



Coed Castell (Castle Wood) Conwy

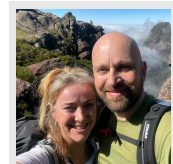
A mixed woodland with fine views and close to the walled town of Conwy in the north-west corner of Wales.

Details

Price: £29,000 Leasehold
Location: Mochdre, Colwyn Bay, Conwy
Size: 3 ¼ acres for sale
OS Landranger: OS No 116
Grid ref: SH 833 793
Nearest post code: LL28 5AB

Local manager

Ash Charlwood and Helen Iles
07901 718474
ashandhelen@woodlands.co.uk



Description

Coed Castell or Castle Wood 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. 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 tree species in Coed Castell include many mature specimens of scots pine, lots of sycamore, oak and some very productive fruiting holly trees. 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 the Coed Castell 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 a steep path and along the boundary of Coed Castell. Access into the woodland can be made at various points along this path.

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.

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.

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 denser woodland.

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. 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 Castell 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

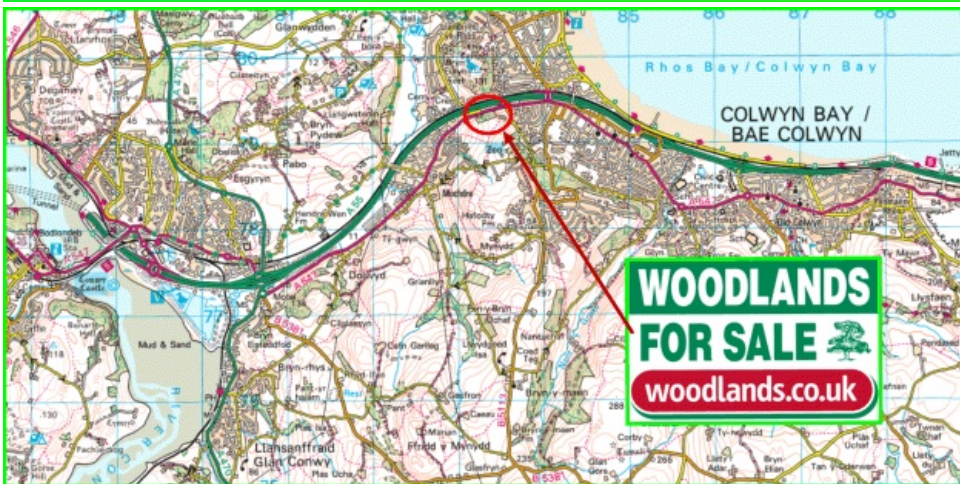
The woodland is between Mochdre and Colwyn Bay in north Wales and can be accessed from either town. If approaching from the east take the A55 and turn off at junction 20 for Colwyn Bay. Head towards Mochdre on the A547 and shortly you will see our 'for sale' board on the left. Park here and then follow the public footpath up the hill.

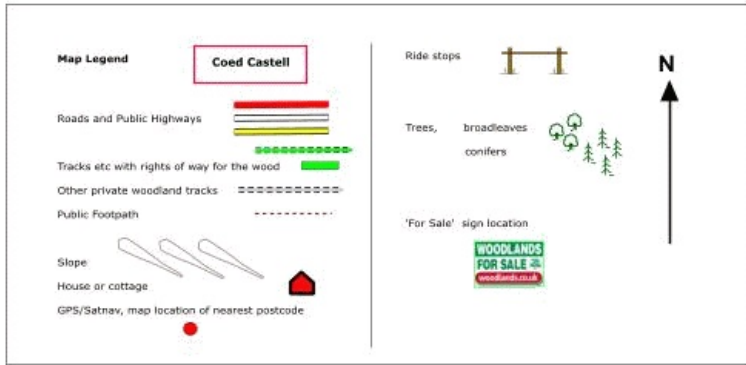
If approaching from the west take the A55 and turn off at junction 19 for the A470. Go right at the roundabout towards Betws y Coed. Go immediately left at the next roundabout towards Mochdre. Continue through Mochdre and you will see our 'for sale' board on the right. Park here and follow the public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

At the top of the stone steps, turn right up some earth steps to access the entrance to the wood.

Boundaries:

The north boundary parallels a stone wall approximately 5m back. The eastern boundary roughly parallels the edge of a public footpath, meeting the southern boundary around 30m from the corner gate. The southern boundary adjoins farmland and is well fenced. The west boundary runs almost directly from south to north, from a sycamore tree to the bus stop on the main road ending close to our for sale board and the entrance to Coed Euryn. All boundaries are marked indicatively with blue paint on trees and posts.





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.