



Coed Lleu Gwynedd

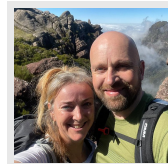
Coed Lleu offers the chance to own a bit of stunning woodland within South Snowdonia. It's a beautifully spaced mature woodland with a lovely mix of conifer and broadleaf trees, right in the very heart of Parc Genedlaethol Eryri.

Details

Price: £65,000 Freehold
Location: Trawsfynydd, Gwynedd
Size: Over 4 ½ acres for sale
OS Landranger: OS No 124
Grid ref: SH 707 390
Nearest post code: LL41 4RE

Local manager

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



Description
<p>The woodland is towards the top of a hill in between the ranges of the Rhinogydd, Moelwyn and Arenig mountains.</p> <p>It's a quiet spot close to the Tomen y Mur Roman amphitheatre as well as the long distance (160m) Sarn Helen roman road.</p> <p>Despite it's rural location, small shops and pubs in Trawsfynydd create a small community nearby, as well as easy access to Bala, Blaenau Ffestiniog and Porthmadog if you want slightly larger towns.</p> <p>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.</p>
Trees
<p>This diverse piece of land features a mix of well spaced broadleaf and conifer trees, such as Rowan, Ash, Larch, Willow, and Oak, showcasing the rich natural variety within its borders. The woodland has seen occasional management over time, which adds to its natural charm and ecological value.</p>
Wildlife
<p>Coed Lleu sits right in the heart of classic Welsh upland countryside, and it's buzzing with life! You'll often spot Buzzards and Red Kites soaring overhead, and within the woods themselves, there are plenty of smaller birds like blackbirds and sparrows flitting about.</p> <p>Down on the ground, you've got all sorts of small mammals scurrying around, like mice and shrews. Plus, those little streams winding through the property? They could easily be turned into amazing water habitats, perfect for all sorts of creatures.</p> <p>With a bit of careful planning and effort, this woodland could really become a fantastic haven for an even wider variety of wildlife.</p>
Features
<p>The woodland is predominantly flat with some open grassland spaces. The mature, and well spaced mix of trees makes moving around the woodland generally easy.</p> <p>Small streams and drainages move water around the site, and in general leave the ground well drained.</p> <p>The location in the centre of Eryri (Snowdonia) is enviable for any woodland, this location gives expansive views.</p>
Access, tracks and footpaths
<p>Coed Lleu purchasers will access via a gate into a car parking space. This is easily achievable with a normal family car.</p> <p>*** (We ask for visiting purposes please access via the public footpath on the southern boundary, see map and directions).</p> <p>There is a very quiet public footpath which weaves through the wood from the south to the north. There are no other public footpaths within the woodland.</p>
Rights and covenants
<p>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.</p>
Activities
<p>Situated in the heart of southern Eryri, Snowdonia Coed Lleu is close to many outdoor activities.</p> <p>Very close is Llyn Trawsfynydd Lake where there are fishing and boating activities.</p> <p>Within a few miles is Coed Y Brenin centre, famous for mountain biking, running, walking and nature.</p> <p>The mountains to the south west are the little visited but gorgeous Rhinogydd. From the tops there are the best views over the park.</p> <p>The nearest towns are Trawsfynydd and Dolgellau. Small traditional Welsh towns that have numerous live music events through the year. Check out Sessiwn Fawr for one.</p> <p>Cycling details can be found herehttp://www.trawslake.com/activities/cycling and details of local camping can be found here: https://www.pitchup.com/campsites/Wales/North-Wales/Gwynedd/Trawsfynydd/cae-gwyn-farm-and-nature-reserve/?TCID=PDS-71700000084655966</p>
Local area and history

Coed Lleu is situated next to historically important Tomen Y Mur Roman Amphitheatre (78 A.D.) and the Sarn Helen Roman Road. Details can be found here:

https://www.roman-britain.co.uk/places/tomen_y_mur/

The whole area is rich in ancient history, from Carreg Idris to Castell y Bere. Lots of details can be found on the Parc Eryri, Snowdonia National Park page here:

<https://eryri.gov.wales/discover/history-and-heritage/>

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

Directions Coed Lleu:

The wood is part of a larger wood just off the A470. The nearest address is Sychnant Road, LL41 4RE, Gwynedd.

