



## Coed Llanfyllin

### Powys

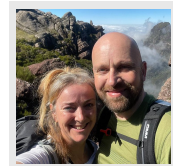
A mostly coniferous woodland in quiet rolling Welsh countryside, Coed Llanfyllin has a stream, glades of natural broadleaf and lots of potential.

#### Details

**Price:** £65,000 Freehold  
**Location:** Llanfyllin, Powys  
**Size:** About 4 ¾ acres for sale  
**OS Landranger:** OS No 239  
**Grid ref:** SJ 100 202  
**Nearest post code:** SY22 5HJ

#### Local manager

**Ash Charlwood and Helen Iles**  
07901 718474  
[ashandhelen@woodlands.co.uk](mailto:ashandhelen@woodlands.co.uk)



## Description

This has to be one of the quietest woodlands we have ever worked in. Located in rolling hills of Powys, the views are vast. Historically this commercial woodland was planted with Sitka Spruce and Douglas Fir which could now benefit from some thinning, potentially this woodland could provide a small commercial forestry income, or be managed for a quiet natural retreat from the wider world.

The entrance to the woodland is down a newly created track to a shared turning circle. There is a private area for car parking.

Within the woodland there is a hidden stream which runs down through a quiet ravine. This drops to the north, the western boundary is the centre of a rarely used footpath. To the east the woodland borders open farmland. Within this complex wood there are old forestry logging tracks and small flatter glades with ribbons of native broadleaf. The woodland is steep in parts, but with hidden flat openings which could offer space for an owner to pitch a tent perhaps?

\*\*\*Please note: From the visiting parking spot just off the main road, a newly created track leads from the metal gate to the wooden gate into the wider woodland. This track has recently been grassed and isn't ready to be driven on at this moment in time. We ask that you walk considerately to the woodland whilst it settles and hardens ready for vehicle access. The gate has a combination lock, the combination can be provided upon request, or there is a small stile to enter the woodland on the left hand side of the gate.

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.

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### Trees

The woodland benefits from highly fertile and well drained soil. It was originally planted with Sitka Spruce and Douglas Fir, some of which was blown over during recent storms. Woodlands.co.uk have cleared much of the windblow and taken the woodland back to a more windfirm edge.

The Spruce and Douglas are mature, and around the waterways and external boundaries there are also several areas of native broadleaves that follow the watercourses and provide edge protection to the coniferous areas within the wood. These could be allowed to manage themselves and be retained long term. They could also be allowed to seed naturally regenerating the areas to provide firewood and a haven for wildlife and native plants was the objective of a new owner.

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### Wildlife

Coed Llanfyllin is full of birdlife, from Buzzards to Pheasants! Being such a quiet woodland you hear them all loudly!

There is also evidence of badgers and other small mammals, and while working there we saw the most gorgeous red fox which we think lives safely in the woodland somewhere.

We've also seen signs of deer. A nature web cam would be a fantastic asset here.

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### Features

Coed Llanfyllin is a mountain side wood, steep in parts with flatter forestry tracks and clearings hidden within it. There is a stream that runs through a small ravine.

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### Access, tracks and footpaths

To enter Coed Llanfyllin from the main road, there is a right of access across a field into the woodland. Pass through the main gate and down the newly created track. The entrance to Coed Llanfyllin is from the shared turning circle at the lower northern end of the track.

There is a public footpath which runs north, of which the centre is the western boundary. There are no other public areas in the woodland.

Within the woodland there are the remains of old logging tracks.

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### Rights and covenants

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### Activities

In nearby Welshpool is the magnificent 13th century Powys Castle, <https://www.nationaltrust.org.uk/visit/wales/powis-castle-and-garden>

Nearby is the Llanfyllin Workhouse which has regular exhibitions and events. <https://www.llanfyllinworkhouse.org.uk/>

There are a wealth of stunning walks in the area, some of which can be found here: <https://www.alltrails.com/en-gb/wales/powys/llanfyllin>

Lake Vyrnwy offers something for everyone: <https://www.lake-vyrnwy.com/>

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### Local area and history

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The nearest town Llanfyllin was an important market and trade centre, known for its tanneries, corn and woollen mills. Later, it served as a home for Napoleonic prisoners of war and developed into a significant industrial area with a large workhouse. The town's name derives from a 7th-century Celtic saint, St. Myllin.

Llanfyllin show website makes reference to Cefn Bran being the location for a horse race, possibly to celebrate a visit from King Charles 1st in 1645!

[https://llanfyllinshow.co.uk/wordpress/?page\\_id=98ref](https://llanfyllinshow.co.uk/wordpress/?page_id=98ref)

Places to stay nearby include:

Cain Valley Hotel, The Old New Inn, Foel Ortho Farmhouse.

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### How to find this woodland

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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.

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### Directions

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Access to the entrance to the Mother Wood:

Park here: <https://maps.app.goo.gl/WTVVKCnuD1rwTu847>

reshaping.leaflet.puffed

Travel to Llanfyllin

A490 west to wards New Mills

Take the turn on the left just after the B4393 and follow a small track for 1.8 miles (2.92km) rising above the valley floor into open farm land.

