

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.



Coed Rhiw Goch

Dolwyddelan, Conwy, North Wales. Mixed broadleaves and grassland in the heart of Snowdonia. 6.26 acres for £78,000 (freehold)

A beautiful mosaic of native trees and open ground set amidst spectacular mountain scenery.

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Coed Rhiw Goch, Dolwyddelan, Conwy



Description

Small self-contained amenity woods in the heart of Snowdonia are rare. This little gem lies amidst glorious montane scenery between the villages of Dolwyddelan and Betws y Coed.

Coed Rhiw Goch is near the base of the valley of Afon Lledr, which flows into the River Conwy a few miles downstream. The terrain is a mix of near-level ground punctuated with a spine of small rocky outcrops and bluffs, thanks to which it has a bright open aspect with wide views to most compass points.

The southwest portion is entirely wooded being a mixture of oak, birch and occasional rowan within which are a few young spruce and hemlock plus a few patches of holly. Tree ferns adorn many of the stems. Beneath this is a rich ground flora including blueberry, bluebells and heather along with plentiful regeneration of young trees.

The mid-section is open grassland which, aside from being an obvious place to wild camp, also offers the potential to graze ponies or livestock.

The northeast corner is a mosaic of open grown broadleaves and rough craggy pasture.

Access is taken via a field gate at the north tip of the wood. This connects with a minor county road which ends a short distance beyond, so passing traffic is minimal and tranquillity pretty much assured.

If It Were Mine

If you were to design the ideal Snowdonia retreat, this might be it! Aside from offering outstanding camping and woodland recreation prospects, it also makes a great base from which to explore the wider hills. Fallen deadwood will provide plenty of fuel for the campfire.

It would be good to eradicate a few small patches of rhododendron before this invasive species gets established and I might also flail to keep the bracken patches in check. The denser areas of regeneration would benefit from re-spacing. Finally I'd look to improve the entrance through the addition of a little stone to enable all-weather off-road parking.

So much to enjoy doing here...but aside from rhododendron control (a day's work) nothing is urgent. And what nicer place to relax after a day's labour?

Please remember some management operations require approval and/or a licence.

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.

Nearest Postcode

LL25 0PQ (This is for the local area, not specific to the woodland).

What3Words

Entrance (**B**): [///nowadays.distracts.inefficient](#)
Centre of wood: [///highlighted.deals.jumpy](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 115

- Entrance (**B**): SH 758 543
- Centre of wood: SH 757 541

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Directions & Access

- From the north leave the A55 at junction 19 and head south on the A470.
- Nearing Betws y Coed ensure you continue to follow the A470 to Dolwyddelan. This involves a left turn at a T junction and a right turn shortly thereafter.
- Continue on the A470 for 2 miles until you pass under a railway bridge.
- Take the next right turn (1.7 miles after the railway bridge) onto a single track road with a sign 'Snowdonia Retreat'.
- The wood starts about 400 metres up this road on your right (**A** on the plan).
- There is a narrow layby a short distance further up on your right where you can (with care) park.
- The entrance gate into the wood (**B**) is a further 300 metres up the road. Climb the gate to enter the wood.

Boundaries

- The northwest boundary (**AB**) is the roadside fence.
- The northeast boundary (**BC**) is a stock fence.
- The southeast fence (**CD**) is the stock fence to the southeast of the wayleave.
- The southwest boundary (**AD**) is a field-edge stock fence, part of which is adjacent to a stone wall.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

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

Rights Of Way

- Access is taken directly off the public road.
- There are no public rights of way in the wood.

Fencing Liabilities

There are no known fencing obligations.

How To 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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

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.

