

Coed Cilgwyn - Cilgwyn Wood, Powys - Almost 5¼ acres, £45,000



Coed Cilgwyn is a very private and secluded woodland situated on the side of a valley two miles from the village of [Berriew](#), on the beautiful [Montgomery Canal](#), where an aqueduct takes the canal over the river Rhiw. The River Severn, and the [Dolydd Hafren](#) Nature Reserve, are just the other side of Berriew. Montgomery, Welshpool and Newtown are nearby for local amenities.

The majority of the trees growing here are oak, sweet chestnut, rowan, beech, ash and lots of [hazel coppice](#).

The entrance to Coed Cilgwyn is marked by a rustic ride stop which is made from timber from within the woodland. Immediately beyond the ride stop is a track that leads to the top of the wood where there is a level clearing with a bench. This clearing would be well suited to use as a base for woodland activities and camping whilst visiting the wood.

From the clearing there is a path that meanders through many hazel coppice stands and veteran oak and ash trees; there is also little ground vegetation which encourages exploration around the wood.

During the spring the woodland floor is carpeted with snowdrops and bluebells and in the autumn there is an abundance of acorns and sweet chestnuts which could be cultivated and planted in other parts of the wood to further encourage the biodiversity. [Wood anemone](#) is also very common which is an indicator of ancient woodland, although Coed Cilgwyn is not officially classed as such.

There is a good stoned track leading to Coed Cilgwyn. When visiting the wood you will most likely find lots of pheasant running up and down the track; other species that have been seen and heard include red kite, buzzard, woodpecker and many song birds.

Near the main entrance to the woodland there is plenty of space to park a vehicle and the clearing is a short walk up the track.

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.

Price: £45,000 Freehold

Location: Berriew, Welshpool, Powys

Size: Almost 5¼ acres for sale

Local manager

Jon Snape

07826 788 421

jon@woodlands.co.uk



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.

Location

OS Landranger: OS No 216

Grid ref: SJ 155 015

Nearest post code: SY21 8QY

Directions

Nearest Postcode for SATNAV SY218QY

From the A483 take the B4380 towards Berriew.

Once past Berriew continue for one mile and take the left turning signposted Felindre.

Continue along this road and after you have crossed the bridge continue up the hill.

At the top of the hill, just before a bungalow, you will pass our 'Woodlands For Sale' sign on the right hand side.

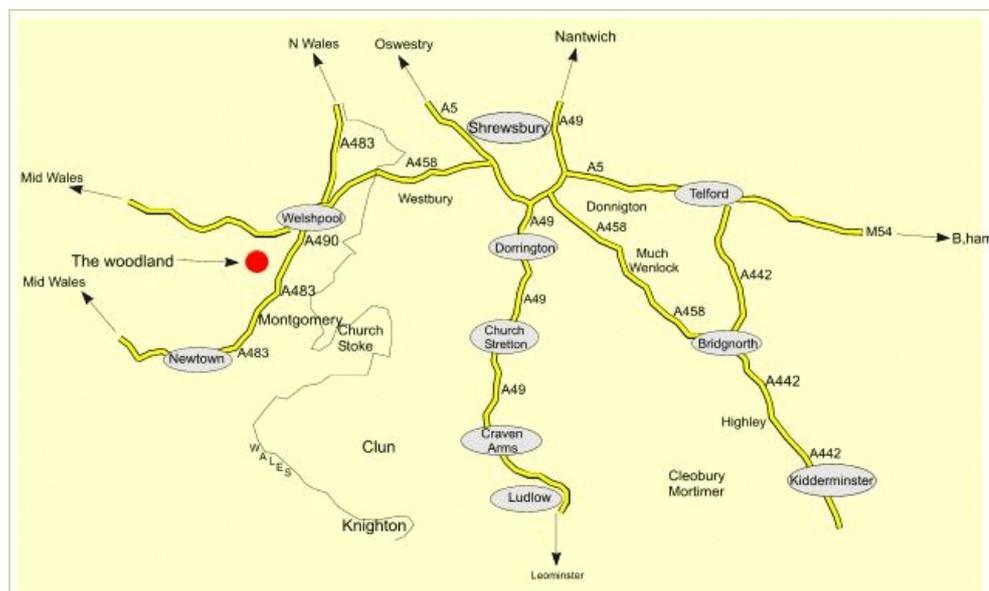
Turn right here and continue up the drive until you see a wooden gate with another 'Woodlands For Sale' sign.

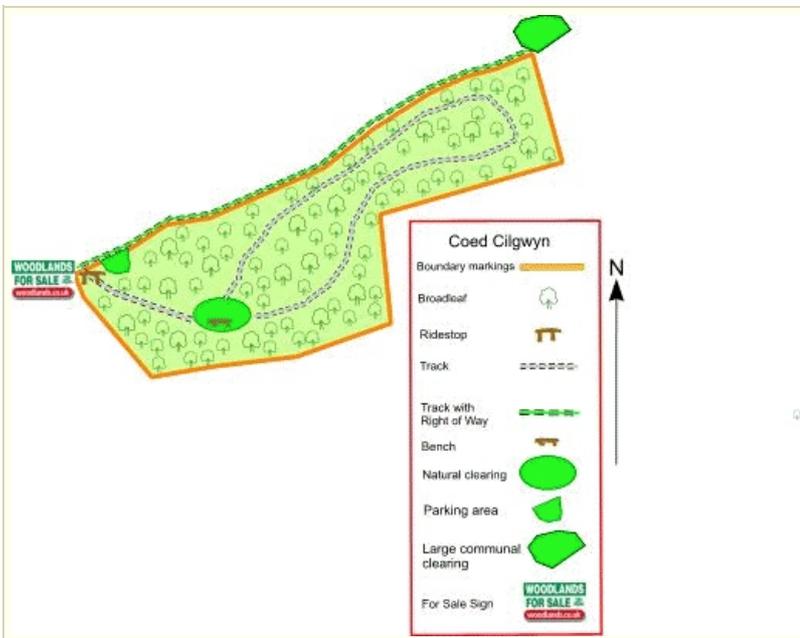
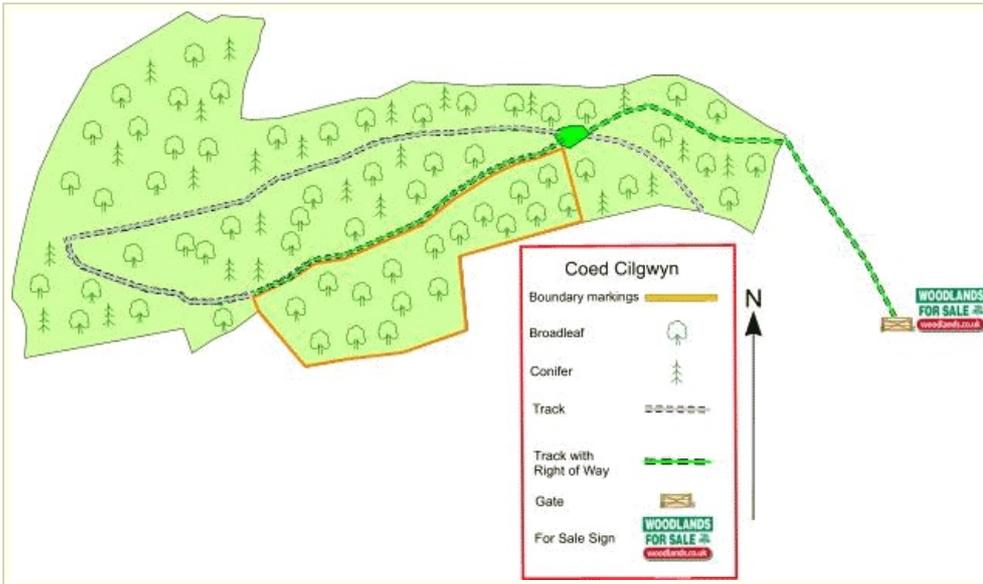
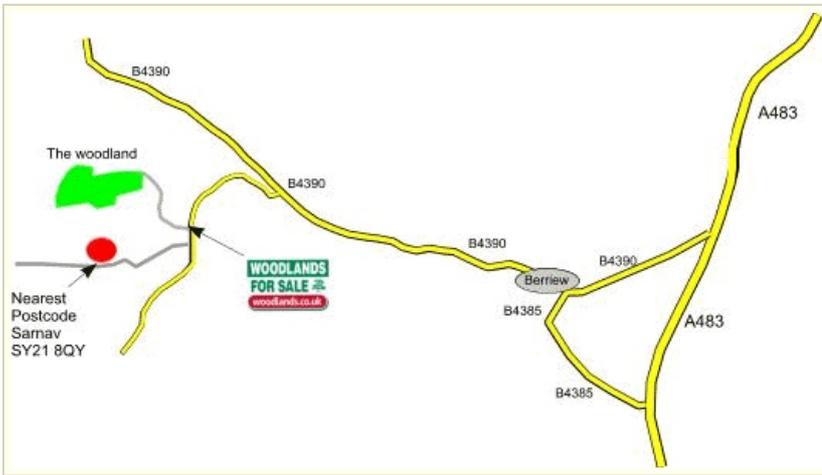
Please park to the side of the gate without blocking the track and continue along the track on foot.

Once you are at a large level clearing there is track to the right going up a steep track. At the summit of the track the entrance to Coed Cilgwyn can be seen on the left of the track.

Boundaries:

All boundaries are marked indicatively in Orange.





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.