



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**130.03 Acres (52.62 Hectares)**

## **BLAEN Y CAE**

Penisa'r Waun, Nr Caernarfon, Gwynedd

**Offers Over £675,000 are invited for this property**

OS Grid Ref: SH557648 Lat/Long: 53.160534,-4.158537 Nearest Post Code: LL55 3PW  
what3words: committed.boomers.models

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
For further information contact Jack Clegg

**Find more woodland properties for sale on our website**



## LOCATION

Blaen y Cae is located just outside of the village of Penisa'r Waun in north Wales, 6 miles east of Caernarfon and 8 miles south of Bangor. All distances are approximate.

## DESCRIPTION

Situated no more than a mile from Snowdonia National Park, Blaen y Cae is a maturing commercial forest predominantly stocked with spruce.

Comprising two distinct blocks separated by a highway, species within the wood are almost entirely coniferous with Sitka spruce the most common and Norway spruce and Lodgepole pine also featuring. The western block was planted in 2015 and 2017 whilst much of the eastern block was planted in 2012. Generally, growth is good with the last year's growing season particularly impressive, especially in the 2017 crop.

Recent works have been focused on the western half and include spraying between the crops and at the ride sides, the benefit of which is clear to see. A prospective purchaser may look to thin the 2012 crop in the coming years which will provide a useful income.

Small areas of 1970s Sitka spruce remain in the eastern block whilst the far end comprises a mix of broadleaves including oak, cherry, sweet chestnut and sycamore amongst mature conifers. This area is classified as Ancient woodland, specifically a Restored Ancient Woodland Site, indicating the land has had trees growing continuously since before 1600 AD. Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

An attractive stream runs through the Ancient woodland. With a little work this area could be transformed into a peaceful and diverse corner and represent a pleasant contrast to the remainder of this very commercial wood.

Purchasers will find further interest in Ffynnon Cegin Arthur, which translates as The Water of Arthur's Kitchen, a noted chalybeate spring thought to be the source of the River Cegin. The remains of the well can be found in the eastern block.



The principal access is from the west with an excellent hard track providing access through the entirety of the western block. The eastern block benefits from a large turning/stacking area at its entrance, shown marked X on the sale plan.

Soils are described as freely draining slightly acid loamy soils to the west and slowly permeable wet upland soils to the east.



## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB on the sale plan.

The woodland is sold with the benefit of two further rights of way for all purposes over the routes shown CD and EF although these routes are not made up.

## V.A.T.

The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.





#### IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2025.







## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars.

The gates are locked. Please park at point B and access on foot. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

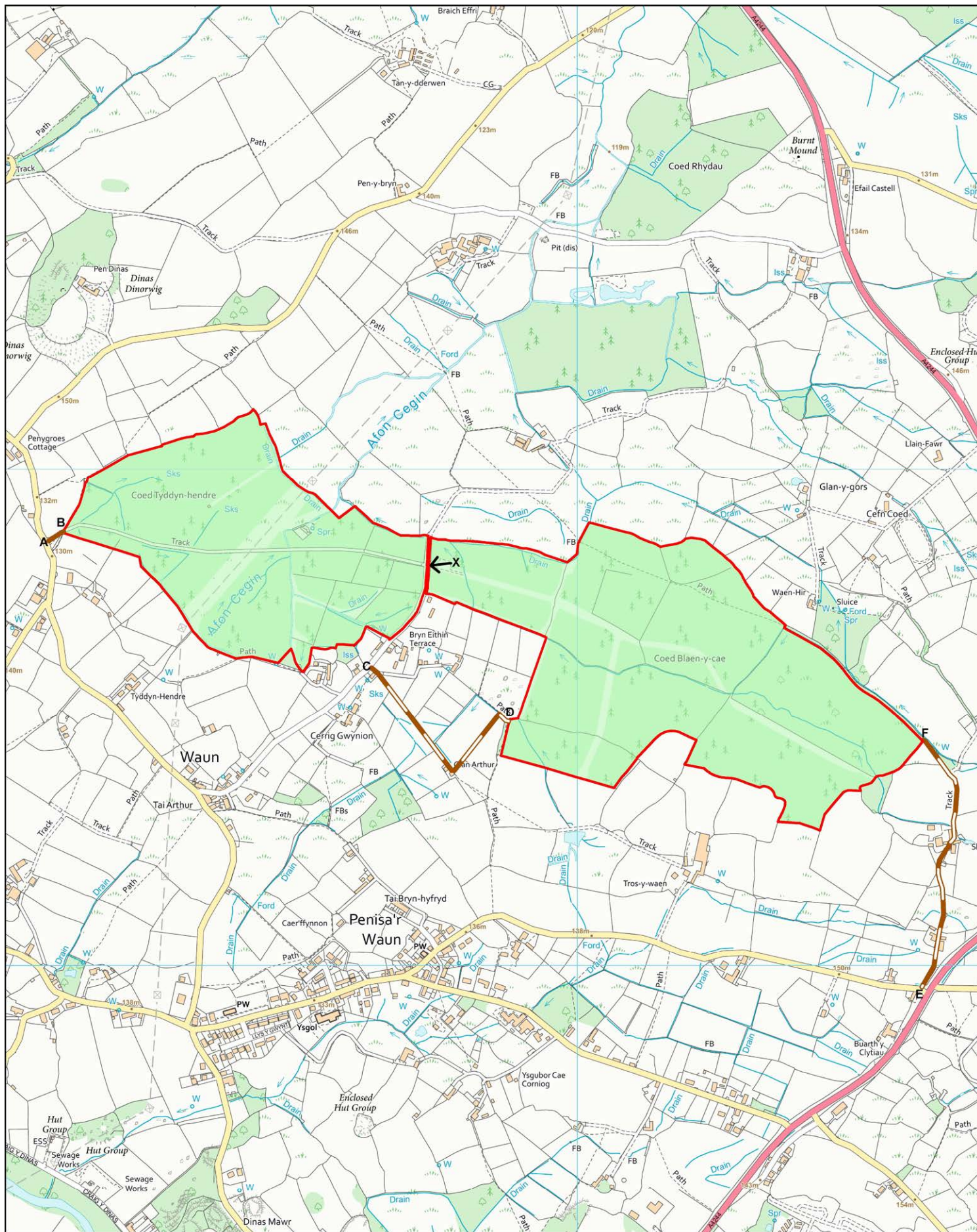
Blaen y Cae is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)







## Blaen y Cae



Location SH 558 647  
Scale 1:10,000 @ A4  
Drawing No. Z25344-01  
Date 30.05.25



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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## Blaen y Cae

Location SH 558 647

Scale 1:50,000 @ A4

Drawing No. Z25344-02

Date 30.05.25



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# Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)