



Land at Gwastadanas

Llandecwyn | Llandecwyn | Gwynedd | LL47 6YT

Guide price £55,000



Land at Gwastadanas

Llandecwyn | Llandecwyn

Gwynedd | LL47 6YT

Guide price £55,000

A rare opportunity to acquire an attractive block of mature woodland extending to approximately 10.95 acres in the picturesque village of Llandecwyn. The woodland is predominantly mature in nature, having benefitted from previous thinning and grant-funded improvements, creating a well-managed and accessible natural resource.

Of additional interest, the vendor also owns adjoining woodland and may be willing to discuss the sale of further land if required.

- 10.95 acres of mature woodland
- Desirable rural Llandecwyn location

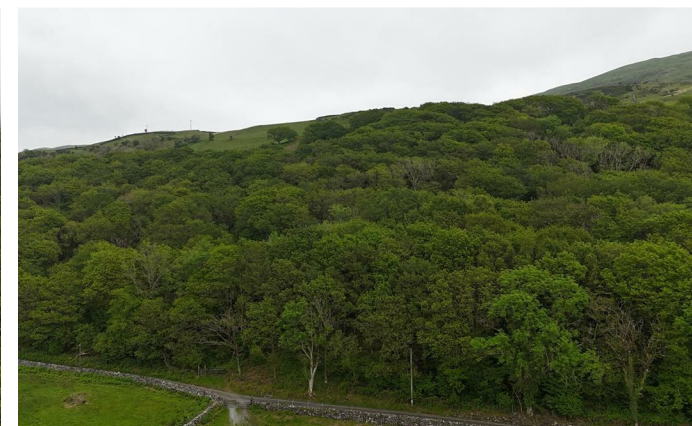
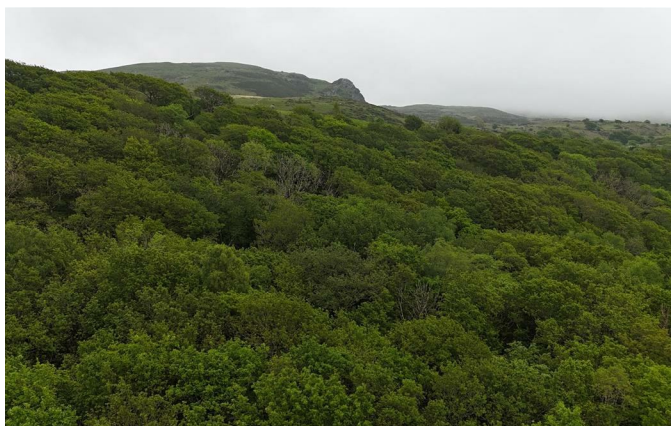
LAND

A rare opportunity to acquire an attractive block of mature woodland extending to approximately 10.95 acres in a desirable rural setting.

The woodland has been previously thinned and benefitted from grant-funded improvements, creating a well-managed and accessible natural resource. Forming a single ring-fenced parcel with direct roadside access, the land offers privacy, clear boundaries and a gently sloping topography which adds character throughout the site.

Retaining a natural and established feel, the woodland is well suited to amenity, conservation or recreational use. A public right of way crosses the land, further enhancing accessibility and enjoyment.

Overall, this is an appealing parcel of woodland with strong environmental and amenity appeal, offering potential for a range of future uses, subject to the necessary consents.



A rare opportunity to acquire an attractive block of mature woodland extending to approximately 10.95 acres in a desirable rural setting with direct roadside access. The woodland has been previously thinned. Accessible parcel with strong amenity, conservation and recreational appeal.

Of note, the vendor owns adjoining woodland and would be willing to discuss potentially selling more land.



METHOD OF SALE

The property is offered for sale via Private Treaty.

LOCATION

The woodland is situated on the outskirts of Llandecwyn in an attractive rural setting, enjoying a peaceful and private position within the surrounding countryside. The property benefits from direct roadside access whilst remaining conveniently located for the nearby villages and wider area. What3Words – [///hiked.annual.champions](https://www.what3words.com/uk/landecwyn)

SFS/BPS ENTITLEMENTS

No entitlements are included in the sale of this land.

PLANNING

There are no active planning applications in place in relation to the property. The property is located outside the Local Development Boundary.

The land is situated within the Eryri National Park.

DESIGNATIONS

TBC

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should be noted that there are Public Right of Ways across the holding.

