

# WOODS 4 SALE

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



**Cancoed, Dolwyddelan,  
near Betws y Coed, Conwy. 7.93 acres of  
young well-established mixed broadleaf and  
conifer woodland with a private gated access.  
£35,000 (freehold)**

A young mixed woodland, with pockets of mature Welsh oak and an internal hard track. Set in a fantastic location in the heart of Snowdonia, with mountain views and excellent private access.

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## Cancoed, Dolwyddelan, near Betws y Coed, Conwy



### Description

Cancoed could be loosely translated to 'Song Woods' in Welsh - certainly a chorus of birdsong and wildlife can be enjoyed when visiting this former conifer plantation, which was felled around eight years ago. The real appeal of this property though, is its location in the heart of Snowdonia, being 15 minutes' drive from the popular destination of Betws y Coed, with views of Moel Siabod mountain and Dolwyddelan Castle in the distance.

The underlying bedrock is Cwm Eigiau Formation, the woodland incorporates a distinctive rocky knoll and numerous large boulders. There are pockets of mature oak, with several on the fringes of the wood adjacent to the stone wall, which defines the southwest boundary.

The land has now naturally regenerated with a combination of birch, hazel, oak, rowan, and willow and also conifers of Scots pine, Sitka spruce and larch. The current owner has also supplemented this with 2000 Welsh oak trees.

There are some areas of open ground established with heather, bilberry, various ferns and sedges. The conservation value of this mixed aged and species woodland for insects, birds and other wildlife is clear and with continued careful management it offers a wealth of opportunities.

A strip of mature spruce, owned and managed by Natural Resources Wales flanks the southeast boundary, between the A470 and the woodland. Of particular benefit is the concrete gated access point at this location, which continues as an internal hard track within the wood.

### If It Were Mine

I would continue to maintain the establishing trees, supplementing with other species where appropriate. In the medium-term a gentle thinning of the young birch on the lower ground would be beneficial. There are a multitude of ongoing possibilities for Cancoed, particularly for amenity and recreation.

### Directions & Access

- From Betws y Coed head south on the A5 and take a right on to the on the A470.
- After approximately six miles you will pass through the village of Dolwyddelan.
- Leaving the village you will see Dolwyddelan Castle up on the right.
- Pass the entrance to the Castle on your right and continue for one mile at which point you will see a sign for Roman Bridge and the train station on the right.
- Pass this turning and in 250 metres take the next right hand turn as you go up the hill. Please park here being careful not to obstruct the track.
- Climb the first gate, you will see our Woods4Sale sign on another gate on the right. Sorry we do no supply keys for viewings.
- Cancoed is beyond this gate.

### Locators

OS Landranger Series Sheet No: 115.  
Ordnance Survey Grid References:  
- Roadside gate: SH 712 510.  
- Centre of wood: SH 712 511.  
Nearest postcode: LL25 0JG.

### Boundaries

The northern and northwest boundaries are marked by a recently erected metal fence. The east and southeast boundary is a wire fence.

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The southwest boundary is a fence and stone wall between the track and the woodland.

### **Sporting Rights**

The sporting rights are included.

### **Mineral Rights**

The mineral rights are included except where reserved by statute.

### **Rights of Way**

There is a right of way for all purposes marked **AB** on the plan below.

A public right of way (which appears to not be in use) crosses the woodland.

### **Fencing Liabilities**

There are no fencing liabilities.

### **Other Liabilities**

There is an obligation to maintain the young trees at a density of 1600 per hectare until 2019 as per the restocking conditions under the Forestry Commission felling licence – ref: 050/66/08-09.

