

Tir ac Eiddo

**LWH**

Land and Property

Lloyd Williams & Hughes

Coedwig | Woodland | 10.9 acres

**Bontnewydd**

Caernarfon, LL54 7YE

Approximate Extent of Woodland (Refer to Title Plan)

**£60,000**

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## Woodland nr. Bontnewydd, Caernarfon LL54 7YE

A rare riverside woodland extending to approximately 10.9 acres with direct frontage to the River Gwyrfa | Coetir prin ar lan yr afon Afon Gwyrfa sy'n ymestyn i oddeutu 10.9 erw.

Situated to the south-east of Bontnewydd, this private and picturesque parcel offers predominantly broadleaf plantation with mixed deciduous species, sloping down to the River Gwyrfa from the public highway.

A track has been carved into the slope with a gated access from the highway at the south-western end of the land, leading down to the river at the eastern side.

For Sale By Private Treaty.

The land is accessible directly off the public highway, recently cleared (Not cleared in street view images)

The access track is down to hard standing, with a turn around situated at the bottom of the land.





### Gwybodaeth Pwysig | Important Information

**Directions:** From Bontnewydd: head from Caernarfon towards Dinas. Pass the Morrisons Daily, follow the road through the S-bend and up the hill. Just before the Age Cymru Gwynedd buildings turn left onto Digbeth Terrace and continue for approximately 0.5 miles along the single-track lane. The land is on the left. Gated access and track are visible from the highway.

**Services:** None / Unknown.

**Rights:** We are advised that the land will retain its shooting and fishing rights.

**Method of Sale:** Private Treaty

**Boundaries:** Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

**Planning:** The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

**Viewing:** By prior notification with the agents. Do Not Trespass Adjoining Homeowners

**Tenure:** Freehold with vacant possession on completion.