Coed Llyn Y Gwaith

Ceredigion

A beautiful, remote upland lake in stunning surroundings with a slope of Sitka spruce, open grassland and access to common land. A rare gem with extensive amenity opportunities including fishing, wild swimming and boating.

Details

Price: £345,000 Freehold
Location: Llandewi Brefi, Lampeter, Ceredigion
Size: Over 26 ½ acres for sale
OS Landranger: OS No 146
Grid ref: SN 671 506
Nearest post code: SY25 6PF

Local manager

Richard Schofield
07517 705 223
rich@woodlands.co.uk

Description

From the very quiet mountain road, a long forestry track eventually brings you to a clear area with ample space to park a camper van or set up a tent on the northern bank of Llyn y Gwaith, nestled into the wooded and grassy slopes which rise up along the southern side of the lake. It feels a million miles from anywhere here, and it is indeed remote with only one or two dwellings in the surrounding area.

Llyn y Gwaith or 'Working Lake' was built in the early 19th C for the purpose of supplying water to mines further down the valley, with a dam constructed across its eastern end. The lake and dam are registered as a large raised reservoir under the Reservoirs Act. In 2010 the outflow channel was lowered and widened with a concrete sill and stepped stone gabion walls which resulted in a slight lowering and stabilisation of the lake, with a great reduction in the statutory volume of retained water. Natural Resources Wales (NRW) re-assessed the lake and dam in early 2017 and designated that due to this modification and reduction in water volume, there is no longer any need for the owner to appoint a supervising engineer, arrange annual inspections or a ten yearly panel engineer inspection.

Along its northern side, the lake is easily accessed, its pebbly shore sloping very gently into the cold, clear water. The lake is fed at its western end by small springs which have cut their way through the flat grassland. It is possible to walk across this grass land to access the southern side of the lake, but take care, the tussocks are large and the fissures are deep in places and the ground will become wetland after much rain. An easier route to the southern side is along the dam, an easy stroll, which then involves a scramble over the gabions at the end to get down to the southern edge of the lake. From there you come into the block of Sitka spruce, planted on land that climbs steeply up from the lakes edge, with a couple of small naturally level areas breaking up the slope. The woodland is boundaried on its eastern edge by a stone wall. On the woodlands western edge is a 4 acre area of grassland, equally steep although levelling off at the top, and fenced; the fence forming part of the western boundary.

Climbing all the way to the top the ground levels out and you are confronted with stupendous 360' views, as far as the eye can see - exhilarating! The land beyond the fenced southern boundary is common land, for which there are rights although these rights are, as yet, unexercised.

Trees

Douglas fir dotted along the lakes north western edge and an 11 acre block of mainly Sitka spruce along with other conifer on the lakes south eastern side.

Grasses, wildflowers, various mosses amongst lots of wild bilberry grow along the margins of the lake also dotted with one or two goat willow, hazel, oak and one or two self seeded conifer.

Wildlife

Brown trout in the lake, kites circling above. Llyn y Gwaith, the only large open water within 6 mile radius, attracts several species of wild fowl to its shallow, species rich margins.

The springs feeding the lake meander through temporal wet grassland, a hugely beneficial habitat for insect and bird life. Damsel flies, dragon flies flit about and a great quantity of spawn was seen in the springs in springtime.

Deer have been seen wandering through the woodland.

Features

Fabulous upland clean water lake!

Stunning 360' views out from the hilltop on the southern boundary.

Easy vehicle access.

Access, tracks and footpaths

No public footpaths or access to the lake or land.

Excellent stoned forestry track all the way from the minor road to the lakes edge.

Rights and covenants

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are reserved to the crown or a former owner.

Commons rights on the nearby hill common have not been exercised but have been applied for.

The usual covenant is not being placed on this land meaning a commercial fishery would be permitted, subject to planning

permission.

Activities

The 11 acre lake offers the opportunity for all manner of activities - swimming in the clean upland water, paddle boarding, bobbing about in a boat....fishing? There are native brown trout in the lake.

The block of Sitka has taken a battering from the storms late last year which opens up opportunities for replanting with native broadleaf, creating a legacy woodland for the future, as well as providing timber on site for constructing a shelter or shed for storage, or a good source of firewood.

Local area and history

The university town of Lampeter is only 5 miles to the west, with all amenities (and some great bakeries..) and it is only 20 or so miles to the the stunning Cardigan coast and lovely coastal villages like Aberaeron and New Quay.