### **Viewing**

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

### **Contact**

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

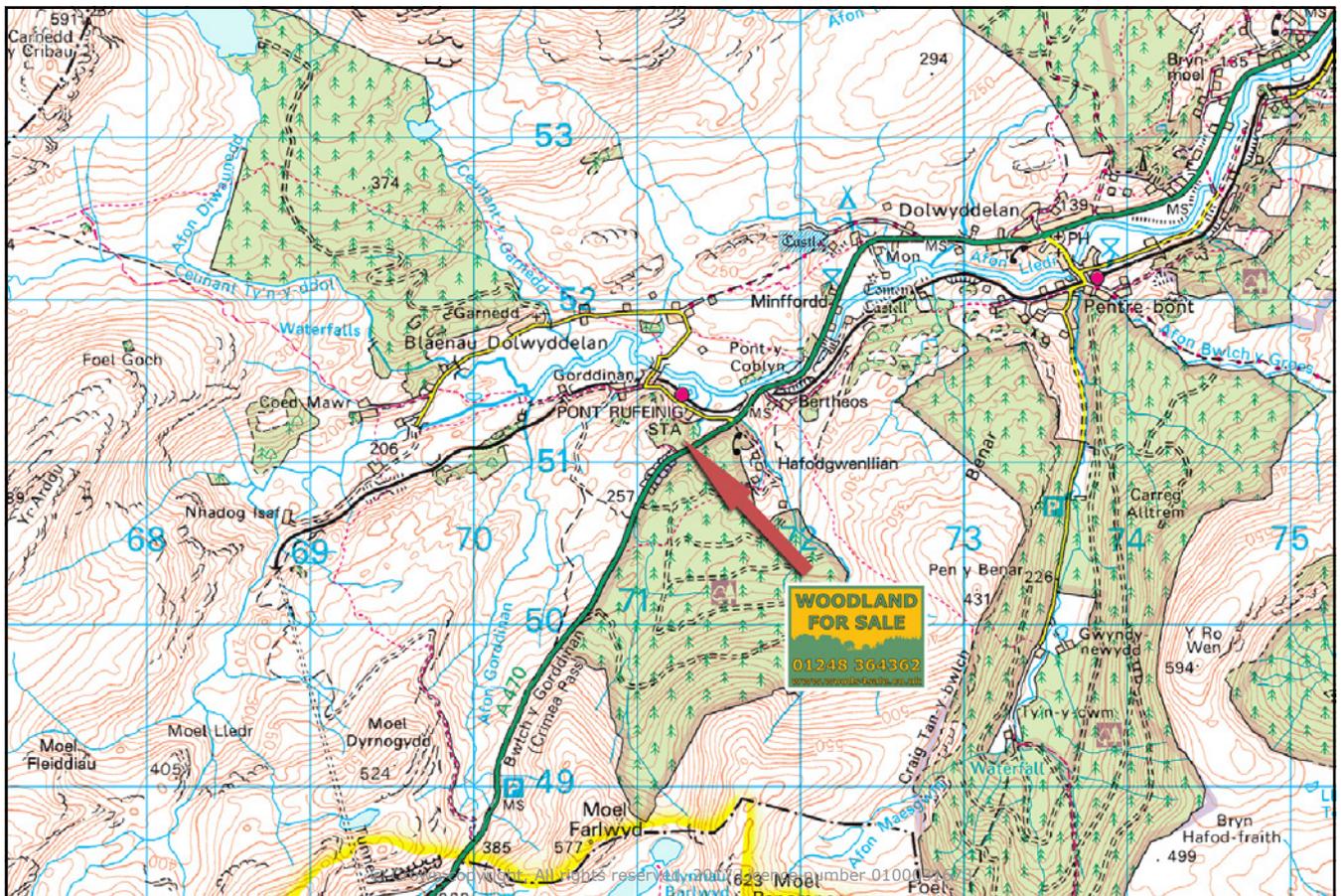
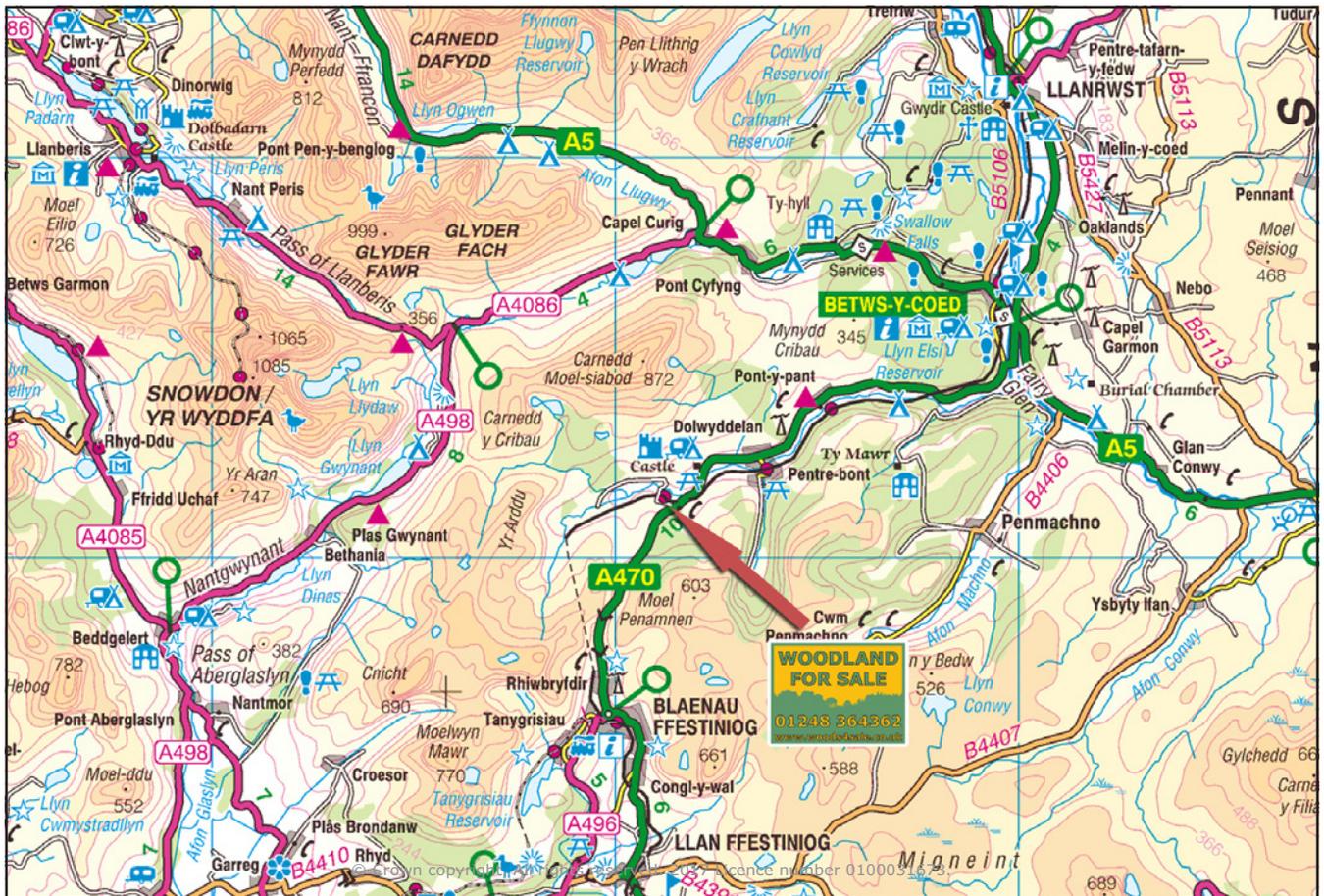
### **How to Buy this Woodland**

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.

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