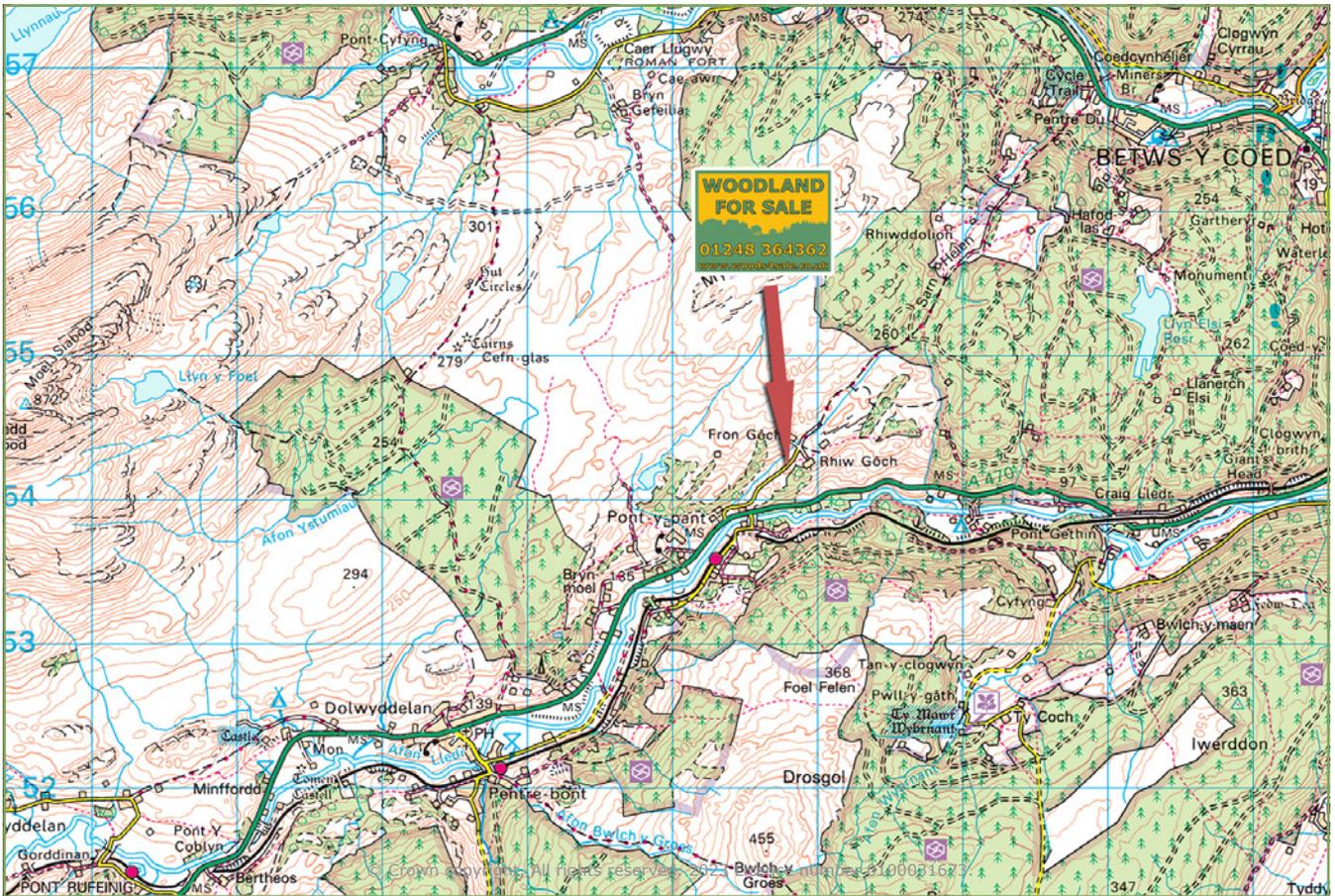
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Contact

