

BRYN EURYN, RHOS-ON-SEA, COLWYN BAY, CONWY LL28 4AN
ABOUT 10¾ ACRES FREEHOLD £100,000



Description: The woodland at Bryn Euryn is a beautiful, primarily broadleaf, woodland, designated as Ancient Semi-Natural woodland, meaning it has continuously been under tree cover for at least 400 years. The land is reasonably level at the upper (southern) end of the wood, and it is also well away from the A55, so the road noise is distant and not intrusive. At the lower levels, to the north, the wood is steeper, and approaches the A55. The trees are a mixture of oak, birch, sycamore, holly, sweet chestnut and other broadleaves, with just the occasional pine tree to be found.

Access: Access to this woodland is limited: it is accessible from public footpaths through the council owned Bryn Euryn nature reserve, or from near the A55, but the primary access is from Dolphin Court at the end of Horton Road. A parking space is provided within Dolphin Court for the use of woodland owners. Access from there is either between two garages (Garages 2 and 3) or round the left side of Garage 1.

Additional purchase option: It may be possible for the woodland buyer to buy one or both of the garages within Dolphin Court (Garages 1 and 2) adjacent to the wood. The huge benefit this would offer is not only that it would provide somewhere to store tools for use in the wood, but also the possibility of putting a garage door into the back of one of the garages, enabling vehicular access to the wood. Please discuss that with us if it may be of interest.

Public access: There are a couple of public footpaths running through the woodland (as shown on the wood map).

Sporting rights: Understood to be included.

Mineral rights: Included, except as reserved by statute.

Boundaries: The western boundary is fenced from adjoining farmland. The northern boundary follows an old earth bank, in part, but it is not easy to find in all places. The southern and eastern boundaries are fenced. The other boundaries are not fenced, but could be if a new owner wished to do so, provided the public footpaths were not obstructed.

Local area and history: This woodland is next to the [Bryn Euryn Nature Reserve](#). Bryn Euryn is a prominent limestone hill overlooking Rhos-on-Sea, with fine panoramic views of Colwyn Bay, Llandudno, Snowdonia National Park and Rhos on Sea. It is a rich mixture of grassland and woodland, part of it being a Site of Special Scientific Interest. It also has great historical interest with Llys Euryn - a house dating from the 15th century - and a hilltop fort from the 6th century. Bryn Euryn is well served by a network of paths, including two way-marked trails - the Summit Trail, which links Llys Euryn and the fort at the summit and the gentle Woodland Trail.

Bryn Euryn is easily accessible by foot or bicycle from the coastal walking and cycling route. There's even cycle storage, benches and free car parking at the site. The beach at Rhos-on-Sea is only one mile from the wood, and Llandudno is only four miles away.

