



Woodlands at Boduan

| Pwllheli, Gwynedd

| Carter Jonas

Woodlands at Boduan

Attractive blocks of mature broadleaf woodland situated close to the A497 road that runs from Pwllheli to Nefyn in Gwynedd.

The woodland is split into five lots ranging from 3.87 to 11.67 acres in size and which extend to approximately 36.69 acres in total.

The woodlands offer opportunity to add habitat value to larger agricultural holdings, to conserve or enhance natural capital values, or simply as a place for enjoyment.

- Japanese Garden – 3.87 acres
- Coed Rhos Nant – 5.95 acres
- Gwinllan y Creigiau – 7.59 acres
- Land East of Boduan Back Drive – 11.67 acres
- Enclosure 579 – 7.61 acres

Carter Jonas



Location

The woodlands are dotted in and around the village of Boduan, on the Llŷn Peninsula, an area renowned for its picturesque countryside and stunning coastal scenery. Despite their peaceful rural setting, the woodlands are conveniently accessible from the A497.

Woodlands

Lot 1:

Part of a former Japanese Garden and thought to be contemporary with the 1830s Boduan Hall now comprises an intriguing and established area of mature woodland planting, retaining a distinctive character shaped by its historic origins. Fronting a quiet roadway, the property offers a secluded setting with some traditional walled boundary.

The woodland is characterised by attractive mixture of broadleaf trees interspersed with established evergreen planting, providing year-round structure, colour and screening. Remnants of historic garden planting and infrastructure can still be appreciated throughout the woodland, giving the property a unique sense of heritage and identity and lending itself to be a reinstatement project.

Lot 2

Coed Rhos Nant is an attractive area of established woodland fronting an adopted roadway, with extensive frontage enhancing accessibility.. The mature canopy of trees and part lit understory of native vegetation contribute to the woodland's ecological interest and natural charm.

Lot 3

Gwinllan y Creigiau comprises an attractive block of mixed broadleaved woodland

occupying gently undulating ground in a peaceful rural setting. The woodland is characterised by mature trees, with open glades and areas of natural regeneration, creating a varied and visually appealing landscape.

Mature specimen trees are scattered throughout the woodland, many displaying impressive form and stature.

Access to Gwinllan y Creigiau is reserved from the public highway along a private driveway crossing third-party land.

Lot 4

Land East of Boduan Drive is an attractive parcel of established woodland, offering a tranquil and secluded setting whilst remaining conveniently accessible. The woodland is characterised by a mixture of mature broadleaf and evergreen trees, together with a diverse understory.

Access is available directly via adjoining roadway, providing straightforward access to the woodland. The property presents an opportunity to acquire a manageable area of mature woodland capable of supporting a range of amenity, environmental and conservation objectives, whilst benefitting from a convenient location.

Lot 5

Enclosure 579 is an attractive parcel of mixed woodland situated alongside a quiet country lane. The woodland comprises a varied mixture of mature broadleaf and coniferous trees, together with established shrubs and ground flora.

Bounded in part by the adjoining lane, the woodland benefits from convenient roadside access and an attractive woodland frontage.



