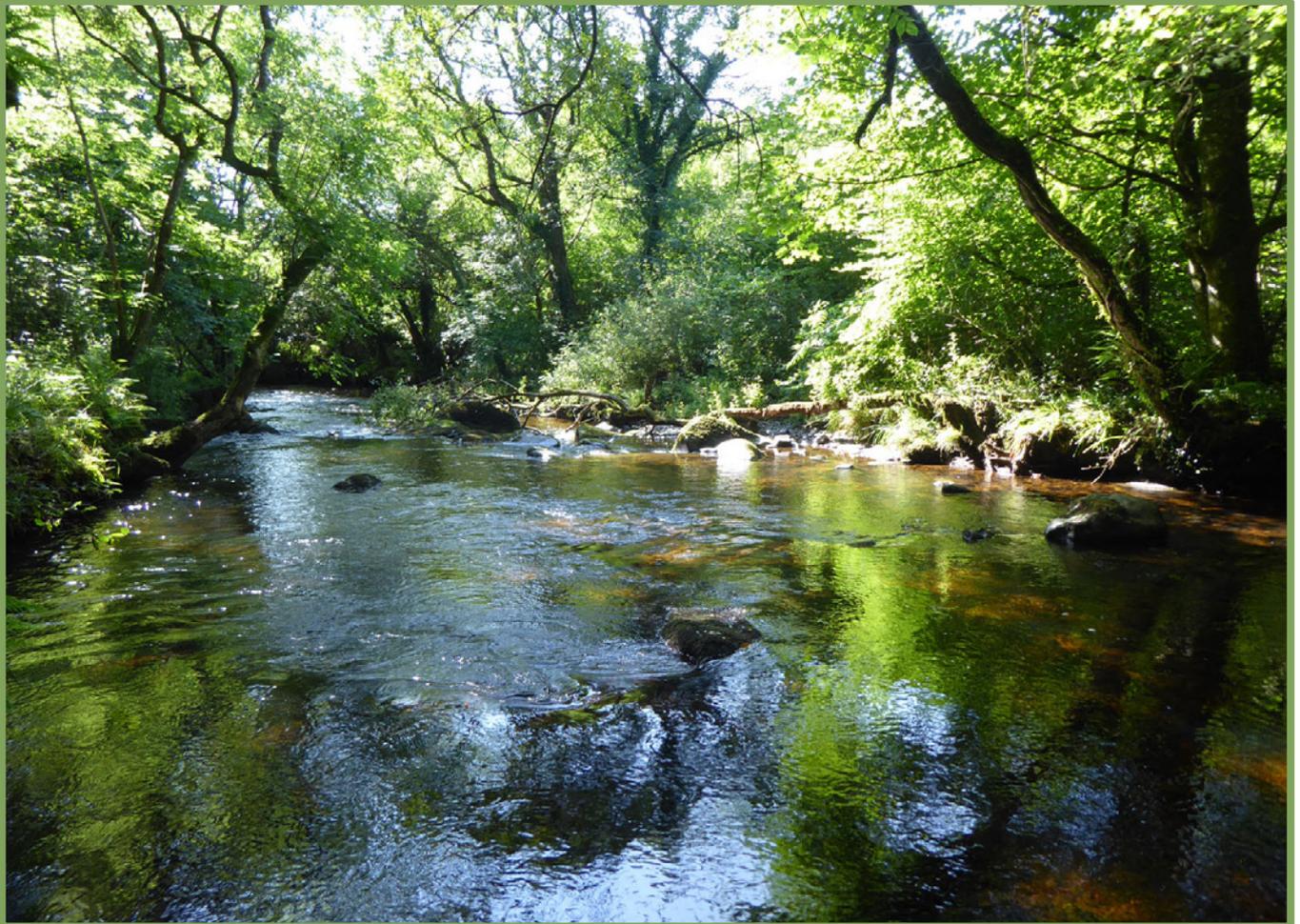


# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Llechfa Dwyfach

**Secluded riverside broadleaves near Criccieth on the Llyn Peninsula in North West Wales. 9.10 acres for £38,500 (freehold)**

A beautifully secluded wood with extensive river frontage and a variety of tree species and ages near the Gwynedd coast.