The woodland is to the north, the large Woodlands.co.uk sign can be seen from the track. Parking is by the metal barred gate just off the track.

Park here: <https://maps.app.goo.gl/WTVVKCnuD1rwTu847>

Please be considerate when parking, the farmer and other owners may wish to access the field and wood.

Access into the woodland is via the track downhill and through the wooden gate. Please close all gates after you.

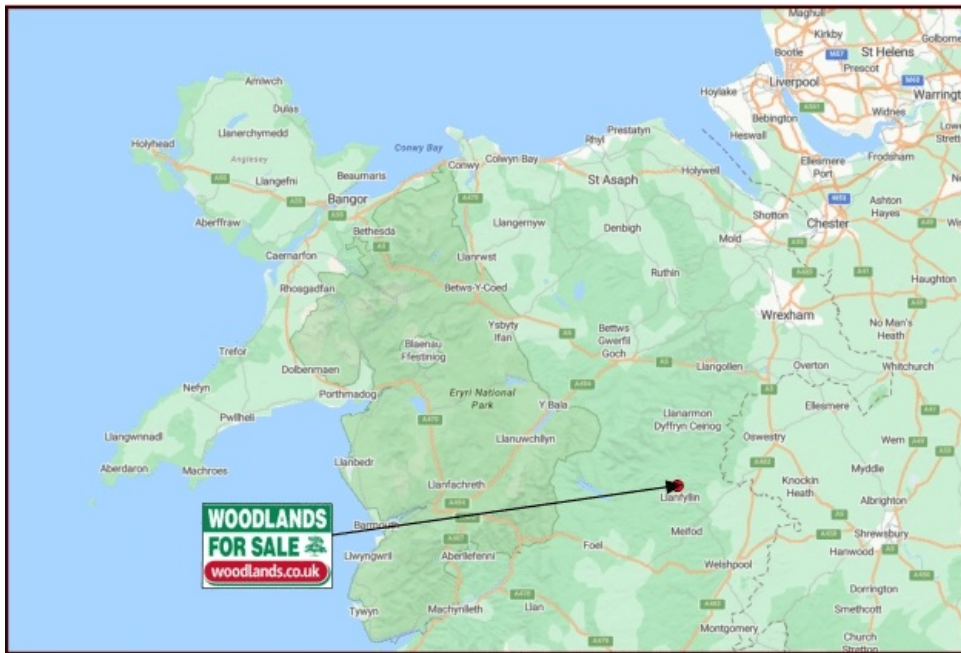
The woodland can be located via the wood maps.

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## Boundaries:

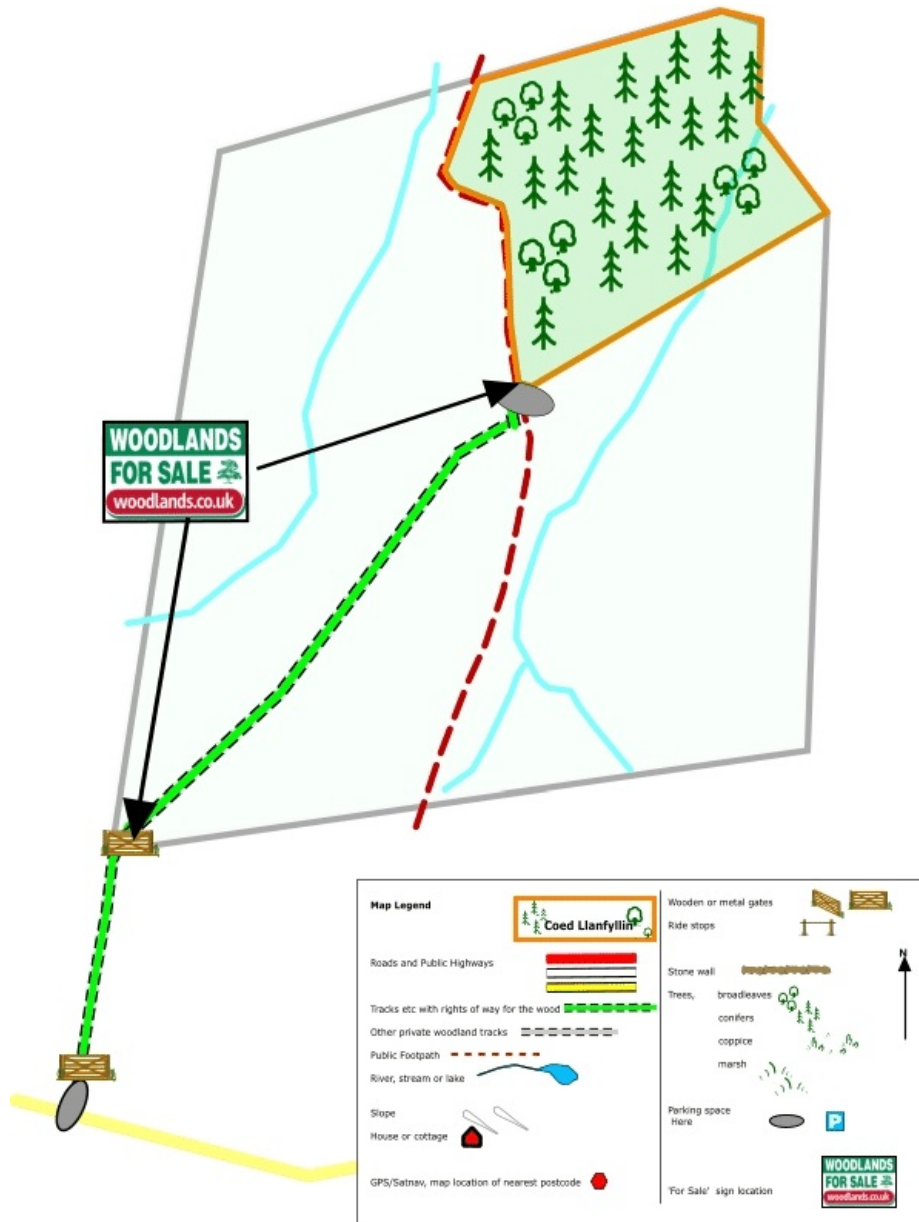
The boundaries are marked in orange.

