



Canada Lands

Llanwrst, Conwy

Carter Jonas

# Llanwrst Conwy LL16 0JS

**An opportunity to acquire 29 acres of grassland forming renowned summer cattle grazing pasture alongside the River Conwy in the heart of the Conwy Valley.**

Situated 1 mile north of Llanwrst, with access via a designated right of way from the A470.

Approximately 29 acres of level rough grassland, ideal for grazing livestock or a re-wilding project with hedges that have been allowed to grow into mature trees. The land includes a section of the Conwy Tan Lan Flood Embankment. Historically, the land was within the Natural Resources Wales 'Tan Lan Embankment Conwy Valley' viability study area.

## Method of Sale

The property is offered for sale by private treaty

## Tenure & Possession

We are advised that the property is freehold and vacant possession will be given on legal completion.

## Wayleaves, Easements & Rights of Way

Access is via a right of way from the A470, and over the Tyn Ddol crossing. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether included in these particulars or not

## Health & Safety

We would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

## Local Authorities

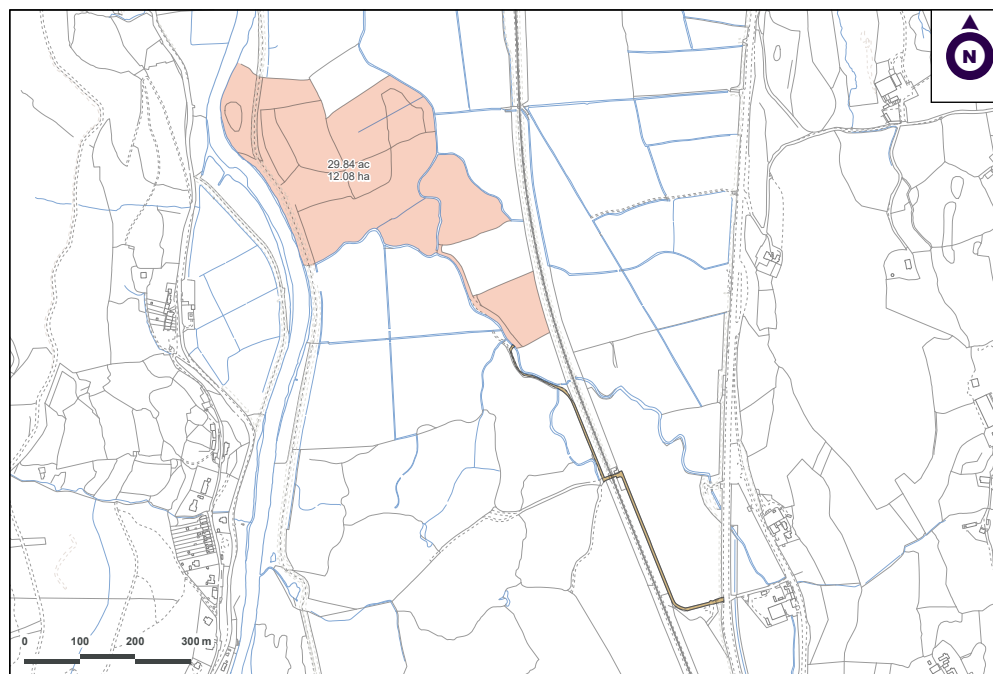
Conwy Council  
[www.conwy.gov.uk](http://www.conwy.gov.uk)

## Viewings

Please contact the agent.

## Directions

Travelling north from Llanwrst along the A470 for 1 mile, turn left onto the track immediately after the layby. Continue along the track, over the railway crossing for a total of 700 meters.



## Shrewsbury

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## Important Information

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