From the **north** head for Blaenau Ffestiniog, then follow signs towards Trawsfynydd. At the junction of the A487 and A470 head south towards Dolgellau. After 250m (850ft) after a layby on your left, there is a white house. Turn left onto a small road which passes underneath a bridge (beware the 9ft height restriction*).

From the **south** head for Dolgellau, and then Trawsfynydd. Pass Trawsfynydd, then 4.5km (2.8 miles) on the right just between two laybys, there is a white house (it is opposite a green highway sign). Turn right here, under the railway bridge (beware the 9ft height restriction*). Once you've taken this turn under the bridge, follow the road for 1600m (1 mile). Access for purchasers is off a small track that leads into the woodlands. The Woodlands are on the right hand side of the track.

FOR VIEWING PLEASE NOTE:

For visiting we ask that you park at [52.932205, -3.922575](https://www.google.com/maps/place/52.932205,-3.922575), <https://maps.app.goo.gl/pTQxcHo1PMYmJVxg6>

and walk into the woodland via the stile by the large 'Woodlands For Sale' sign. See the photos and wood maps for more details.

Please be aware that all these tracks are used regularly, park with consideration of others.

This arrangement is in place as the farm beyond the woodland is private, and **turning in the farmyard (the only turning) IS NOT PERMITTED.**

*if you are restricted by height (9ft) there is another entrance from the north. The turning is off the Blaenau Road (A470). It is an unmarked turning, next to a pylon, there is a red triangular sign warning of a height restriction in 2 ½ miles. This is located at [https://maps.app.goo.gl/h44K436SedmZdiTo8](https://www.google.com/maps/place/52.932205,-3.922575). Once on this road, follow it for 600m then bear right. Follow this track for a further 2km. The woodland is next to the tall radio mast.

Please feel free to contact us if you have any questions.

Boundaries:

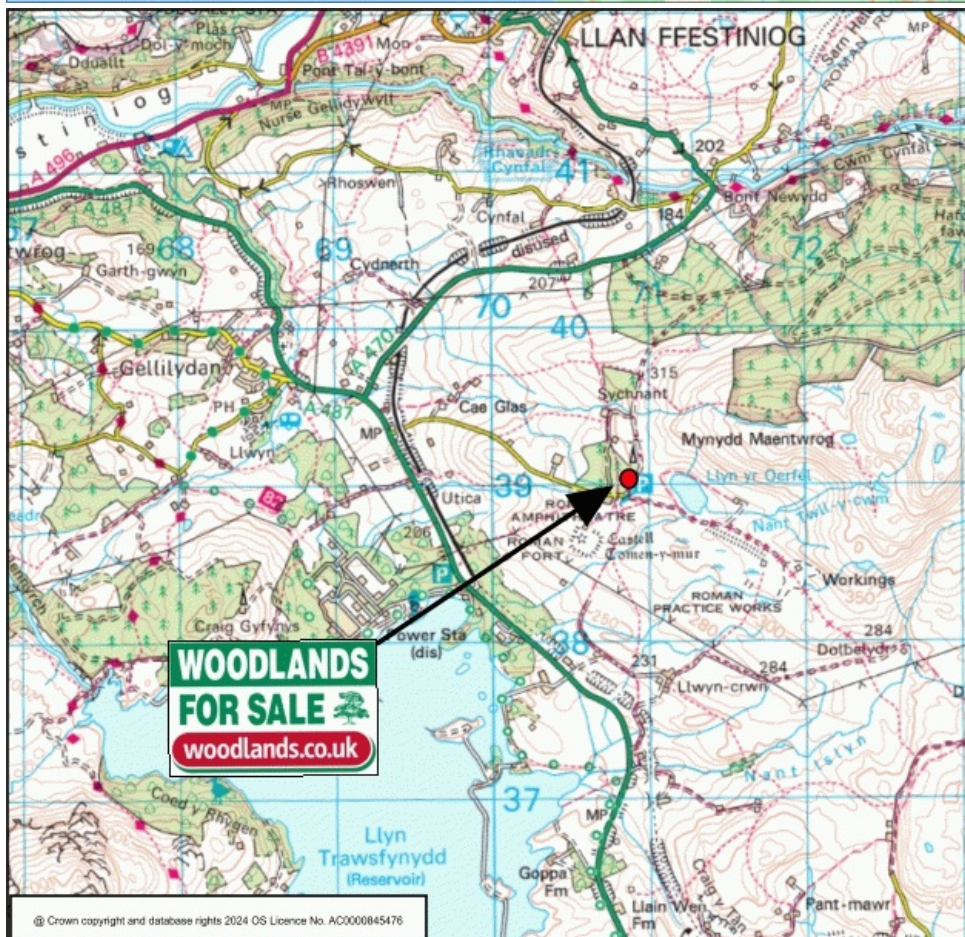
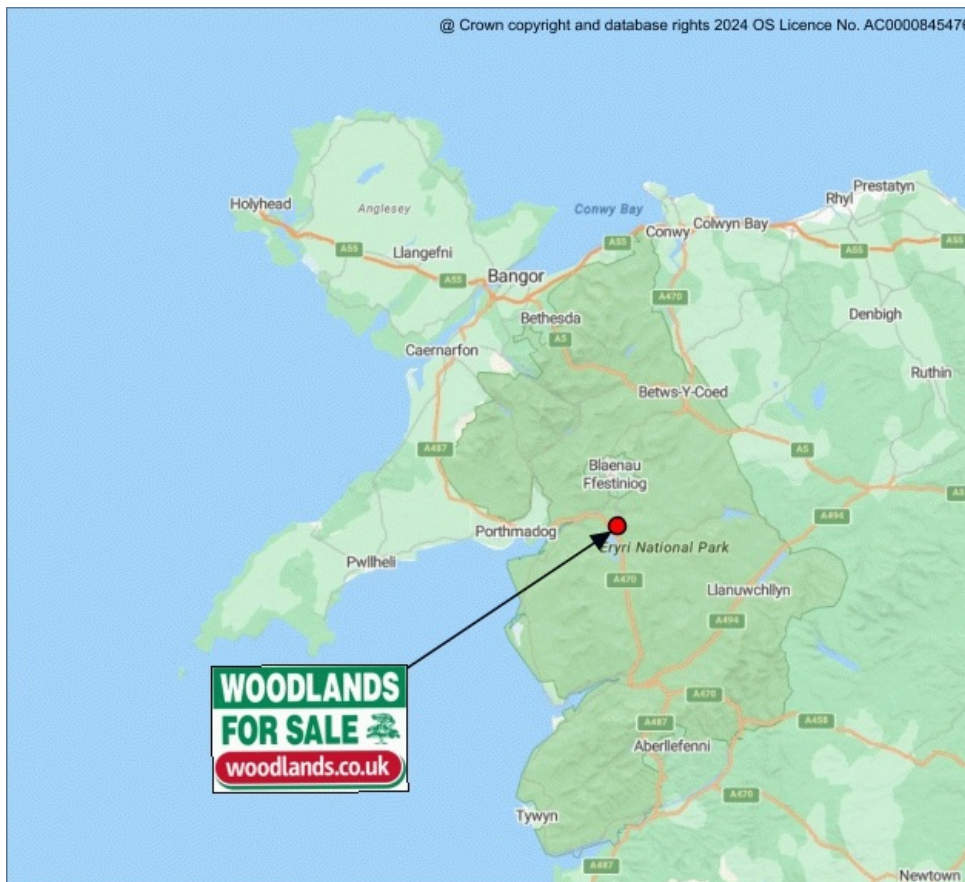
Boundaries are marked in red.

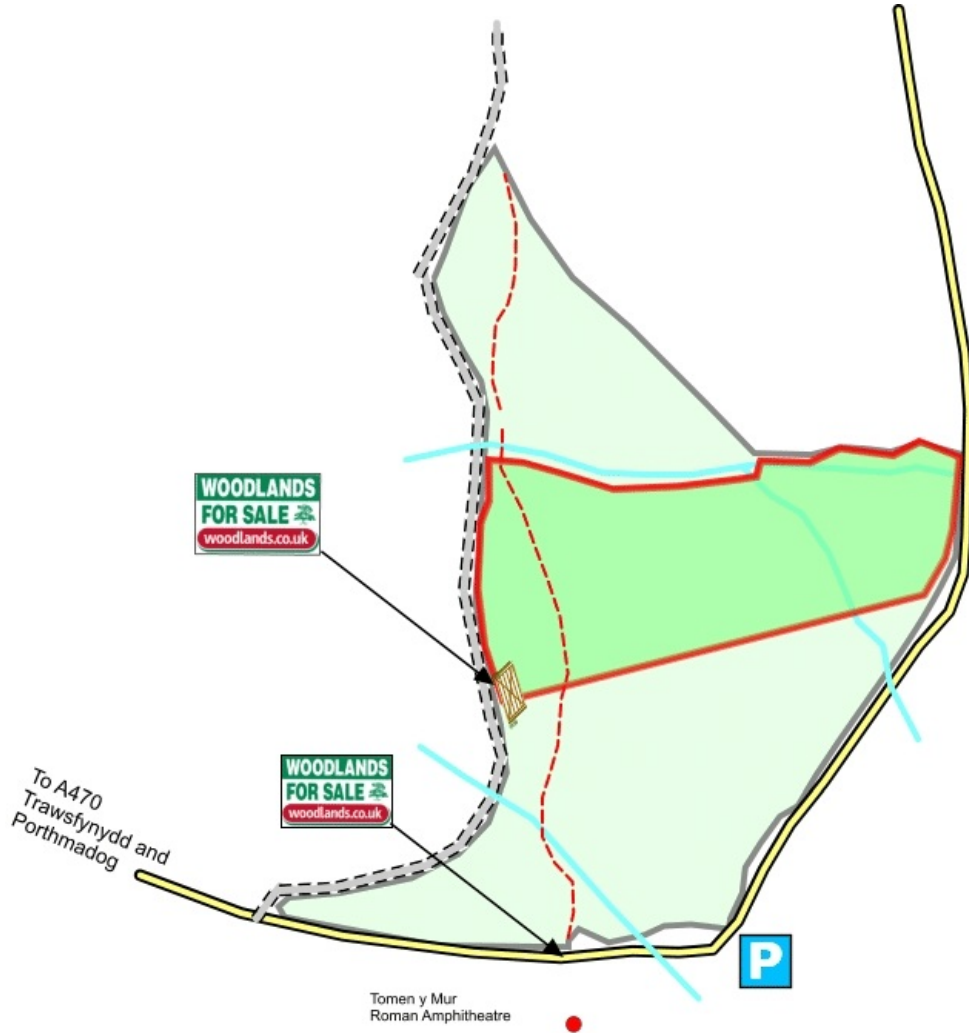
North boundary is marked with stakes on the shared boundary with Coed Sychnant.

Eastern boundary a fenceline.

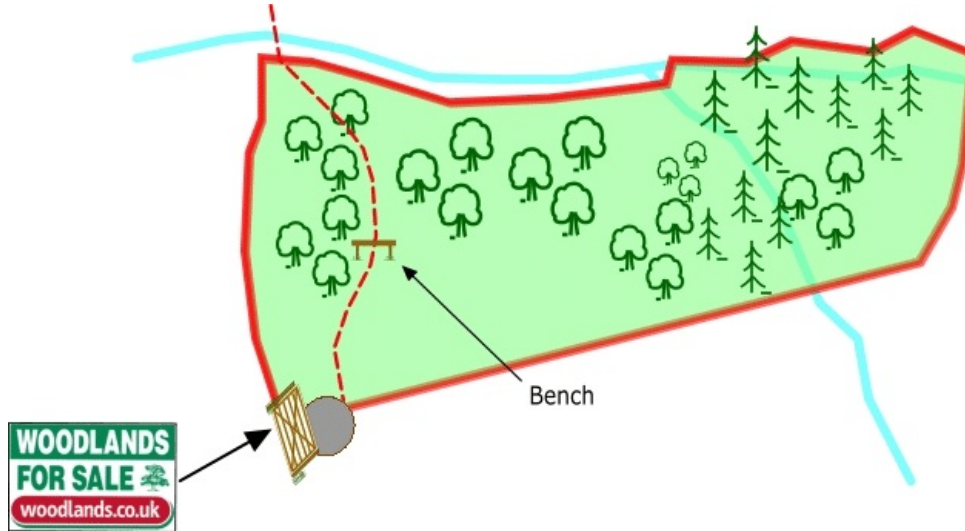
Southern boundary is a set of boundary poles running in a straight line between Ceod Lleu and Coed Sarn Helen.

Western Boundary runs alongside the track.





Map Legend	
Coed Lleu	Wooden or metal gates
Ride stops	Stone wall
Roads and Public Highways	Trees, broadleaves
Tracks etc with rights of way for the wood	conifers
Other private woodland tracks	meadow
Permissive and Public Footpaths	Clearing
Slope	Park Here
House or cottage	Shared turning circle
GPS/Satnav, map location of nearest postcode	'For Sale' sign location



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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.