There is ancient history locally too with much evidence of Roman settlements and activity in the area. Two of the roads leading from Ffarmers are defined as Roman roads. The remains of the large Roman settlement of Loventium are found either side of present day Pumsaint, along side the Dolaucothi Gold mines, worked in Roman times.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Coming from the A40, take the A482 at Llanwrda towards Lampeter. (From Llandovery it's a right turn. From Carmarthen it's a left turn)

Continue along the A482, through Pumsaint, and then take the right turning to Ffarmers. Continue along this road, through Ffarmers towards Llandewi Brefi. The road climbs steadily with forestry uphill on your left and far reaching views out to the right - you will pass one or two forestry tracks off to the left. Once the road bends round to the left, away from the views, levels out somewhat and enters forestry, keep your eyes out for a forestry track to the left, with a Tilhill sign and a small Woodlands for Sale sign.

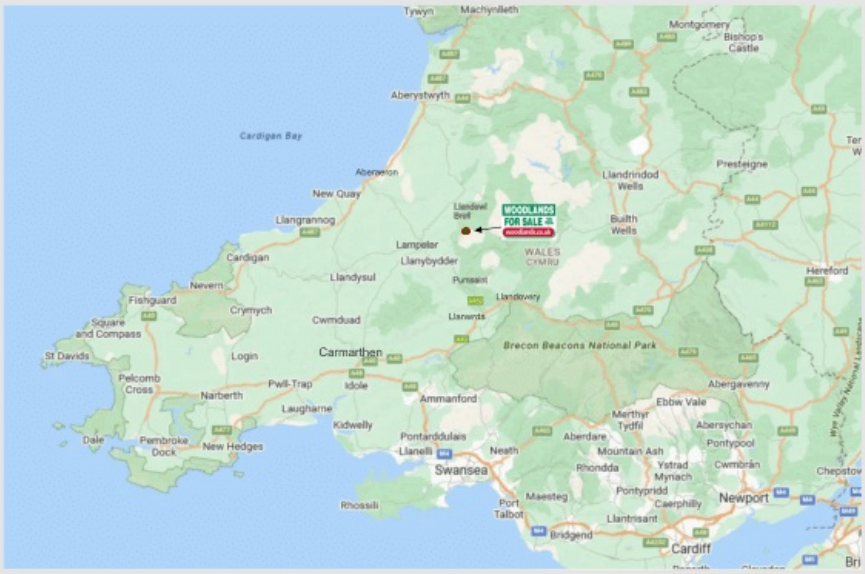
There is a locked forestry gate a short distance in from the road. Please park here without obstructing access and continue on foot. It is a long walk! If mobility is a problem, please contact Matt or Tamsin.

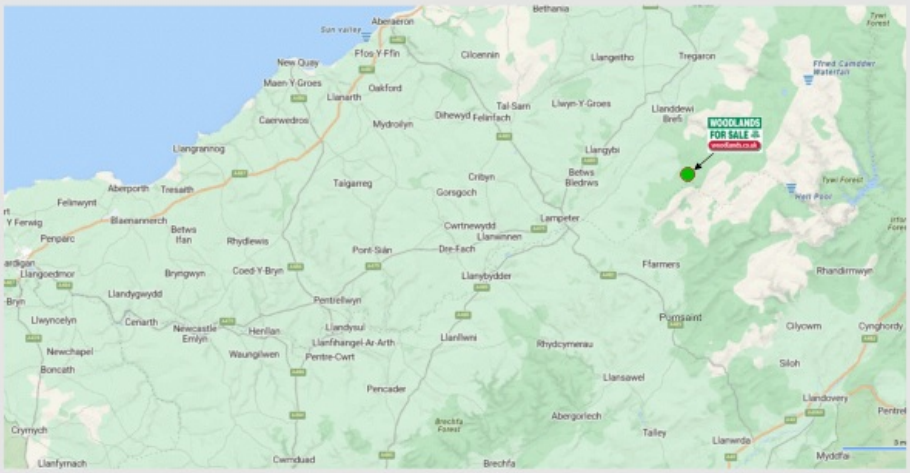
Google pin for main gate from public highway here

