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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.



Benarth Wood **Conwy, North Wales. Mature mixed** **broadleaves with 250 metres of frontage** **to the Conwy Estuary. 3.4 acres for** **£24,750 (freehold)**

A beautiful estuarine woodland with an unrivalled waterside location just outside the Snowdonia National Park.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Benarth Wood, Conwy, North Wales



Description

Benarth Wood lies on the west bank of the Conwy Estuary just 1 mile upstream from Conwy Castle (a World Heritage Site). The Victorian resort town of Llandudno is four miles to the north and Bangor is a fifteen-minute drive to the west. Chester is 45 minutes to the east via the A55 dual carriageway and the urban centres beyond are well connected by motorway.

The wood has an easterly aspect and fronts directly onto the estuary. For the most part slopes are gentle, getting steeper (but not unduly so) on the upper west side which backs onto grazing land. The north and south boundaries adjoin other woodland.

Benarth contains a wide range of hardwood species many of which are of impressive girth. Large straight oak stems, lofty full-canopied beech and some substantial sweet chestnut are all frequent amidst a mosaic of mature sycamore and ash. Minor elements of cherry and elm complete the mix, below which is an equally diverse layer of regenerating saplings supplemented by a variety of native shrubs including hazel, holly and hawthorn. There are patches of laurel and rhododendron at either end of the wood.

The woodland floor is easily walked being carpeted with dog's mercury and a scattering of ferns. There are patches of bluebell and we also saw wood anemone and gooseberry.

A rich flora means a rich fauna, especially of the feathered variety. When we visited we saw egrets, herons and shell duck along the shoreline and as we entered the wood we were greeted by a robust chorus of woodland songsters punctuated regularly by the shrill peep of oyster-catchers. Badgers and foxes also appreciate this undisturbed habitat.

As you might expect from its location, this wood is private. The inter-tidal track gives regular pedestrian access, whilst for those of a maritime mind, high water offers an approach by boat with a landing on the shingle beach. The wood benefits from wonderful estuarine panoramas with views across the water to Glan Conwy and upstream into the Conway Valley

and the Snowdon hills beyond. Camping, BBQs, bird watching and peaceful enjoyment are all in prospect, along with boating and estuarine fishing (Conwy is noted for its sea bass) depending on the state of the tide.

Benarth sits comfortably in the very highest rank of amenity woodland. The access provision to this wood will deter some, but that fact alone will be enough for others to prize its assured privacy. And once there its leafy tranquillity, unrivalled views and rich array of bird life will no doubt tempt you to extend your stay for as long as possible.

If it were mine:

I would aim to eradicate the exotic laurel and small patches of rhododendron. Timber extraction by boat will take some ingenuity but there is firewood aplenty here and some of the hardwood stems are of high quality and value - and a light thinning would also benefit the age structure of the retained woodland. A small clearing close to the estuary for recreation and camping would also be high on the list as would frequent visits by boat.

Directions & Access

From Chester follow the A55 dual carriageway west to junction 18 (signed for Conwy RSPB). Leave the roundabout at the third exit and after 200 metres go straight across the next roundabout (by Tesco). After a further 240 metres take the first left at the next roundabout and continue for 1 km across the causeway and bridge into Conwy.

After crossing the bridge turn left at the first mini roundabout just below the castle onto the B5106 signed for Trefriw. Pass through the narrow stone arch and under the railway bridge and after 50 metres turn first left into Benarth Road, just after the bowling green. Follow this road for 250 metres and park just before the stone gate pillars which mark the private road to Benarth Hall (A on the plan).

Walk down onto the estuary beach via the ramp by the gate pillars and follow the river upstream (with the water on your left) for 1 km to a pink riverside cottage. The access ramp off the beach into the wood

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(C on plan) is about 200 metres after the cottage.

IMPORTANT NOTE

The estuary path is covered for about two hours either side of high water. Currents are strong. To be safe you should not walk to or from the wood in the three hour period preceding high water. The estuary path is solid under foot but can be slippery. Do not walk out onto the river mudflats which have patches of sinking sand. We recommend 'sensible' footwear!

You can get local tide times via the link below:

www.tidetimes.org.uk/conwy-tide-times

Locators

OS Landranger Series Sheet No: 115.

Ordnance Survey Grid References:

- Access point (start of estuary path): SH 785 773.
- Ramp into wood: SH 791 764.

Nearest postcode (start of estuary path): LL32 8UB.

Boundaries

The north boundary (**GB**) is marked by the stone ha-ha adjacent to a wire fence.

The east boundary (**BCD**) is the woodland banking above the shingle beach.

