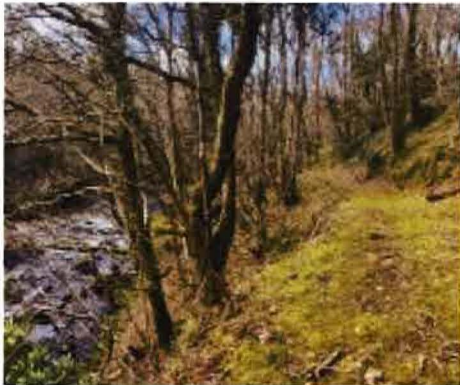


FOR SALE BY PRIVATE TREATY

**BONTNEWYDD
CAERNARFON**

**9.00 ACRES
OF WOODLAND,
FISHING RIGHTS AND
PLANNING PERMISSION FOR A
CARAVAN**



*"A rare opportunity to acquire amenity land
with good access and fishing rights on
the river Gwyrfaï"*

*Guide price for the whole
£70,000 to £90,000*

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9.00 ACRES OF WOODLAND AND FISHING RIGHTS ON THE RIVER GWYRFAL AT BONTNEWYDD.

Directions:

From Caernarfon proceed on the A487 through Bontnewydd passing the Newborough Arms Public House on the left hand side and look for a left hand turning some 500 yards after a sweeping bend.

Proceed along Bell View road and look for a left turning signposted Plas y Bryn.

Description:

This parcel of land would interest the fisherman, nature lover or those who just want to get away from the daily rigour of life.

Coed Plas y Bryn consists of a mixture of broadleaf and conifer trees mainly on steep embankments which reach down to level ground next to the River Gwyrfai.

Access paths/tracks have been created in the past to provide access and now require some clearing.

Access is available at point X via a right of way and at Point Y.

Included in the sale you have part of a walled garden which has planning permission for a static caravan.

The whole package is a rare opportunity to purchase a secluded woodland area with fishing rights and potential for accommodation.

LOCAL AUTHORITIES:

Cyngor Gwynedd

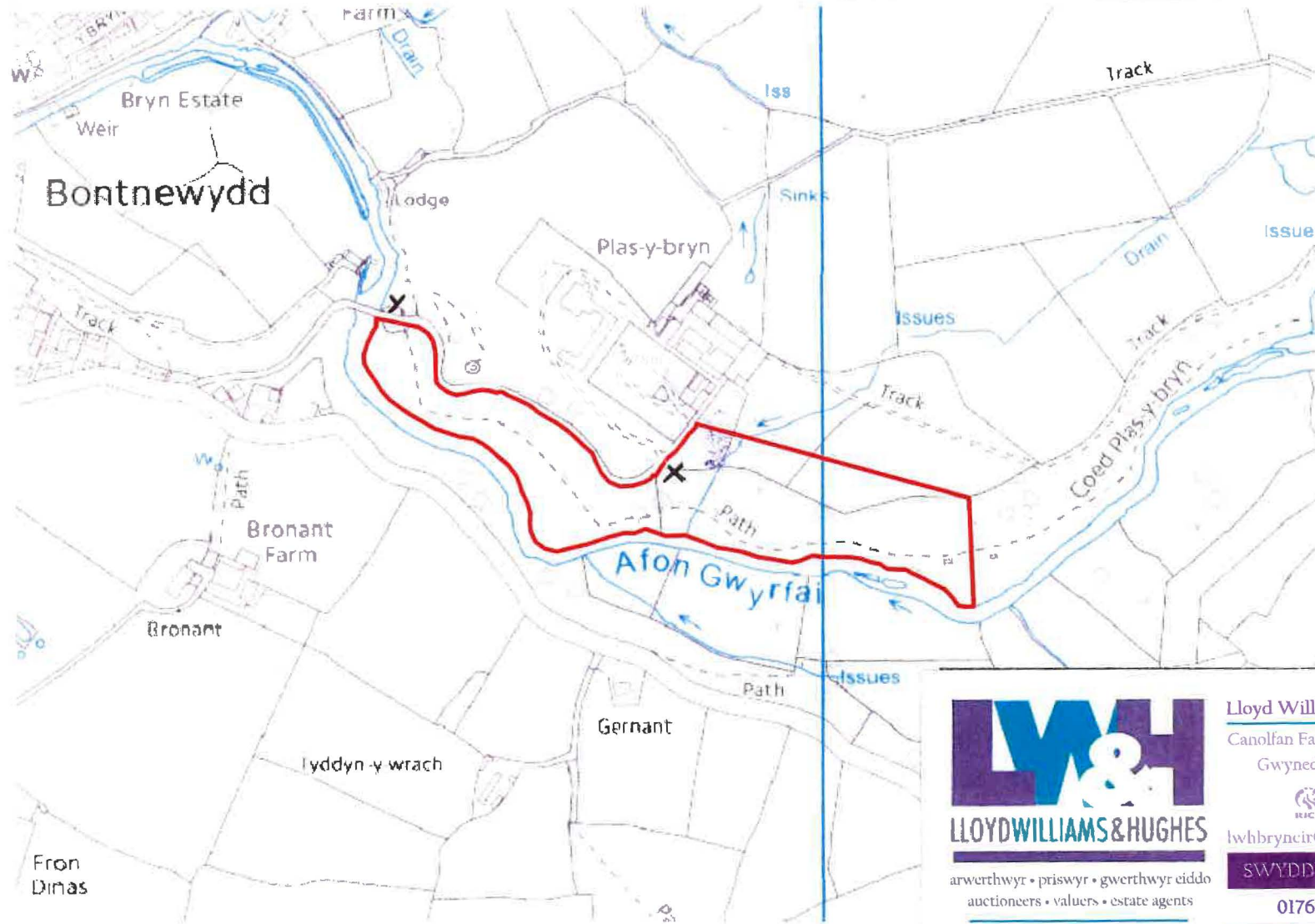
VIEWING:

Strictly by appointment

IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

- 1. They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact*
- 2. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*



LLOYDWILLIAMS & HUGHES

arwerthwyr • prisywyr • gwerthwyr eiddo
auctioneers • valuers • estate agents

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