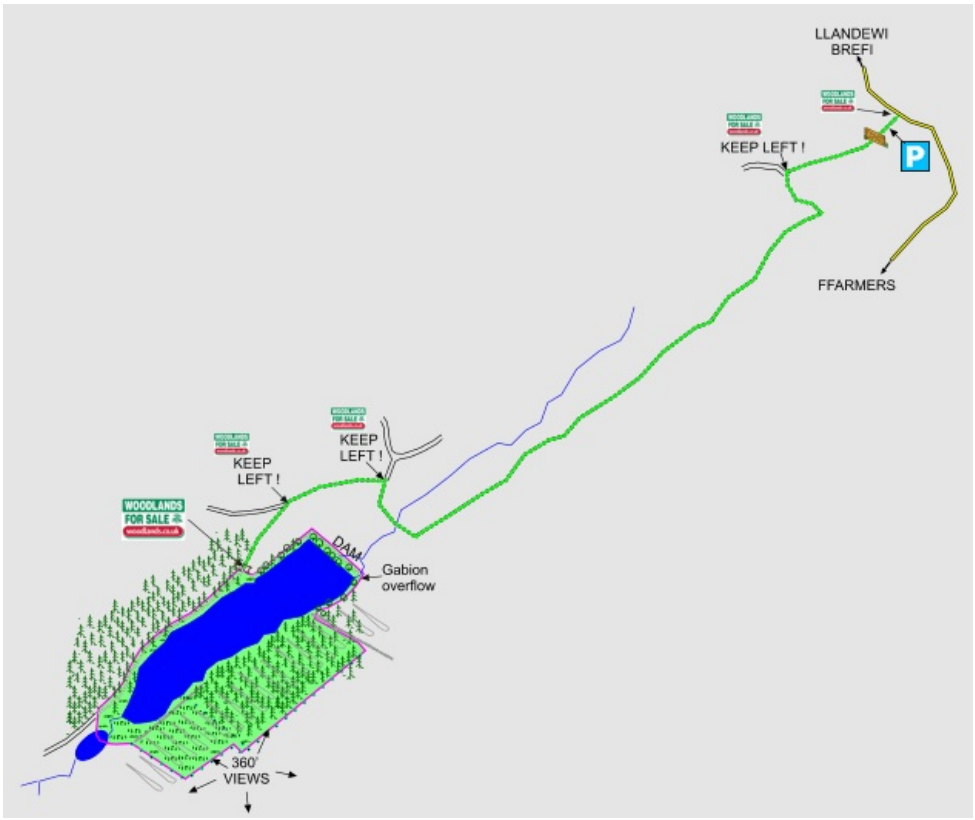
What3words : surpassed.anchors.coins

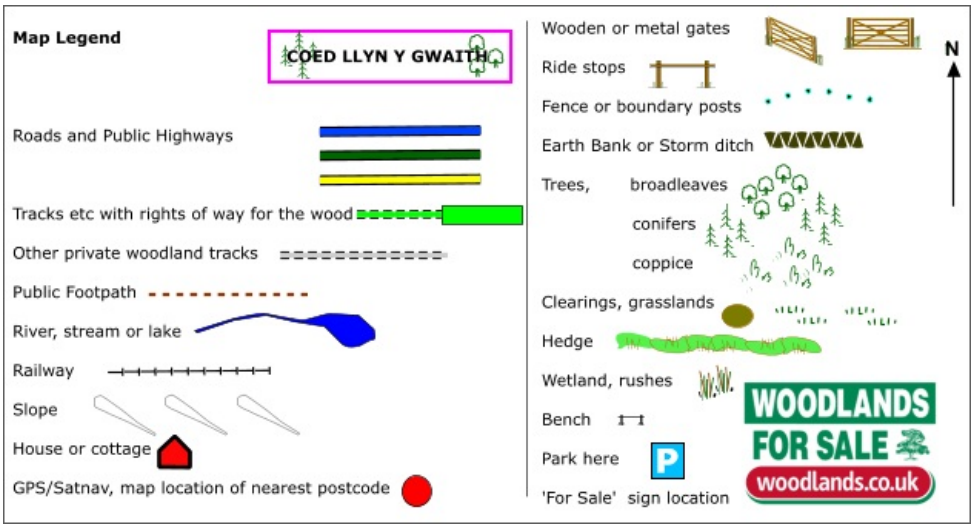
Boundaries:

The boundaries are marked in pink paint on wooden marker stakes, trees, and fence 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.