

# WOODS 4 SALE

Phone: 01248 364 362  
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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.

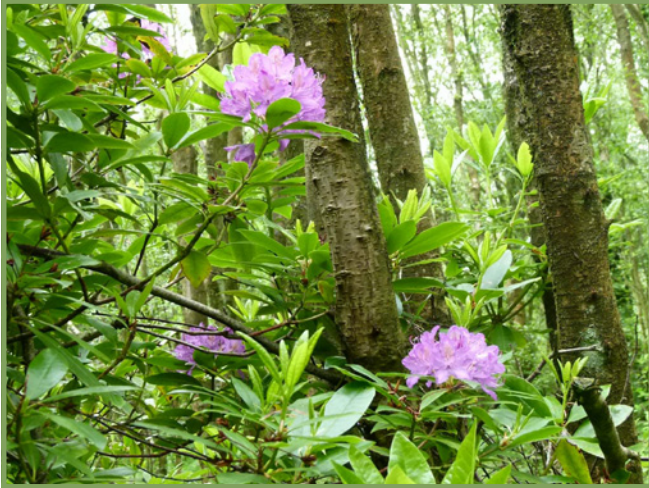


## Gini Hill

**7.26 acres of mixed native woodland on  
the island of Anglesey in North Wales,  
£42,000 (freehold)**

Broadleaved woodland in a peaceful location on the popular holiday island of Anglesey. Streams and private access.

## Gini Hill, Anglesey, North Wales



### Description

Gini Hill sits on a gentle east facing slope about 2½ miles from the seaside town of Moelfre. Within a short travel time there are several fantastic beaches and many other holiday attractions.

The woodland has its own private access from a quiet country road. With a small amount of clearing there would be lots of places for family camping and recreational activities. Whilst there are no large timber trees, the mixed native woodland supports a plethora of wildlife and the streams that cross the property could be developed further and even used to supply the creation of ponds.

The tree species growing here includes some lovely birch (both silver and downy), oak, ash, sycamore, willow, alder and rowan. Within the woodland there are a few more open areas that could be planted with trees, allowing a new owner the opportunity to diversify the tree species mix if this was seen as desirable.

The ground vegetation is rich and varied, including areas of ferns and foxgloves. The soils are freely draining slightly acid loamy soils. The topography is an interesting mixture of flat areas and gentle slopes, with a general undulating diversity.

If It Were Mine:

I would open up the access into the woodland by clearing some vegetation, put in a gate to make it more private, then develop some of the glades into wonderful camping areas. Clear back the stream sides and maybe even dig a pond or two.

### Directions & Access

Cross onto Anglesey and follow the A5025 around the east of the island.

Go straight through Benllech, then at the Moelfre roundabout keep on the A5025.

Around 2 miles from the roundabout you will enter the tiny village of Brynrefail.

After you pass the Brynrefail village sign take the first left signed for St Michaels Church.

Just under a mile up this road you will see our For Sale sign on your right hand side. Gini Hill is behind the sign. You can park in the entrance next to the sign.

### Locators

OS Landranger Series Sheet No: 114.

Ordnance Survey Grid References:

- Centre of wood: SH 475 857.

Nearest postcode: LL71 8BN.

### Boundaries

Most of the boundaries are fenced, but those that aren't have stone walls.

### Sporting Rights

The sporting rights are owned and included in the sale.

### Mineral Rights

The mineral rights are owned and included in the sale.

### Rights of Way

There are no public rights of way within the woodland.

### Fencing Liabilities

There are no known fencing liabilities.



## Gini Hill, Anglesey, North Wales



### 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](mailto:info@woods4sale.co.uk).

### How to Buy this Woodland

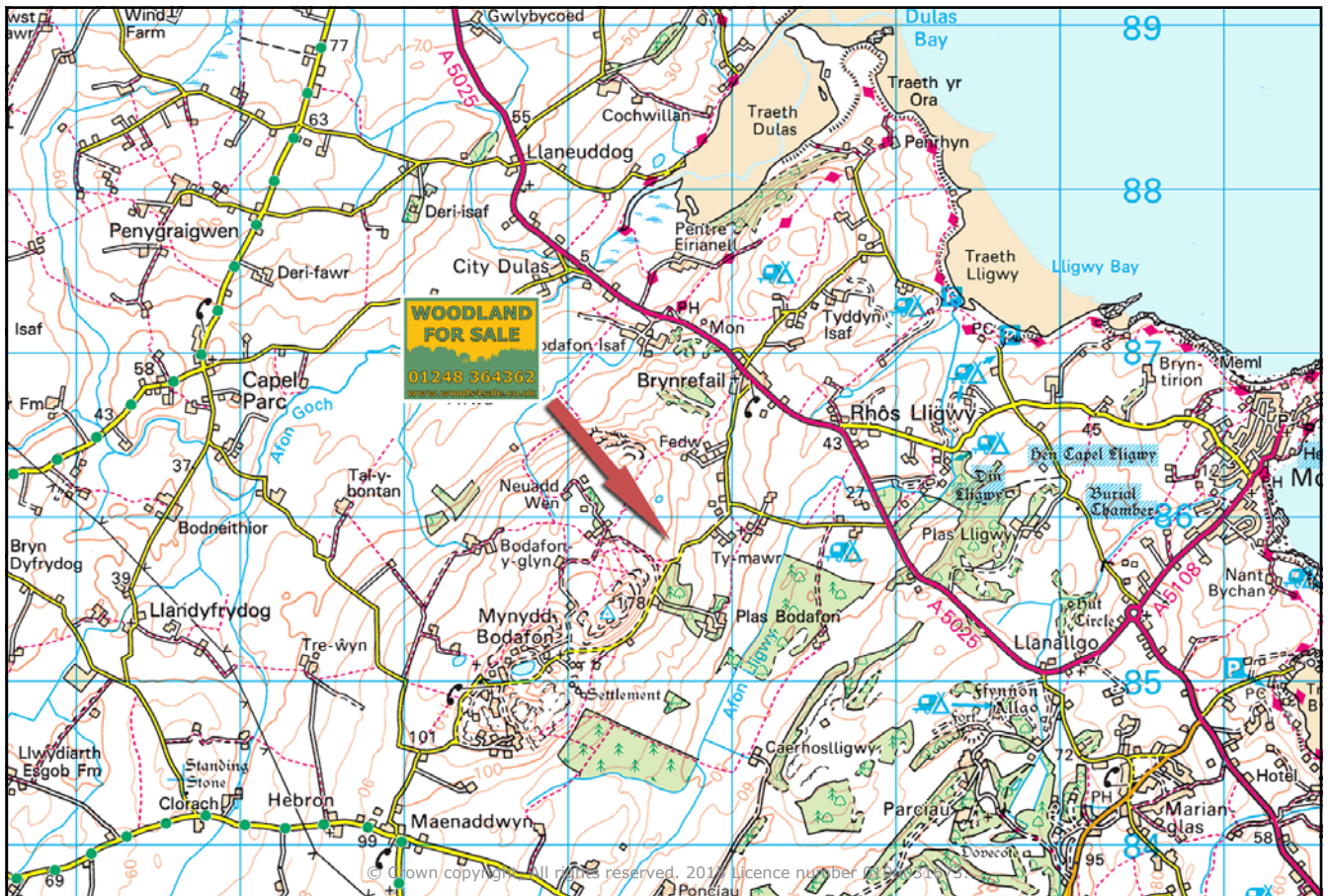
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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