The south boundary (**DE**) is an intermittently visible derelict line-wire fence adjacent to the field edge at **B** and about 20 metres into the wood at **C**.

The west boundary (**EF**) is the line of a derelict fence within the wood and (**FG**) is the field edge stock fence.

Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights are included except as reserved by statute.

Rights of Way

The property is accessed from Conwy via the inter-tidal path on the west side of the estuary.

There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

Tree Preservation Order

Benarth Wood is the subject of a Tree Preservation Order (TPO). A TPO does not prevent felling or other woodland management but does require the consent of the Local Planning Authority.

Conservation Designations

The River Conwy is a Site of Special Scientific Interest. To see the SSSI citation and plan see website for more details.

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.

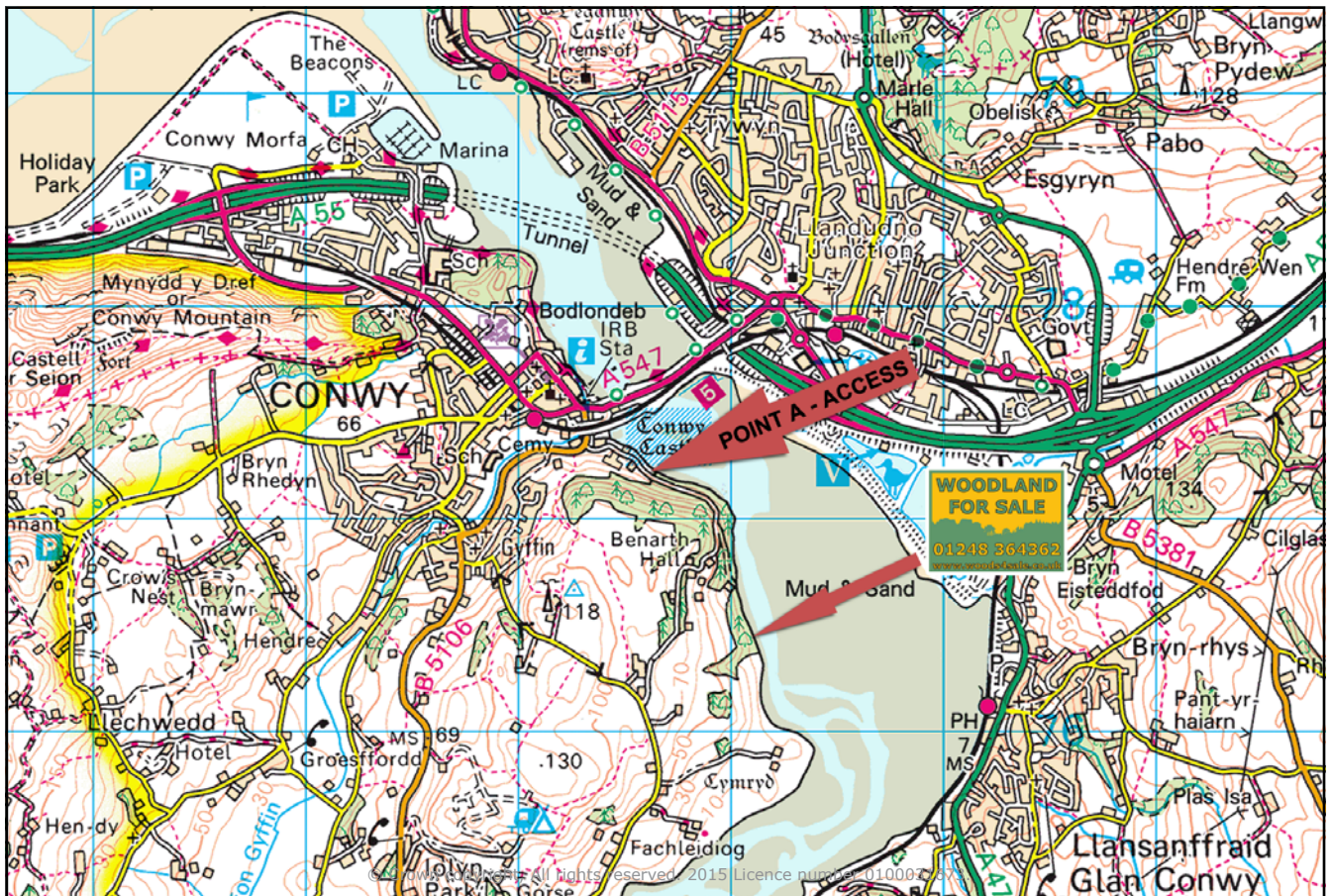
How to Buy this Woodland

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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