

Coed Euryn Conwy

A mixed, mature woodland with fine views and close to the walled town of Conwy in the north-west corner of Wales.

Although close to the busy A55 the top of the woodland offers quieter areas to enjoy.

Details

Price: £29,000 Leasehold

Location: Mochdre, Colwyn Bay, Conwy

Size: 2¾ acres for sale

OS Landranger: OS No 116

Grid ref: SH 833 783

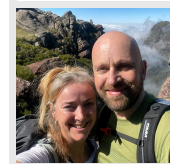
Nearest post code: LL28 5AB

Local manager

Ash Charlwood and Helen Iles

07901 718474 or 07817 761125

ashandhelen@woodlands.co.uk



Description

Coed Euryn is a mixed woodland on steep ground located up in the top corner of north-west Wales between the towns of Mochdre and Colwyn Bay. It is named after Bryn Euryn, the hill on the opposite side of the A55. Also very close by is the walled castle town of Conwy, the victorian town of Llandudno and the Great Orme local nature reserve that is also a Special Area of Conservation.

The woodland has both dense and more open areas and the ground is thickly carpeted with ivy in many places. The ground is steeply sloping but from the higher parts of the woodland there are some beautiful views of the mountains to the west and over Colwyn Bay and out to sea to the east. The woodland is bordered by other private woodland to the east and open fields at the top of the hill to the south.

Access to Coed Euryn is directly from the A547, also known as Conwy Road, and onto a public footpath immediately to the east of the woodland. The footpath starts with some stone steps from the road and then continues up the hill and exits the southern boundary of the wood. A path leading to Coed Euryn starts near the steps, and runs parallel along the main road to the west. The entrance to Coed Euryn is at the end of this cut path along from Coed Castell.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

There are a variety of mature trees within the woodland - broadleaf dominate with a few large well established Fir trees. Laurel and holly offer evergreen coverage. The tree species in Coed Euryn include many mature specimens of scots pine, lots of sycamore, oak and some very productive fruiting holly trees.

Wildlife

There is a variety of wildlife in the woodland despite being close to a busy road. The most obvious being the Badger setts. Birdlife is also varied, birds of prey making use of the neighbouring meadowland can be heard overhead.

Bats are a feature too, with a roost within the quarry.

Features

The established woodland is in itself a feature. Natural glades break up some dense areas of vegetation. Many badger runs offer ways through the woodland if you're as nimble as a badger.

Access, tracks and footpaths

Access into the woodland is on foot only. A short flight of steps climbs on a public footpath that borders the eastern side of the mother wood. From the public right of way there is a right of access through this woodland to the entrance of Coed Euryn. There are no particularly well established tracks within the wood, our badger friends really being the only ones making visible tracks.

Rights and covenants

The woodland is leasehold, with the freehold being owned by Conwy County Borough Council. It is a 999 year lease with 987 years still to run. The annual ground rent is fixed at just 40 pence a year.

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Local area and history

Coed Euryn is situated close to the famous [Welsh Mountain Zoo](#), 37 acres lush mountain home to over 100 species of animals, the gorgeous Victorian town of Llandudno and the bustling Conwy Marina.

Mochdre, the neighbouring village is mentioned in the historic welsh book, The Mabinogion.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

The woodland is between Mochdre and Colwyn Bay in north Wales and can be accessed from either town. If approaching from the

east take the A55 and turn off at junction 20 for Colwyn Bay. Head towards Mochdre on the A547 and shortly you will see our 'for sale' board on the left. Park here and then follow the public footpath up the hill.

