

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Coed Cymer

Llanelltyd, near Dolgellau, Gwynedd. 3.87 acres of mixed broadleaf woodland, with river frontage for £32,000 (freehold)

An appealing amenity woodland, with a useful gated access and two storage sheds. Fronted by the Afon Mawddach, a popular fishing river and surrounded by stunning scenery.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Coed Cymer, Llanelltyd, Dolgellau, Gwynedd



Description

Coed Cymer is an amenity woodland with real appeal! A key aspect of its allure is the location within the Snowdonia National Park. Centrally located for many recreational activities, the mountain bike trails of Coed y Brenin, the beaches of Barmouth and Harlech and multiple walks and mountain hikes are all within easy reach. Coed Cymer encompasses a picturesque stretch of the banks of the Afon Mawddach, a popular fishing river for salmon and notably sea trout.

Coed Cymer lies opposite an old graveyard, near the ruins of the historic Cymer Abbey. The woodland is accessed via a quiet tarmacked track leading to an attractive stone bridge that crosses the Afon Mawddach.

Secure and private access to the woodland is via a metal gate situated on the northeast boundary. Along this boundary, part of which is walled, there are ash, rowan and holly trees fringed with wild rose, giving a delightful display during summer.

Inside the woodland, an internal track culminates at two useful storage sheds and concrete hardstanding.

The woodland's species composition is predominantly willow, large mature beech and oak line the riverbanks. In parts, several groups of younger oak trees stand over an understorey of ferns, including several impressive broad bucklers.

This riparian woodland has a mix of insects, bat and bird species, offering great conservation value. This could be enhanced further by installing some bird and bat boxes, retaining deadwood and possibly opening the canopy through some light coppicing.

Running parallel to the western boundary is a manmade stream, probably constructed as drainage during road improvements completed some years ago. A nice idea perhaps, would be to install a rustic footbridge.

The surrounding scenery is truly fantastic, there are views of the nearby mountain Cadair Idris to the south and of the Rhinogs to the north.

If It Were Mine

I would consider starting a coppice rotation in an area of the willow. This would enhance the wildlife value whilst also providing a moderate source of usable woodfuel. Coed Cymer would make a great family holiday destination!

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No:
Ordnance Survey Grid References:
- Roadside gate: SH 717 194.
- Centre of wood: SH 716 193.
Nearest postcode: LL40 2ST.

Directions & Access

- From Dolgellau take the A470 north, after 1½ miles you will cross a bridge and come to a roundabout.
- Take the second exit and continue for 100 metres and take the next right.
- Follow the road for 80 metres and park by a locked metal gate (point **A** on the plan below), being careful not to obstruct the road.
- Walk down the road for 50 metres you will see our Woods4Sale sign on double gates on the right (point **B**). Sorry we do not supply keys for viewings.

Boundaries

All the boundaries are fenced except the southern boundary which is the edge of the river.

Sporting Rights

- The shooting rights are included.
- The fishing rights are owned by the Prince Albert Angling Society (www.paas.co.uk). Currently the waiting list to join is approximately one year.

Coed Cymer, Llanelltyd, Dolgellau, Gwynedd



Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

Rights of Way

- There are no public rights of way within the woodland.
- There is a permissive path along the riverbank for anglers of the Prince Albert Fishing Society.

Fencing Liabilities

There are no fencing liabilities.

How Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

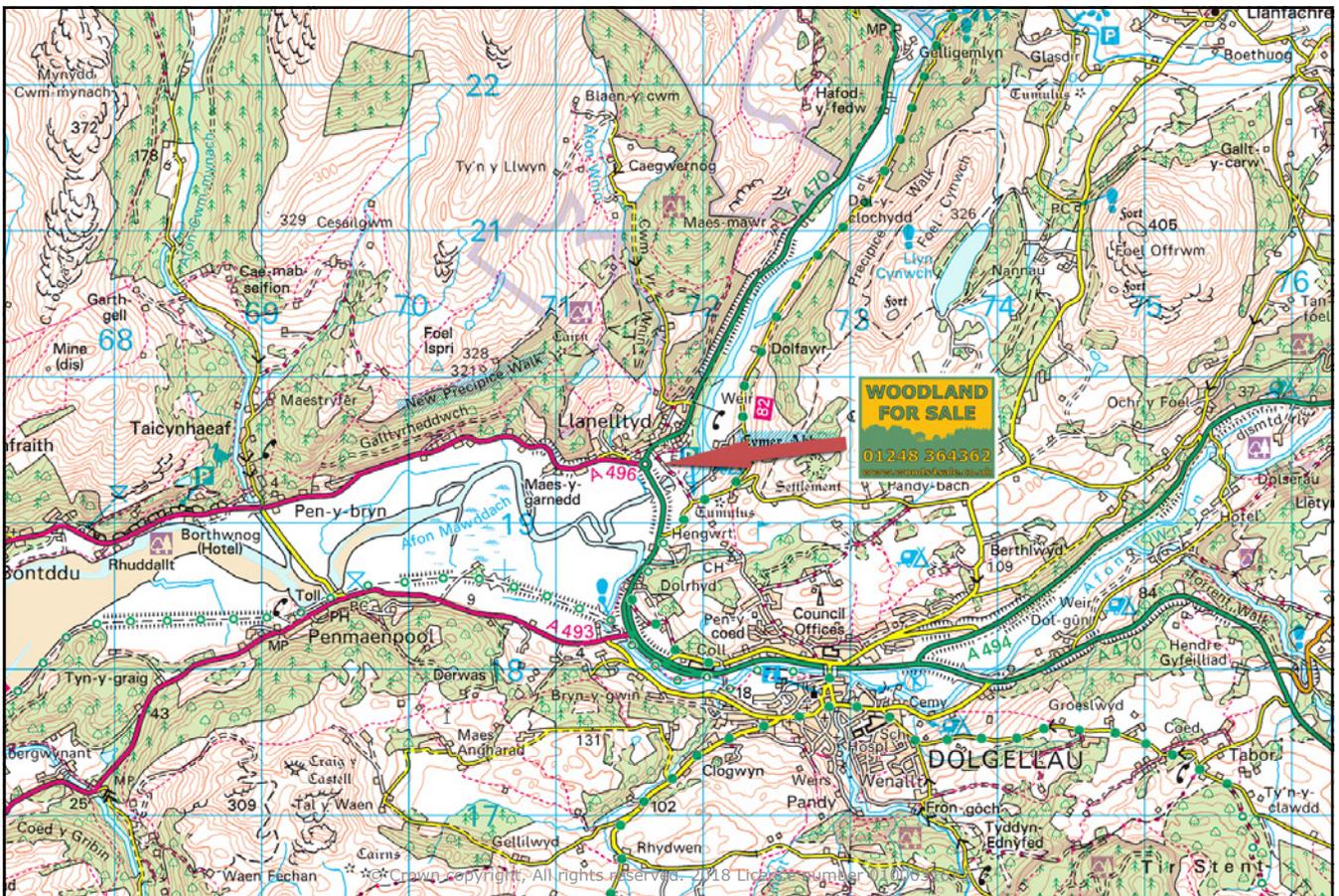
Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Coed Cymer, Llanelltyd, Dolgellau, Gwynedd



Coed Cymer, Llanelltyd, Dolgellau, Gwynedd