TENURE & POSSESSION

The freehold of the property is offered with vacant possession on completion of sale.

LOCAL AUTHORITY

Eryri National Park

VIEWINGS

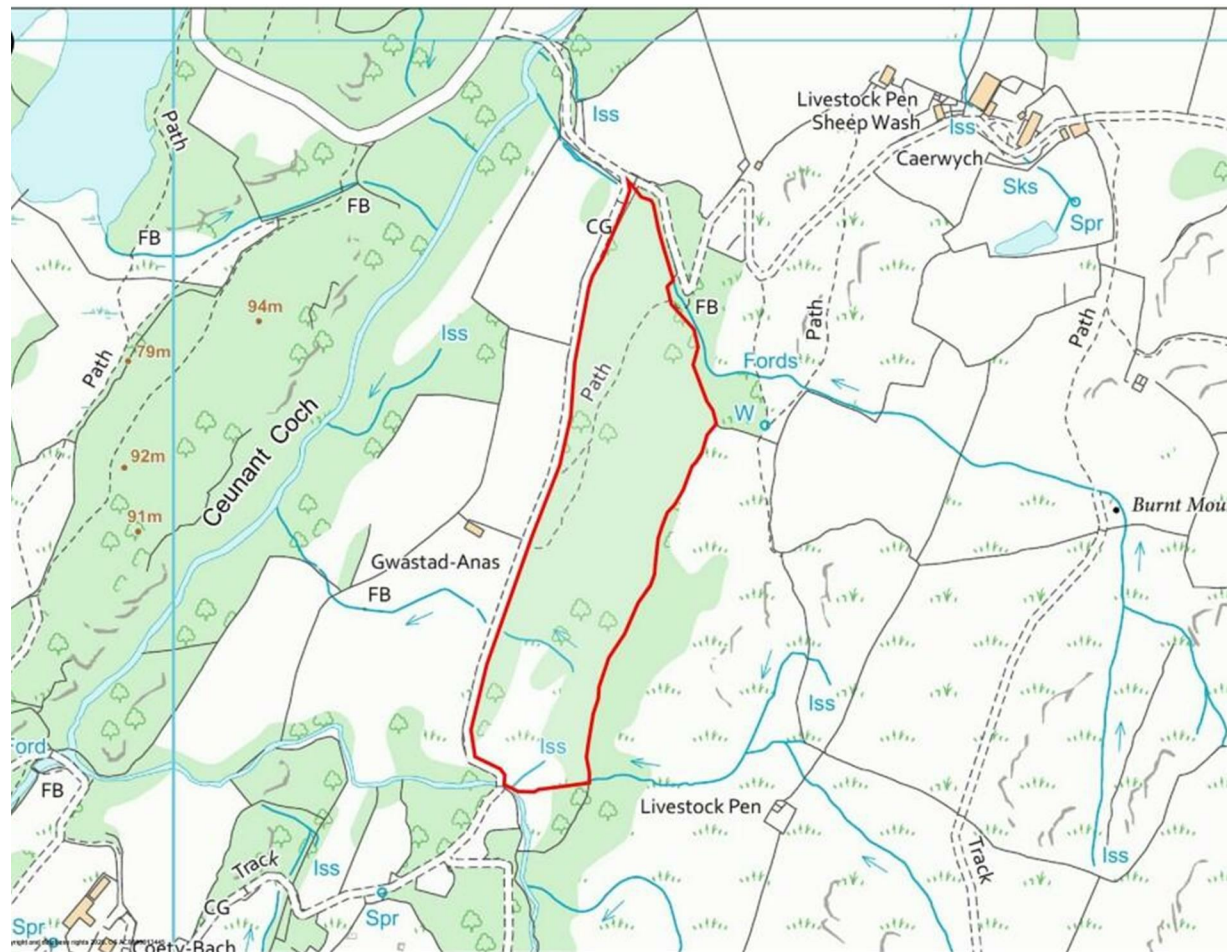
Strictly by confirmed appointment with the vendor's agents, Baileys & Partners – 01248 893777

HEALTH & SAFETY

Given the potential hazards of a woodland, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Intending purchasers or purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Baileys & Partners has the authority to make or give any representations or warranty in relation to the property.



M-Sparc Gaerwen
Anglesey
LL60 6AG
01248 893 777

enquiries@baileysandpartners.co.uk