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

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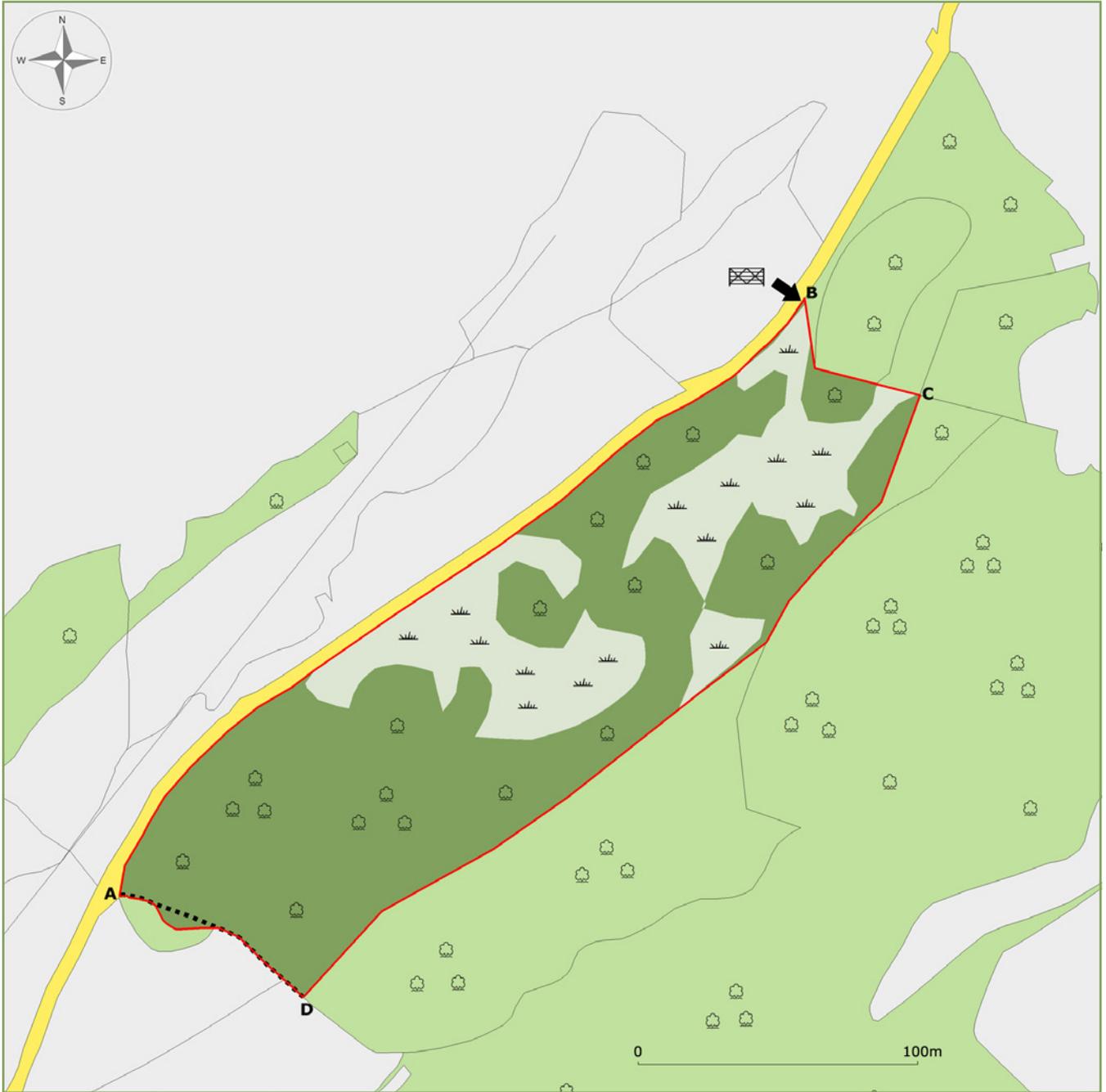
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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Grassland	
Minor Road	Public Foot Path	Broadleaf	
Unclassified Road	Public Byway	Conifer	
Railway	Path		
Water Course	Wall		