

WOODS 4 SALE

Phone: 01248 364 362
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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.



Coed Cedris, Tal y Llyn, Snowdonia

Douglas fir and oak on the south edge of Snowdonia

5.08 acres for £16,500

Douglas fir approaching maturity with some vigorous mid-rotation red oak. Excellent access amidst the splendid mountain scenery of Cadair Idris and the placid waters of Tal y Llyn Lake, in Gwynedd.

Coed Cedris, Tal y Llyn, Snowdonia



Description

Coed Cedris has a south-easterly aspect on lower valley slopes looking across the valley of Afon Dysynni. The beautiful Tal-y-Llyn Lake is just a mile upstream and the protective bulk of Cadair Idris rises to the north of the wood.

The majority of Coed Cedris was planted about 40 years ago with Douglas fir. This crop, which is now approaching maturity, is of good form and windfirm thanks to the freely draining soils, offering a range of future management options - a further thinning, clear-felling in 5-10 years or longer-term retention.

The conifer crop is supplemented by a small area of native oak on the upper edges and a good quality stand of planted red oak on the lower edge of similar vintage to the Douglas fir and also ready to produce timber from thinnings. The property is further diversified by an attractive and productive stand of hornbeam adjacent to the lower soft track. The woodland floor is generally uncluttered with a herb layer of fern, moss, blueberry and soft grasses.

Coed Cedris occupies sloping ground but the hard tracks along the top and through the middle of the wood, in conjunction with the lower soft track mean that all areas can be effectively managed and harvested when desired. The hard all-weather tracks are in excellent condition allowing cars to be driven to the very centre of the wood.

Previously marketed as part of a larger parcel, Coed Cedris now presents a very affordable means of acquiring a manageable and productive forest property in this beautiful part of the world.

Directions

Head south from Dolgellau on the A470 and then turn right for Machynlleth onto the A487 at Cross Foxes. Head over the Cadair Pass and then turn right onto the B4405 for Tywyn and Tal-y-Llyn. Shortly after the end of the lake you will see our first 'For Sale' sign in a tree on your right. Continue for 2/3 mile

to our second sign and turn right up the hard road immediately in front of it (**A** on the plan).

After the first switch-back (**B**) drive a further 250m and park in the lay-by on your left opposite a track that forks gently downhill to your right (**C**). Continue on foot down this track (below the blue-topped post) for 430m until you see a pink-topped post on your right (**D**). Coed Cedris is straight ahead of you (both above and below the track).

Locators

OS Landranger map: Sheet 124.

National Grid Ref:

- Visitor parking: SH 698 087.

- Wood centre: SH 702 091.

Nearest postcode: LL36 9AQ.

Boundaries

The northwest boundary (**EF**) is the northwest edge of the top track.

The northeast boundary (**FGH**) is marked by blue and yellow-topped posts.

The southeast boundary (**HJ**) is the line of a derelict fence above the public road.

The southwest boundary (**JDE**) is marked by pink-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

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Rights of Way

There is a right of access for all purposes to the property via the tracks **ABCD** and **CE**.

There is a right of access for forestry purposes only via the soft track **JK**.

A right of access for all purposes is reserved to forestry beyond over **EF** and **DG**.

Maintenance of all tracks is according to use.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

SSSI Designation

The woodland is designated as a Site of Special Scientific Interest (SSSI). View website for further details.

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.

How to Buy this Woodland

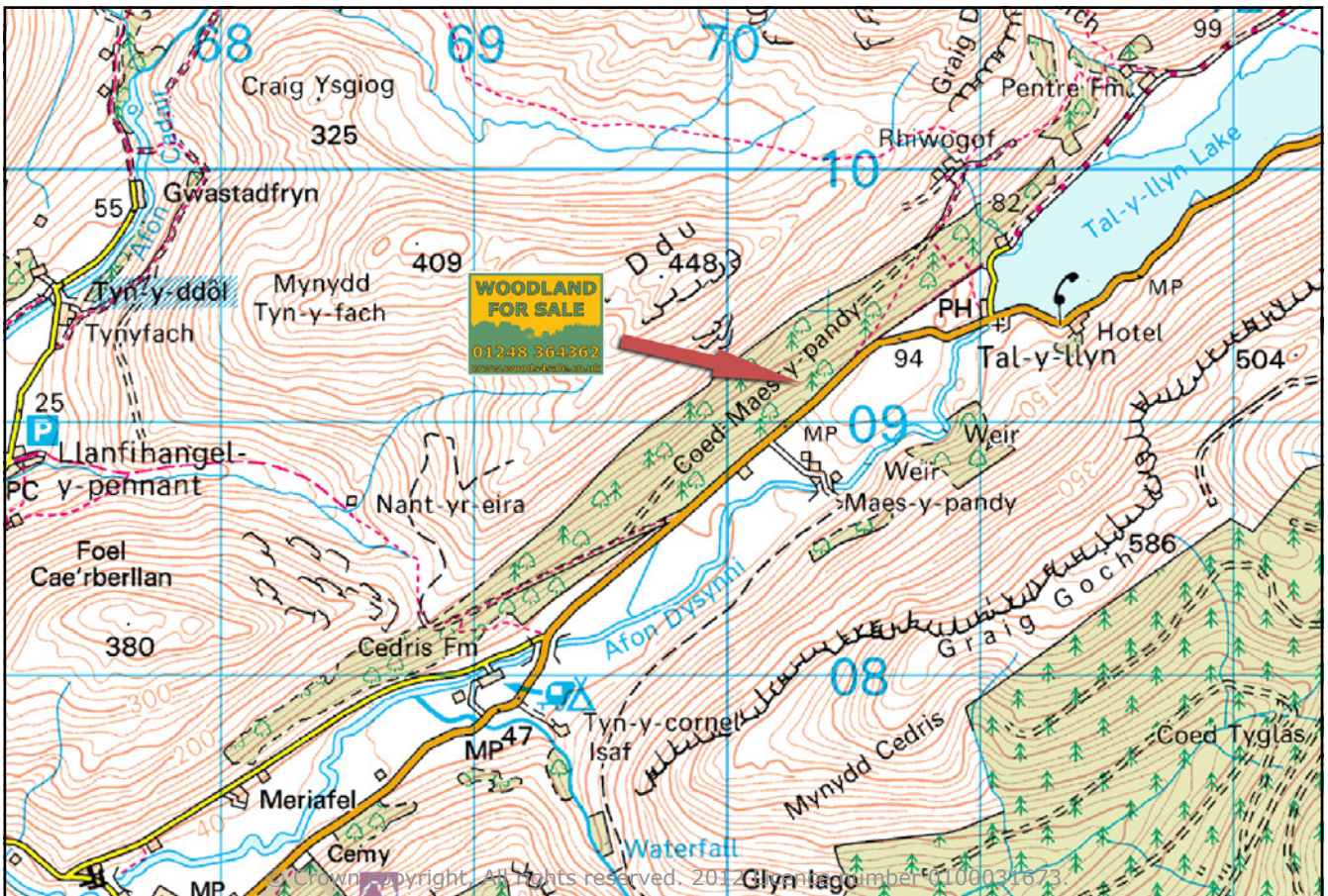
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Broad Leaf
	Minor Road		Coniferous
	Unclassified Road		For Sale Sign
	Railway		
	Gate		
	Hard Track		
	Unsurfaced Track		
	Bridleway		
	Foot Path		
	Water Course		
	Wall		
	Parking		

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