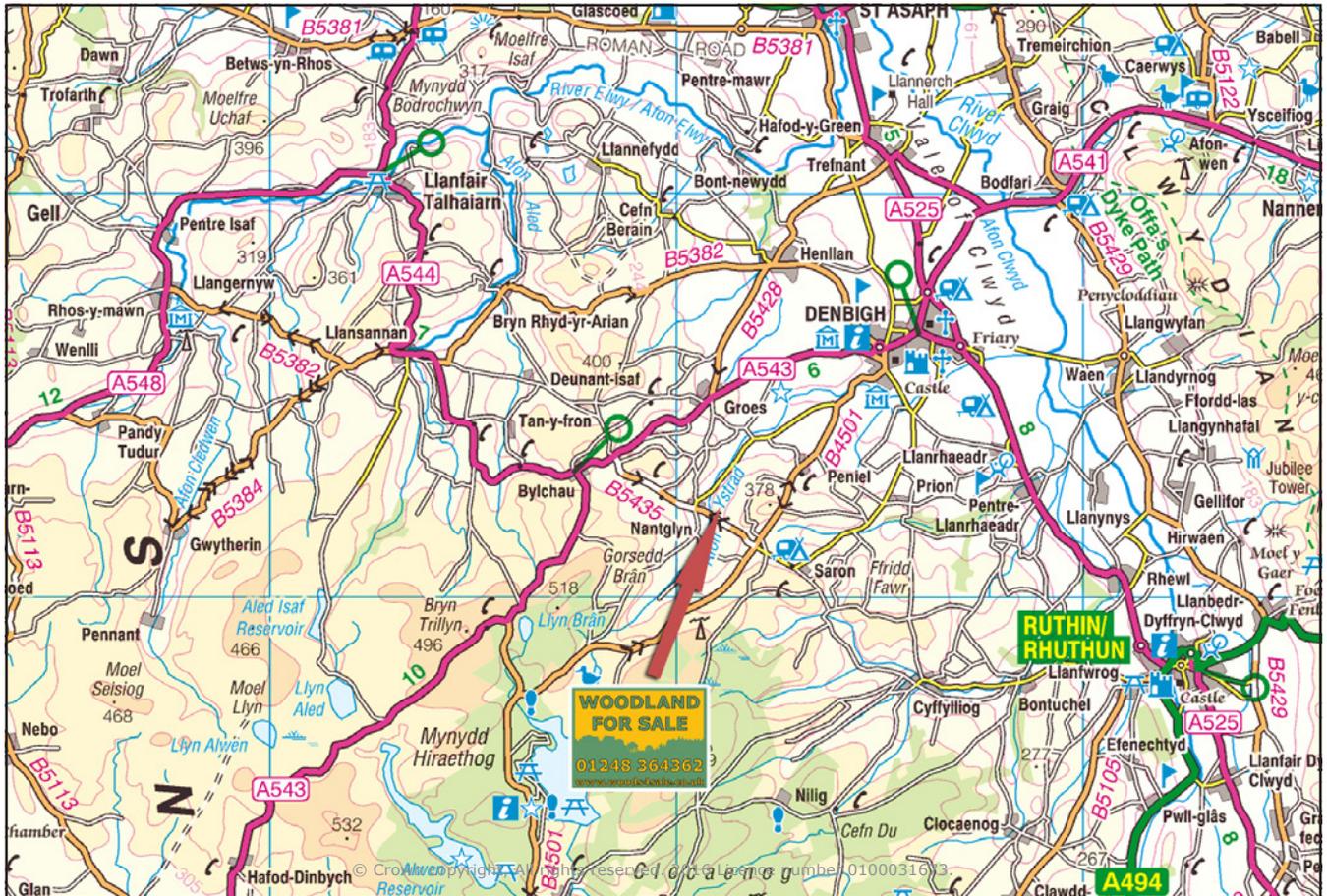
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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