

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 Victoria

a substantial mixed woodland, totalling 31.81 acres in the heart of Snowdonia adjoining the town of Llanberis, with excellent access and stunning views. £99,250 (freehold)

A unique and expansive mixed woodland situated in an unrivalled position at the foot of Snowdon in the Snowdonia National Park, Gwynedd, North Wales. A diverse mix of mature conifer and native broadleaf trees offering a fantastic opportunity and investment with considerable potential.

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Coed Victoria, Llanberis, Gwynedd



Description

Coed Victoria is a wonderful diverse woodland with significant areas of mature larch and various blocks of semi-mature conifers. There are also recently planted and naturally regenerating areas of broadleaf species such as alder, birch, sycamore, ash and rowan. The woodland has excellent internal infrastructure, benefiting from a hard access road and a large parking/lorry turning area. A popular public footpath passes through the woodland, which eventually leads up Snowdon.

Accessed from the North, this lower lying and fertile area of woodland has mostly young, well-established native broadleaf trees and raised outcrops with maturing Norway spruce. A pleasant stream runs parallel to the access road. Continuing southward is a large stoned turning area, where the ground inclines upwards and mature Japanese larch grow, planted in 1955. These widely spaced trees are reaching economic maturity and could be felled soon with the correct permissions. This wide spacing facilitates a diverse ground flora including an assortment of ferns, wood sorrel and foxgloves. And also the occasional naturally regenerated broadleaf such as birch or hazel.

The footpath initially follows the access road, and then winds upwards and to the west crossing a fast flowing stream. Here openings in the canopy offer stunning views to the north. The northeast of the wood is mainly young broadleaf with some pine and open areas. The footpath eventually leads out of Coed Victoria through an additional access point, passing through two access gates to a narrow road that is a very popular route for walkers going up Snowdon.

Situated in such a unique and wonderful setting this large wood offers excellent potential to any future owner with opportunities in areas such as tourism, recreational activities and conservation. The mature

larch has significant value in terms of timber, and the younger areas would benefit from thinning. Clearly Coed Victoria offers an exceptional prospect for any aspirational woodland owner or investor.

Directions & Access

From the town of Llanberis head east on the A4086. Just past the mini roundabout on the edge of the town you will see our For Sale sign on your right, opposite the Victoria Hotel. Please park in the gateway and climb the stile at the side of the gate.

Locators

OS Landranger Series Sheet No: 115.
Ordnance Survey Grid References:
- Roadside gate: SH 584 595.
- Centre of wood: SH 583 593.
Nearest postcode: LL55 4TY.

Boundaries

The northern boundary is the stone wall.
The eastern boundary is indicated by the agricultural fence next to the forest road to the north and the centre of the stream to the south, a short section between is indicated by wooden posts marked with orange paint.
The southern boundary is indicated by the stone wall and the fence to the east.
The western and north western boundary is indicated by fence.

Sporting Rights

The woodland comes with full sporting rights with the exception of fishing in the "river". There is no river in the property, so this reservation has no effect.

Mineral Rights

The mineral rights are excluded from the sale.

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Rights of Way

A right of way is reserved along the access road (point **A** on the plan below) to the central loading bay (point **B**) for the woodland ahead. A shared maintenance clause covers this right of way.

A public footpath runs through the woodland.

Fencing Liabilities

We are aware of no fencing liabilities.

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. 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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