

LAND FOR SALE

Windmill Wood, Pengwern Common, Gower, Swansea, SA2 7LL

A private and beautifully established block of mature Gower woodland extending to approximately 11.26 acres, entirely enclosed and naturally captivating.



**Offer in the region of
£120,000**



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THE PROPERTY

Windmill Wood extends to approximately 11.26 acres of mature, mixed broadleaf woodland in the heart of Pengwern Common. Fully fenced and enclosed, the wood forms a defined and secure parcel, offering privacy and a genuine sense of retreat.

The woodland is predominantly broadleaf in character, with oak forming a strong presence throughout, complemented by a natural understory that supports a diverse and evolving habitat. The trees are well-established, creating a layered canopy and dappled light across the woodland floor.

Two natural streams meander through the wood, adding movement, sound and ecological richness. These watercourses enhance both the beauty and biodiversity of the holding, creating sheltered glades and gentle clearings along their course.

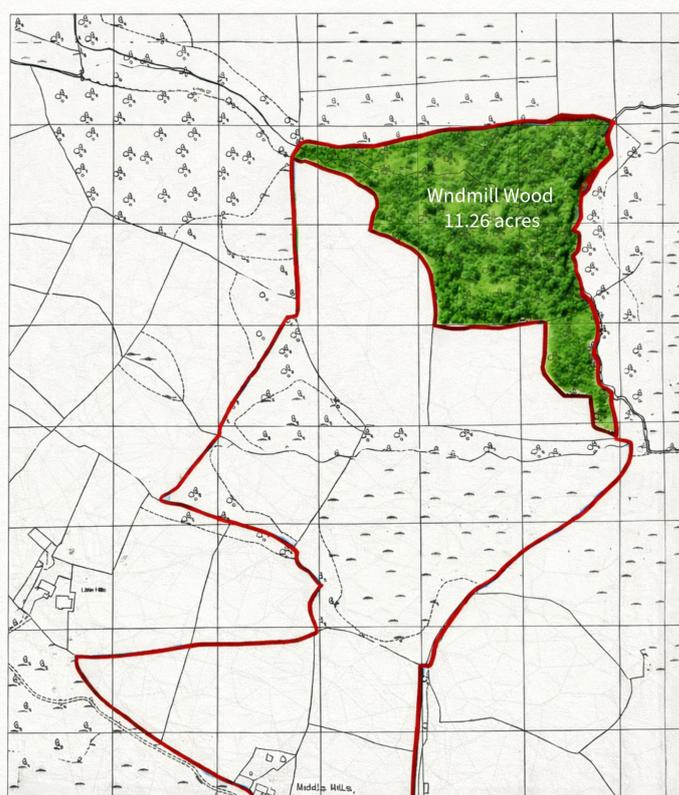
The overall effect is one of quiet permanence — a woodland that feels settled and balanced, offering both amenity value and long-term natural stewardship potential. Whether acquired for conservation, recreation, or simply as a private escape, Windmill Wood is an increasingly rare opportunity to secure a meaningful acreage of mature Welsh woodland.

Tenure: Freehold

Services: No mains services connected

Council Tax: Not applicable (woodland)

EPC: Not applicable



THE LOCATION



Pengwern Common sits within the renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty. This is classic North Gower countryside — open commons, rolling farmland and far-reaching skies — yet remarkably accessible.

The coastline at Rhossili Bay is approximately 8 miles away, widely regarded as one of the finest beaches in Europe. Oxwich Bay lies approximately 6 miles to the south, offering expansive sandy shores and calm waters, while Three Cliffs Bay is around 7 miles distant, famed for its dramatic limestone backdrop.



The village of Reynoldston (approximately 2 miles) provides a well-regarded village shop, public house and strong community feel. Further amenities can be found in Killay (approximately 7 miles) and Swansea city centre (approximately 9 miles), offering comprehensive shopping, leisure and employment opportunities.

For those commuting, the M4 motorway at Junction 47 is approximately 10 miles away, providing onward links to Cardiff, Bristol and London.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.