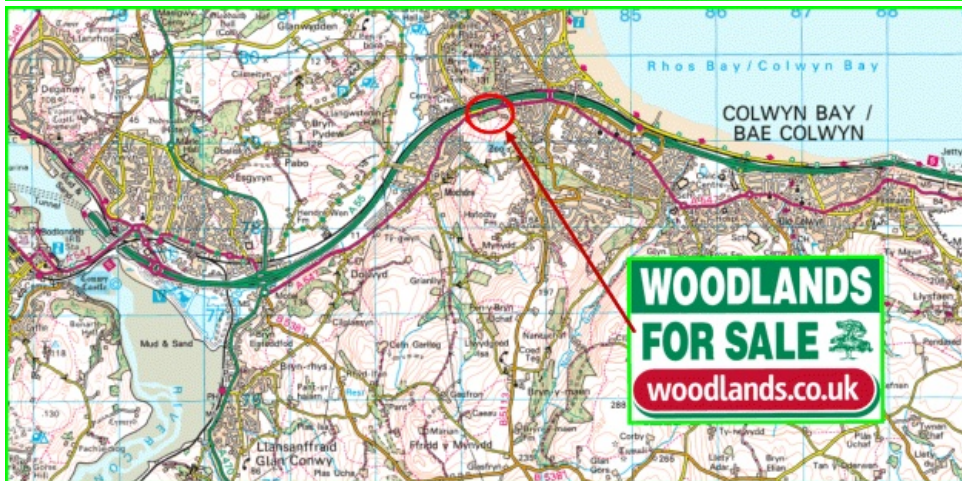
If approaching from the west take the A55 and turn off at junction 19 for the A470. Go right at the roundabout towards Betws y Coed. Go immediately left at the next roundabout towards Mochdre. Continue through Mochdre and you will see our 'for sale' board on the right. Park here and follow the public footpath up to the wood.

At the top of the stone steps, turn right up some earth steps. The entrance to Coed Euryn is approximately 75m along the wood in a westerly direction parallel to the wall top.

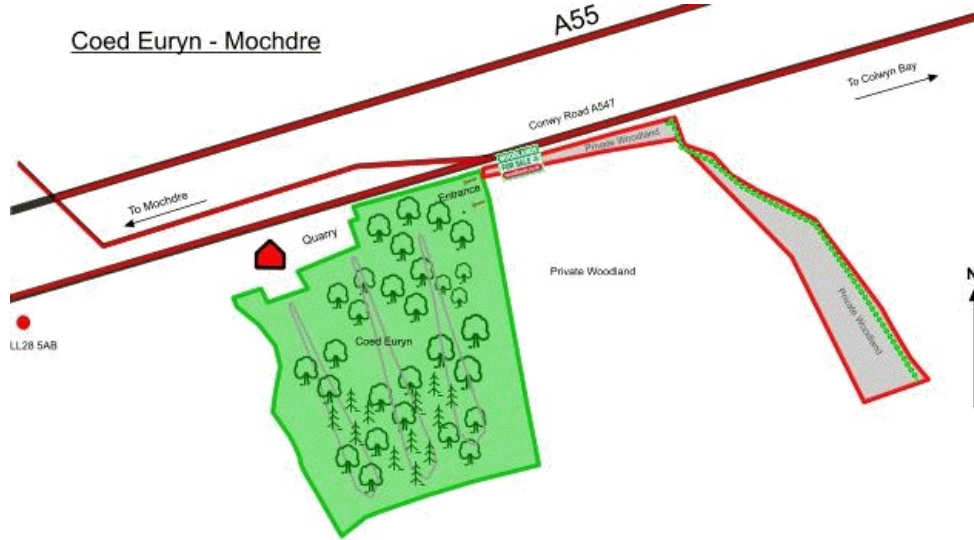
Boundaries:

Coed Eurny is marked with green boundary markings.

The south and west boundaries run along the perimeter fence. The northern boundary is the stone wall adjacent to the road, but then cuts around the property adjacent to the quarry. The eastern boundary climbs from the bus stop to a large sycamore - there are markings on trees and a single post (jointly marked in blue) close to a fallen tree.



Coed Eurn - Mochdre



Map Legend	
<p>Roads and Public Highways</p>	<p>Coed Eurn</p>
<p>Tracks etc with rights of way for the wood</p>	<p>Wooden or metal gates</p>
<p>Other private woodland tracks</p>	<p>Ride stops</p>
<p>Public Footpath</p>	<p>Trees, broadleaves</p>
<p>Railway</p>	<p>conifers</p>
<p>Slope</p>	<p>coppice</p>
<p>House or cottage</p>	<p>Clearings, grasslands</p>
<p>GPS/Satnav, map location of nearest postcode</p>	<p>Hedge</p>
	<p>Wetland, rushes</p>
	<p>'For Sale' sign location</p>

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.