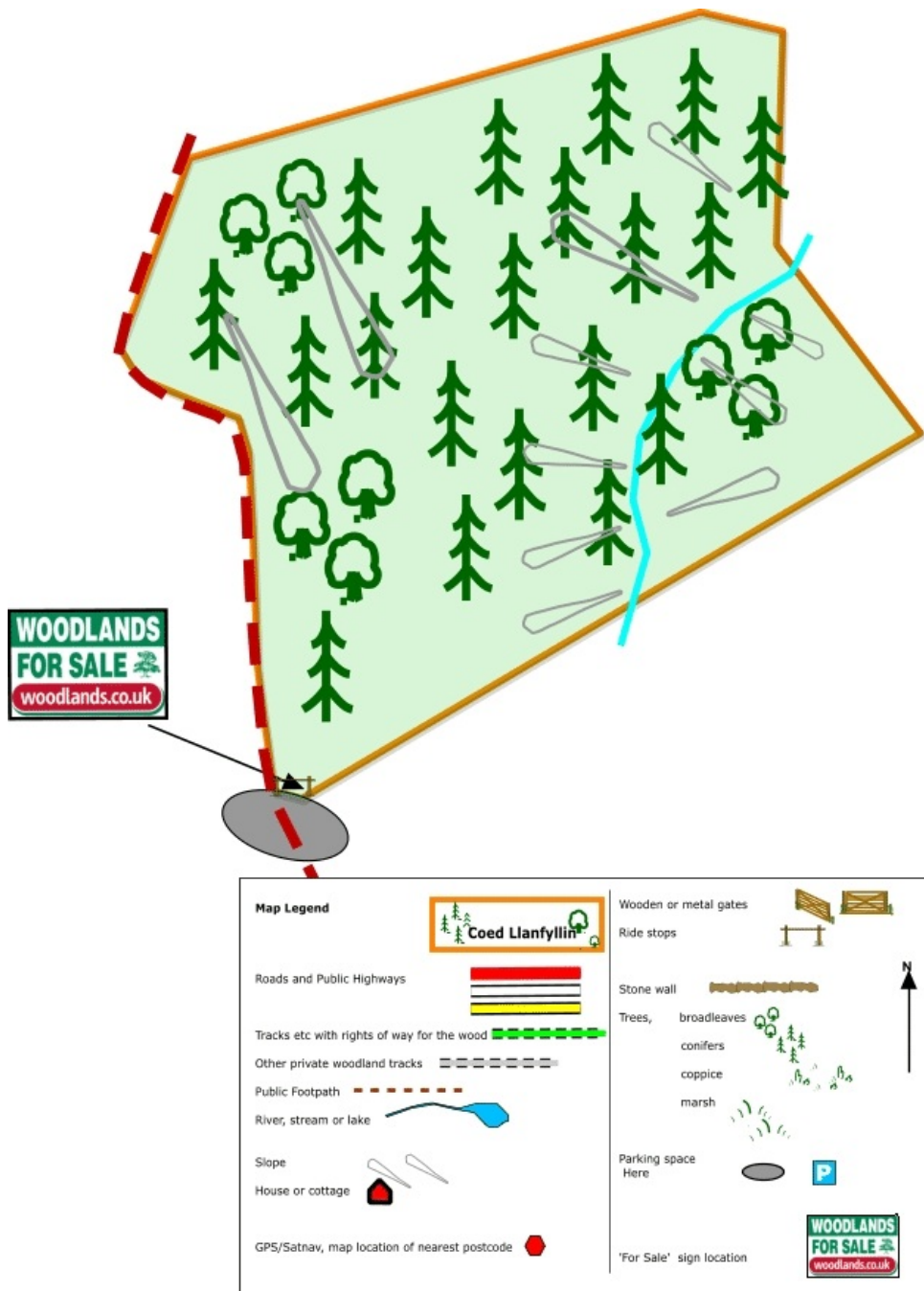


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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by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