

# 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.



## Pentre-bach Copse

Llanaelhaearn, Caernarfon, Gwynedd. A young woodland of broadleaves measuring 0.56 acre in a delightful setting about 20 minutes from Caernarfon for £9,500 (freehold)

A mix of well-maintained native hardwoods approaching their fourth growing season on a southwest-facing bank with panoramic views over the Llyn Peninsula.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Pentre-bach Copse, Llanaelhaearn, Caernarfon, Gwynedd



### Description

Pentre-bach Copse (or Coedlan in Welsh) is a small young woodland just outside the envelope of Llanaelhaearn, a village in the northeast corner of the Llyn Peninsula some six miles north of Pwllheli. Caernarfon is about 14 miles to the northeast.

The trees were planted on grazing land in January 2014 under the Glastir grant scheme. An incoming owner would need to maintain the trees in line with this contract.

With three growing seasons under its belt the former field is now very much a woodland. The planting is composed of a diverse mix of native broadleaves including birch, oak, rowan, aspen, wych elm and alder plus some woody shrubs at the fringes. The species choice is well suited to this site and thanks to a judicious weeding regime the trees have established well, with some now standing three metres tall. The developing habitat is also attracting an increasing variety of wildlife with wildflowers and soft grasses providing homes for insects and birds.

Pentre-bach lies on gently sloping ground with a south-westerly aspect. A slightly elevated position gives attractive views over the Llyn hills to the west and distant seas views to either side. On a clear day Holyhead Mountain is visible to the north, as are the islands off Abersoch to the south.

The wood is accessed directly off a quiet unclassified public road via a short grass track enabling cars with reasonable clearance to enter.

This pocket wood presents a real opportunity to acquire an affordable slice of rural charm.

### If It Were Mine

The time has come to strim a path around the wood and to create a small clearing for camping and BBQs.

### 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 Series Sheet No: 123.

Ordnance Survey Grid References:

- Access point: SH 392 440.

Nearest postcode: LL54 5AG.

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

- From Caernarfon head southwest on the A487.
- After about 3½ miles fork right at the roundabout onto the A499 signed for Pwllheli.
- Continue on this road for a further 10½ miles to Llanaelhaearn staying on the A499 as you pass through the village.
- Turn sharp left onto a narrow single track road immediately after passing the last house in the village (about 100m before the national speed limit sign) and continue for 1/3 mile.
- The entrance to the property (**A**) is a wooden gate on your left, immediately opposite the entrance to a small cottage.
- Please park in the entrance to the wood.

### Boundaries

The entire boundary **ABC** is defined by perimeter stock fencing.

## Pentre-bach Copse, Llanaelhaearn, Caernarfon, Gwynedd



### **Sporting Rights**

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

### **Mineral Rights**

The mineral rights are included in the sale except as reserved by statute.

### **Rights of Way**

There are no public rights of way within the woodland.

### **Fencing Liabilities**

There are no known fencing obligations.

### **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.

### **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.

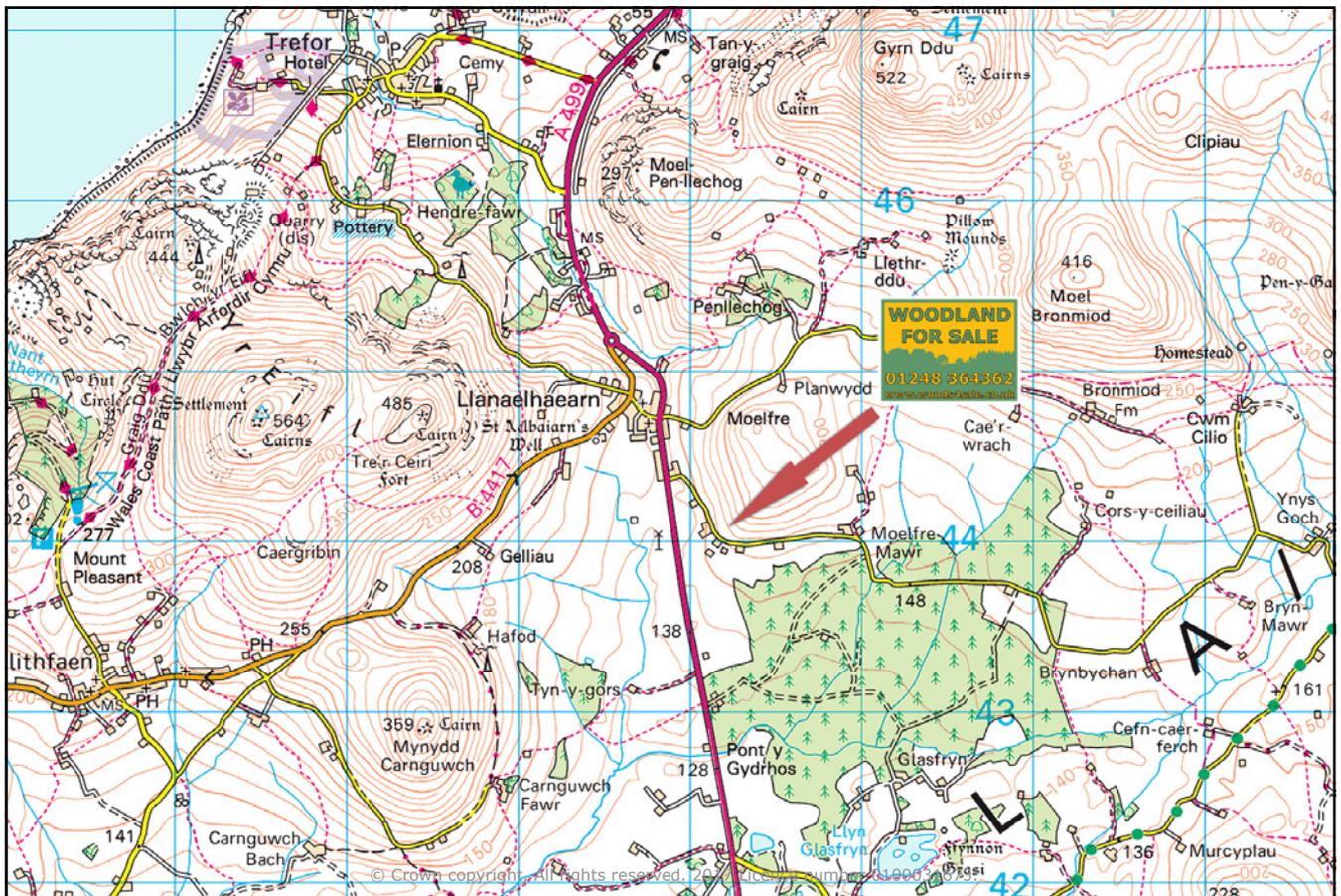
### **Woods4Sale Interest**

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).

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