Japanese Garden



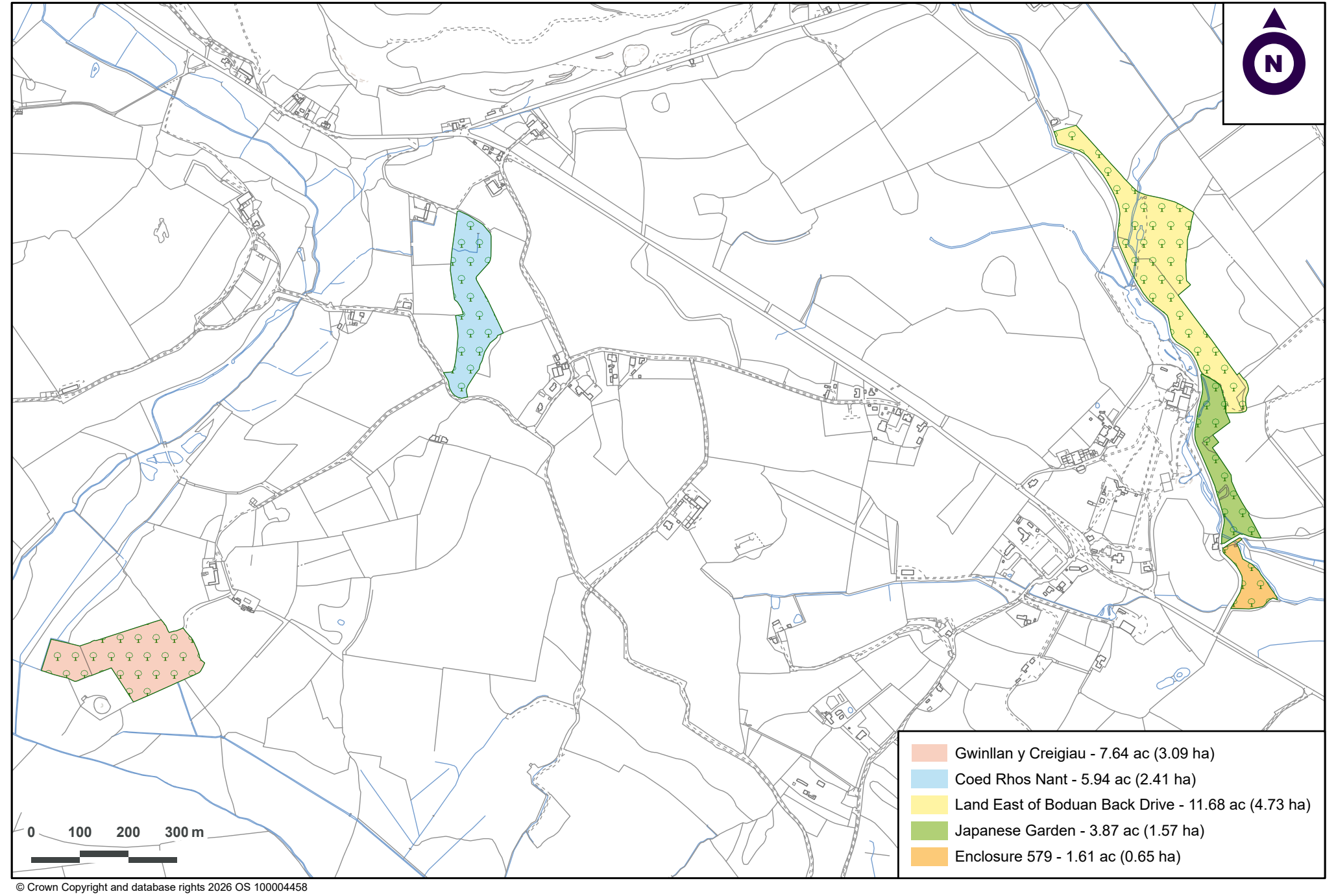
Land east of Boduan back drive



Land east of Boduan back drive



Coed Rhos Nant





Method of Sale

For sale by private treaty as 5 lots or as a whole.

Wayleaves, Easements & Rights of Way

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

The land benefits from the legal right of way for access to the wood for all purposes including forestry timber extraction and ancillary purposes with or without vehicles. Further details are available from the selling agent.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

VAT

The sale of the woodland is not subject to VAT.

Sporting Timber & Mineral Rights

To be included in the sale so far as they are owned with the Freehold.

Local Authorities

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Strictly by confirmed appointment with the vendors agents Carter Jonas

Directions

Japanese Garden - From Pwllheli, follow the A497 towards Nefyn, passing Bodvel Hall Caravan Site on your right. Take the next right-hand turning, located just before the village of Boduan. Continue for approximately 200 yards, then turn left by Yr Efail. The woodland is situated on the right-hand side of the road.

Coed Rhos Nant - From Pwllheli, follow the A497 to the village of Boduan and turn left by Yr Hen Ysgol. Continue along the narrow lane, taking the first left and then the next right. Proceed for approximately 220 yards and the woodland will be located on the right-hand side of the road.

Gwinllan y Creigiau - From Pwllheli, follow the A497 to the village of Boduan and turn left by Yr Hen Ysgol. Continue along the narrow lane, taking the first left and then the next right. Proceed for approximately 250 yards and turn left. Access route is reserved from the highway to point x on the map along the driveway to Allt Goch over third party land.

Land East of Boduan Back Drive - From Pwllheli, follow the A497 towards Nefyn, passing Bodvel Hall Caravan Site on your right. Take the next right-hand turning, located just before the village of Boduan. Continue for approximately 200 yards and turn left by Yr Efail. Proceed along this road for a further 400 yards. The woodland is situated on the right-hand side of the road.

Enclosure 579 - From Pwllheli, follow the A497 towards Nefyn, passing Bodvel Hall Caravan Site on your right. Take the next right-hand turning, located just before the village of Boduan. The woodland is situated on the right-hand side of the road.



Japanese Garden - [///motorist.sends.fits](#)
Coed Rhos Nant - [///flock.node.embraced](#)
Gwinllan y Creigiau - [///strikers.dome.freed](#)
Land East of Boduan Back Drive - [///bottled.ship.unlimited](#)
Enclosure 579 - [///purifier.dwarf.thighs](#)



North Wales Office

01248 360 414 | bangor@carterjonas.co.uk
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London, W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk
Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE