



Coed Dwynant (Dwynant Wood) Gwynedd

A diverse mature broadleaf woodland that borders the River Dwynant, near the Mawddach estuary and close to the seaside town of Barmouth.

Details

Price: £39,000 Freehold

Location: Cutiau, Barmouth, Gwynedd

Size: Almost 5 acres for sale

OS Landranger: OS No 124

Grid ref: SH 636 182

Nearest post code: LL42 1DZ

Local manager

Jon Snape

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Description

Coed Dwynant consists of predominantly broadleaf trees with a variety of different species. It is unclear to what extent in the past, in the 1800s through to the 1960s, some areas of this woodland, and the surrounding area, had been utilised as [wood pasture](#). However, these areas of land have now reverted back to woodland, with the exception that Coed Dwynant still has some natural open clearings. There are old dry stone walls and nearby sheep pens which provide a cultural insight as to how farming was carried out in the past.

There are many different species of trees growing in this woodland, including oak, ash, silver birch, hazel, rowan, sycamore and holly. In some areas there are thick and very dense understories of hazel, holly and ash. During the months of April and May, carpets of bluebells can be seen, and along with this is a mix of different types of bracken, ferns and, during the winter, a variety of fungi.

Starting from the road, a track leads to the wood, and provides good access.

There is a path into the woodland that leads down through the wood to the river Dwynant and the bottom of the valley. On the descent through the wood there are some interesting level areas that form natural clearings. These clearings provide a new owner with the opportunity to clear the undergrowth and create a blank canvas for creating areas for planting new tree species, [forest gardens](#), wild flower meadows or a secluded flat area for recreational use or base for woodland activities.

This woodland is south easterly facing so during the summer months receives lots of sunshine.

The woodland is particularly enjoyed by the wildlife inhabiting the area. Some of the known wildlife includes various birds such as owl, buzzard, green woodpecker, jay, woodcock, wood warbler and treecreeper. However, there is also the potential for other wildlife to be discovered as the woodland is explored.

At the very bottom of the wood the boundary is formed by the river Dwynant which is a fast flowing river going through the valley to join the Mawddach Estuary. On the rivers edge there is an old retaining stone wall protecting the riverbank and a secluded large flat area which is ideal for enjoying the sight and sounds of the river. One very satisfying and rewarding project could be to create some [woodland/forest steps](#) dug into the slope leading to the river to create easier access to the rivers edge.

The coastal town of [Barmouth](#) is fairly nearby which means that there are tourist attractions and amenities available.

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.

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

Nearest postcode for Satnav LL42 1DZ BUT NOTE: do not take the last turning directed by the satnav (see our map)

Take the A496 turning from the A470 near Dolgellau.

Continue along the A496 for approximately 6 miles until you reach the village of Cutiau.

Take the right hand turning signposted for the 'Glandwr' B&B (photo 16)

Continue up the hill and along this road for ½ a mile where you will cross a bridge.

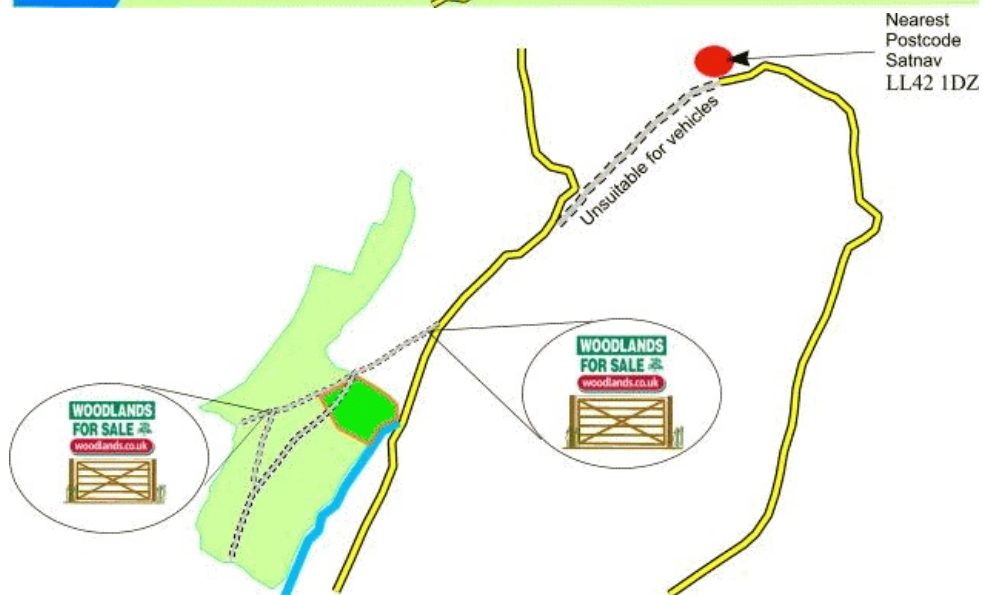
Shortly after the bridge there is a layby on the right where there is space to park.

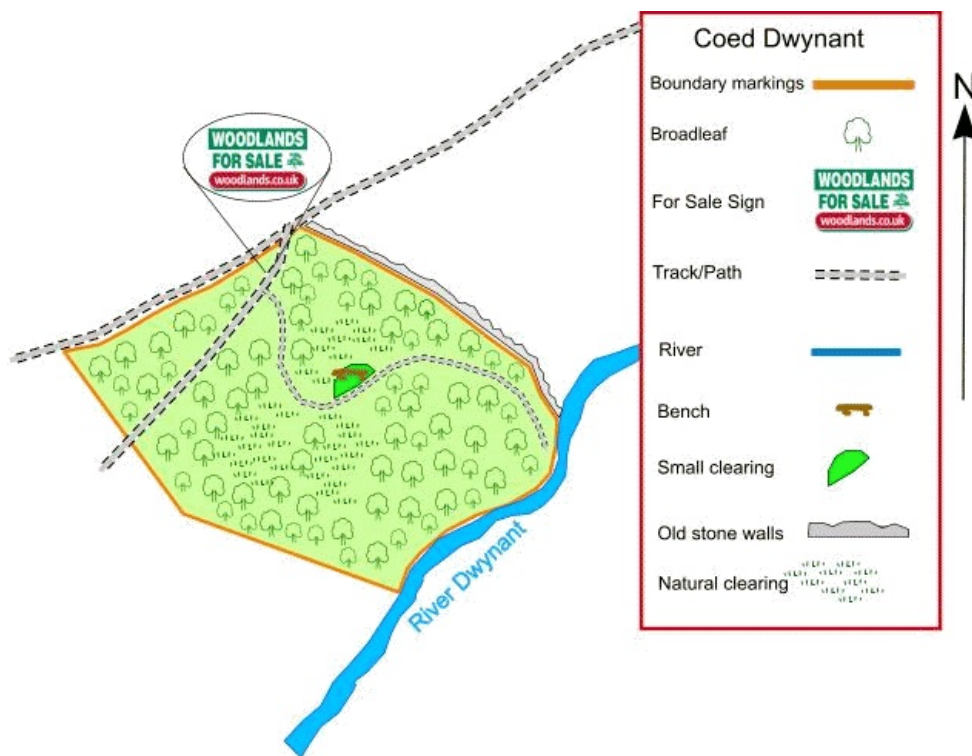
On the opposite side of the road there is a wooden gate with our 'Woodlands For Sale' sign, continue past the gate.

Continue along this track until you reach Coed Dwynant on the Left hand side 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.