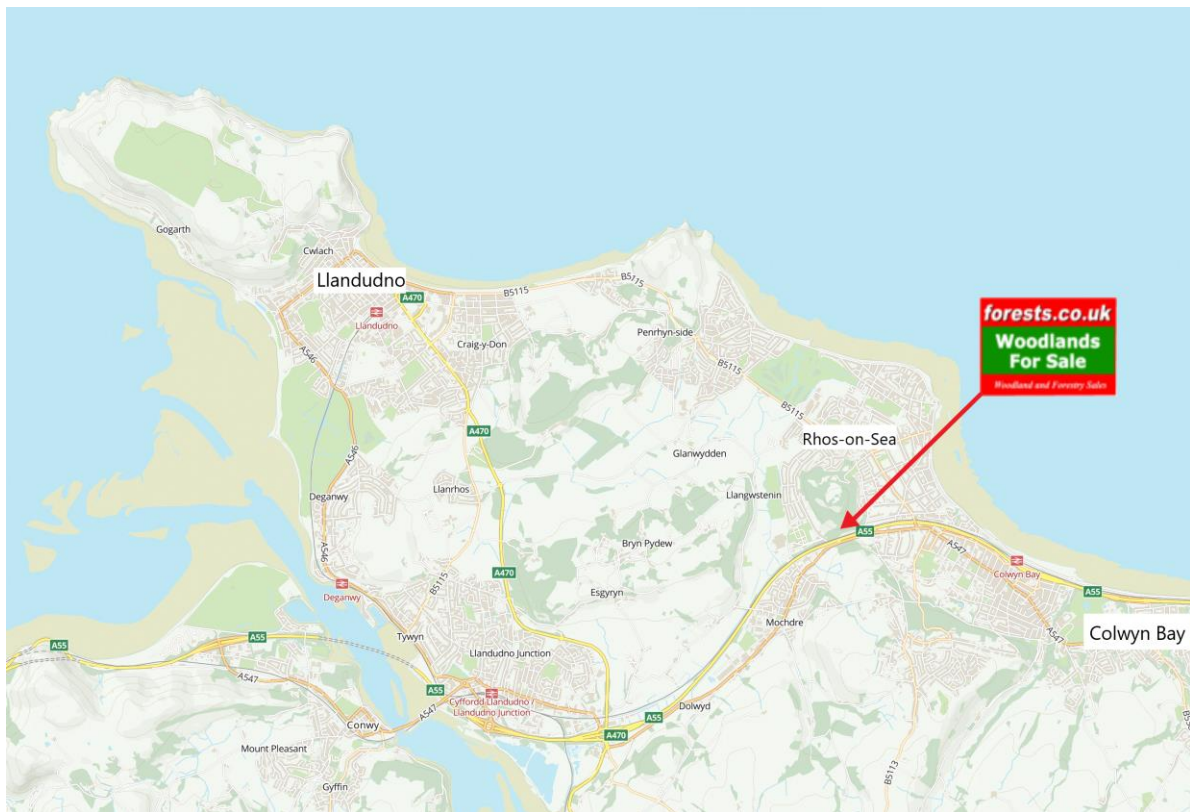
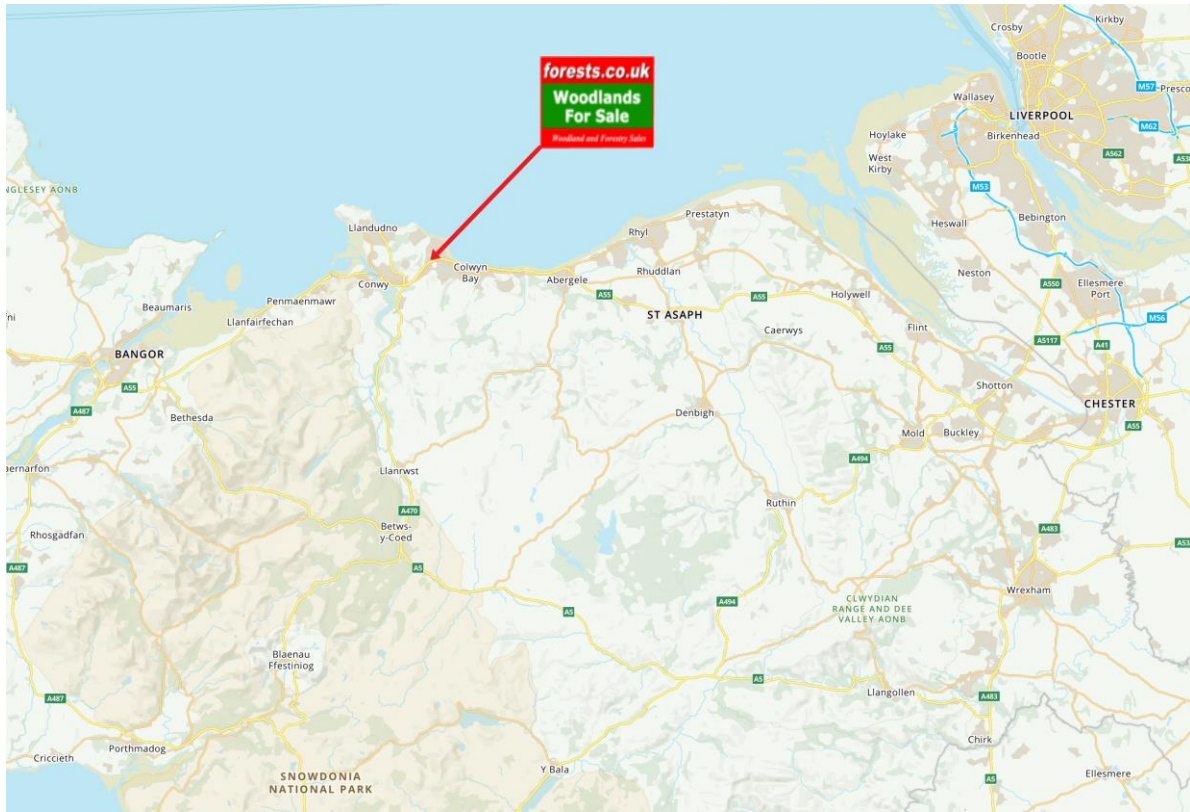
Photographs: were taken in November 2022.

VIEWING: You are welcome to visit this wood by yourself. Please ensure that you have a copy of these sales details with you: we recommend either printing the details or downloading them to your phone/tablet/laptop before you go. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Please note: the particulars with plans, maps, descriptions, and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

For more information, Contact Sandra Colley

Phone 07388 057446 **Email:** sandra@forests.co.uk





DIRECTIONS

From either the west or east, the wood is accessed from Junction 20 of the A55 Expressway. Follow signs for B5115 Rhos on Sea.

After 200 metres, at the roundabout, take the second exit onto Eberston Road West.

At the crossroads at the end of the road, go straight across into Horton Drive.

Carry on until you see Dolphin Court in front of you.. Please park on the road outside Dolphin Court. Continue on foot through the Dolphin Court entrance, and through the gap between the garages.

- **Postcode for Satnav:** LL28 4AN (but do not turn right off Horton Drive into Arran Drive)
- **Coordinates for Satnav:** 53.300221,-3.750947 (the entrance between the garages)
- **What3Words:** moon.fault.piles (the entrance between the garages)





