



FREEHOLD FOR SALE BY PRIVATE TREATY

149.21 Acres (60.38 Hectares)

## **PEN-Y-FFRITH**

Alwen Reservoir, Cerrigydrudion, Denbighshire

**Offers Around £775,000 are invited for this property**

OS Grid Ref: SH932555 Lat/Long: 53.086615,-3.594988 Nearest Post Code: LL16 5SP  
what3words: bumps.invented.segregate

### **Selling Agents**

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

**For further information contact Mike Tustin**

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## LOCATION

Pen-y-Ffrith is located on the northern shores of Alwen reservoir just on the edge of Denbighshire. The wood is accessed via a right of way off the main A543 Pentrefoelas to Denbigh Road. The A5 at Pentrefoelas is about 5 miles away to the south west and Denbigh is 10 miles distant. All distances are approximate.

## DESCRIPTION

Pen-y-Ffrith woodland consists of 3 mainly late rotation Sitka spruce plantations that were planted in the late 1980s and allowed to grow untouched once they were fully established. As a result there are large quantities of mature spruce timber now available for harvest subject to the necessary felling licence being approved by Natural Resources Wales (NRW). At the the time of planting areas of native broadleaves and some small areas of minor conifer species were planted to enhance the landscape. Most of these have not performed well and today are of variable stocking. This actually adds to the attractiveness of the site.

This is a technically excellent site with deep soils, variable permeability and generally moist climatic conditions. Most of the crops have grown very well and quite a good proportion of the area is stocked heavily with closely spaced mature sawlogs. The current owners have obtained volume assessment figures for the whole property and these are available from the sales agent upon request. On site, a visitor can see the sample plots which are marked with orange tree marker paint.

Access to the property is via a shared access road that passes a number of other properties. This is shown on the sale plan as the route ABCDE. The property is well located for available timber markets.

There is an ex-drover's stone cottage situated at the centre of the property which, together with its garden curtilage, is being retained by the current owners.



## 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 ABCDE on the sale plan.

The woodland is sold subject to rights of way for all purposes in favour of neighbouring landowners over the routes shown DXYZ and EXD on the sale plan.

## V.A.T.

The sale of the woodland is not subject to VAT.



A neighbouring landowner has the right to stack timber in the area hatched red on the sale plan.

## 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 September 2025 and updated May 2026.



## 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. Please be aware of potential hazards within the woodland when viewing.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

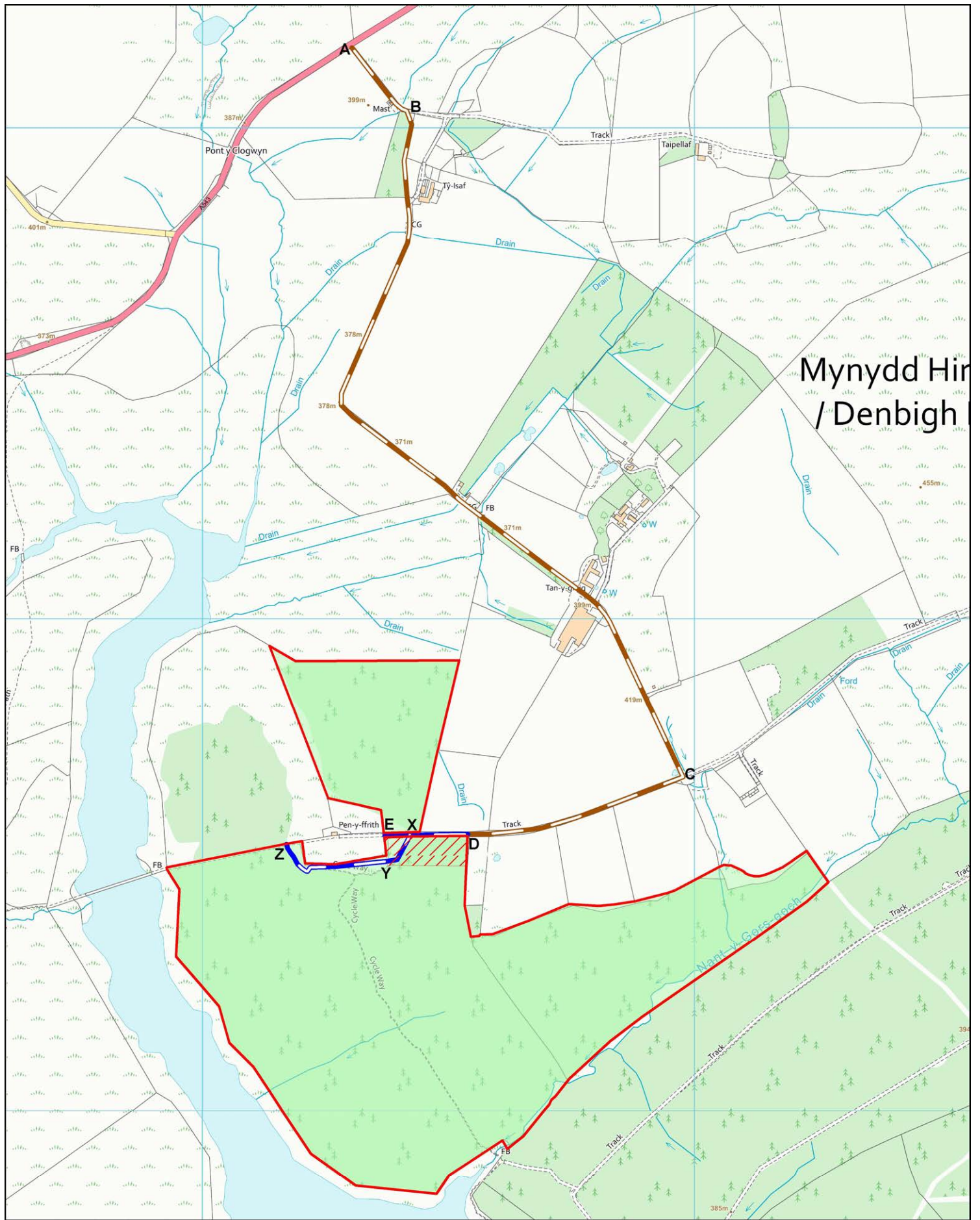
## METHOD OF SALE

Pen-y-Ffrith 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, proof of 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)





Mynydd Hir  
/ Denbigh

## Pen-y-Ffrith

Location SH 935 559  
 Scale 1:10,000 @ A4  
 Drawing No. Z26416-01  
 Date 15.05.26



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Based on Ordnance Survey 1:2,500  
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