## Llechfa Dwyfach, Criccieth, Llyn Peninsula, Gwynedd



### Description

Llechfa Dwyfach nestles in a gloriously secluded location on the west bank of Afon Dwyfach about 2 miles in from the coastal sweep of Cardigan Bay. The south Llyn coast stretches off to the southwest, whilst Snowdonia National Park is three miles to the east. The resort town of Criccieth is four miles by road and Caernarfon is just half an hour to the north. Outdoor recreation of every description is on the doorstep.

Sandwiched between field and river, the wood is almost entirely fringed with mature hardwoods - principally ash and oak, along with lesser elements of sycamore and alder. The heart of the larger northern portion was felled of its previous crop about 15 years ago and is now populated with a robust variety of regenerated hardwoods including ash, sweet chestnut, oak, rowan and willow. The southern part still supports some mature conifers (principally Sitka spruce) in mixture with a variety of broadleaves and shrubs.

The wood is designated as a Plantation on an Ancient Woodland Site confirming over four centuries of woodland cover. This is reflected in the wide variety of ground flora present beneath the shrub layer.

Aside from extensive frontage to the river, the wood also has a pond which is overgrown but with some work could be opened up to the benefit of many species, both aqueous and avian. With a variety of habitats, a diverse age range and wide variety of trees, the conservation and sporting potential of this wood is clearly evident.

The gentle sound of rippling water is an ever-present backdrop and visitors will quickly appreciate the tranquillity of this isolated haven which has almost all the amenity attributes you could wish for.

### If It Were Mine

I've seldom seen a wood with such potential. I'd remove the invasive laurel near the entrance and then look at clearing the pond. Cutting paths through the undergrowth and along the riverside would

improve access across the wood and I'd be tempted to create a small river-side clearing as a locus for quiet enjoyment. The younger regenerating stems need respacing and in the longer term a 4x4 track cutting up-slope would facilitate management as these stands mature. You will not run out of things to do here!

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger map: Sheet 123.

National Grid Ref:

- Access Point: SH 468 399.

- Centre of wood: SH 468 401.

Nearest postcode: LL52 0PD

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- Head west from Criccieth on the A497.
- After 1¾ miles take the second right turn to Llanystumdwy.
- After 250 metres take the first left signed for Plas Talenbont Hall.
- After 100m metres turn left again (also signed for Plas Talenbont).
- Continue for 1.2 miles to a T junction.
- Turn right and drive for 0.7 miles to the entrance of Betws Fawr farm on your right (marked as a no through road and also as a public footpath).
- Please park near this junction (**A** on the plan) keeping clear of all gates and field entrances.
- Walk to the end of the tarmac past the farm (about

## Llechfa Dwyfach, Criccieth, Llyn Peninsula, Gwynedd



100 metres) and straight on down the hard track for a further 250 metres to the river.

- The woodland entrance is on your left about 30 metres before the river (point **E**).
- It is also possible to drive to the end of the public road immediately east of the ford and pedestrian bridge (point **E**), but parking and turning are very restricted here.

### Boundaries

- The south boundary (**BE**) is a stone wall to the north of the track.
- The west and north boundaries (**BCD**) are the field edge fences.
- The southeast boundary (**DE**) is the riverside.

### Sporting Rights

The sporting rights are in hand and included in the sale except for the fishings which are reserved to a previous owner.

### Mineral Rights

The mineral rights are included except as reserved by statute.

### Rights Of Way

- The wood is accessed by means of a Byway Open to All Traffic (**ABE** on the plan).
- There is a footbridge crossing the river adjacent to the ford at **E**. The ford is currently not negotiable by a vehicle.
- There are no public rights of way within the wood.

### Fencing Liabilities

There are no known fencing liabilities.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that

you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information 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.

### Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).

# Llechfa Dwyfach, Criccieth, Llyn Peninsula, Gwynedd



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