



Coed Sion Wyn Gwynedd

This is a rare opportunity to own a small ancient woodland in the heart of Parc Eryri, Snowdonia National Park. Overlooking the Dwyryd Estuary and Eryri mountains, Coed Sion Wyn is a rich bio-diverse treasure.

Details

Price: £65,000 Leasehold

Location: Llanfihangel-y-Traethau, Harlech, Gwynedd

Size: About 5 ½ acres for sale

OS Landranger: OS No 18

Grid ref: SH 608 337

Nearest post code: LL46 2UR

Local manager

Ash Charwood and Helen Iles

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Description

Coed Sion Wyn is an ancient woodland situated in the heart of Eryri, Snowdonia. The lower part is dense regrowth, whilst the upper part of the woodland is mature Oak, Sycamore, Yew and more.

The upper part boasts views across the Dwyrdd, Portmeirion, Ynys Gifan and across to Yr Wyddfa (Snowdon) and the Moelwynion. Currently (spring 2026) the bluebells are carpeting the small glades up here.

Lower down the regeneration is dense, and the bio-diversity and birdlife thrives because of this. Siskin, Kites, Buzzards, Woodpeckers, Ravens, Woodcock even pheasants - it's not a 'quiet' woodland! Butterflies, moths, insects abound, while we have seen evidence of deer and other small mammals.

The woodland hasn't been touched for many years. It would benefit from gentle woodland management in-line with the TPO.

The woodland is of such importance due to its location and bio-diversity that it is protected by a [Tree Preservation Order \(TPO\)](#). This encourages the management of the woodland to improve over time.

Woodlands.co.uk, working closely with the tree Officer at Parc Eryri, (Snowdonia National Park) have a 10 year agreement which highlights desirable species, pathway principles, re-stocking, removal of dead, dying or damaged trees etc. We are happy to share this with prospective buyers. We will also put new woodland custodians in personal touch with the Tree Officer at Parc Eryri in order to protect the ecology and bio-diversity of this amazing woodland for future generations.

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.

Trees

This woodland is a rich diverse tapestry of mature and young trees. Having been part of the Harlech's estate until the war, there is some evidence of an historic loved woodland with some majestic mature large trees. More recently a coniferous woodland has been cleared, and this regrowth largely hides the recent history, but has led to an explosion of growth.

Within the woodland there are magnificent mature Yew, Oak and Sycamore amongst others, whilst the bottom woods support many new Birch, Beech and Hazel saplings.

The larger woodland has been designated as Ancient and Semi-natural Woodland (ASNW) as shown on the Natural Resources Wales Land Information Search map. This designation indicates the land has been under continuous (mainly broadleaved) tree cover since at least 1600 AD.

Wildlife

The wildlife suits all types of birdlife - from Siskin, Robin, Woodpeckers (lots!) in amongst the canopy, to larger raptors soaring overhead.

Mammals are as you'd expect in this area of Eryri - badgers, stoats and the occasional deer. It's possible that there are other more elusive mammals about that maybe a trail cam might pick up.

The woodland is lucky in being part of the internationally important landscape that is Eryri national park and all the benefits of nature and views that that brings.

Features

Coed Sion Wyn is accessed from the track, a short brush cut path leads into the lower part of the woodland.

The upper part is accessed up through the dense growth. At the top of the woodland there are natural openings and spaces through which you can explore.

Access, tracks and footpaths

The woodland is quiet, with no public rights of way. A private right of way over a track exists from the road to a turning circle at the base of the woodland. This track is just over 2km from the tarmac road, but this is accessible by a normal car. A key to the gate will be given to new owners, there is parking space at the upper turning circle.

More details about principles for developing pathways can be found in the woodland management plan. This is available upon request, we encourage discussion with Parc Eryri's Tree Officer should you wish to develop new paths.

Rights and covenants

The land is leasehold, a 999 year lease, granted in 1954 with a fixed, very low, ground rent that can never be increased. The freehold is owned by the Glyn Estate. A copy of the lease is available on request.

As is the case for all our woodlands, the purchaser will be asked to enter into a [covenant](#) which serves to protect the peace and quiet of the woodland.

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Activities

Its central position means that Coed Sion Wyn is perfect for exploring the stunning [Snowdonia National Park, \(Parc Eryri](#) in Welsh). Parc Eryri boasts mountains, tracks, cycling, stunning [beaches](#), and a wealth of heritage.

Nearby, and visible from the woodland is [Portmeirion](#), an incredible village designed by Clough Williams-Ellis in 1925. Wandering around its cobbled streets on a summer's day you feel like you are in Italy.

[Lon Las, Route 8](#), the famous north south through Wales cycle track, passes next to the woodland.

There really couldn't be a better location for exploring Eryri, Snowdonia.

Local area and history

Coed Sion Wyn is part of the intriguing [Glyn Cywarch Estate](#) which dates back to 1615. Full of history, the woodland whispers it's tale of years gone by. From the woodlands there are views of [Harlech Castle](#) and [Ynys Gifan Island](#), both interwoven with the estate at various times through the centuries.

Nearby at Lasynys is the house of [Ellis Wynne](#) (March 7, 1671 – July 13, 1734). He was a Welsh clergyman and author of one of the most important and influential pieces of Welsh language literature.

For those interested in ancient history, Coed Sion Wyn is named after the farm listed building of Tyddyn Sion Wyn.

There are also references to Bronze Age Settlements in the area, there are [standing stones](#), rings and Fronllech Hir, a prehistoric track way that runs adjacent to the woodland area.

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

The wood is entered next to a lodge -

Glasfryn Lodge - LL46 2UR

<https://maps.app.goo.gl/rBxx5JctmqozalYh6>

What 3 Words - [///hers.preparing.jobs](#)

Directions to the lodge from the North East

Follow directions to Blaenau Ffestiniog/Llan Ffestiniog then take the A496 road towards Talsarnau. Pass through Talsarnau, but when the A496 turns right towards Harlech, continue straight on the B4573. Follow this road for approximately 1 mile until you reach Ysgubor Glasfryn on the right and Glasfryn Lodge on the left.

Directions to the lodge from the South

Follow signs towards Harlech castle. This will bring you onto the 'top' road, the B4573.

Follow this through the narrow roads in the town of Harlech, keeping the Castle on your left hand side. (You can't miss it - it's stunning!).

Pass signs for Lasynys on the left until you reach Glasfryn Lodge on the right.

Take this turning right.

Directions to Coed Sion Wyn from the lodge

From either direction, pass the lodge on your left and follow the track alongside a meadow to your right.

After about 150m a left fork leads towards a metal gate (usually closed). Pass through this gate and follow the track.

After about 850m from the tarmac the road hairpins back to the right. Park (with consideration for others) by the stone quarry. Please do not obstruct the track as it is in use.

Just round the corner, pass through the hand gate to the left of the locked vehicle gate. The new owner will have vehicle access through this gate.

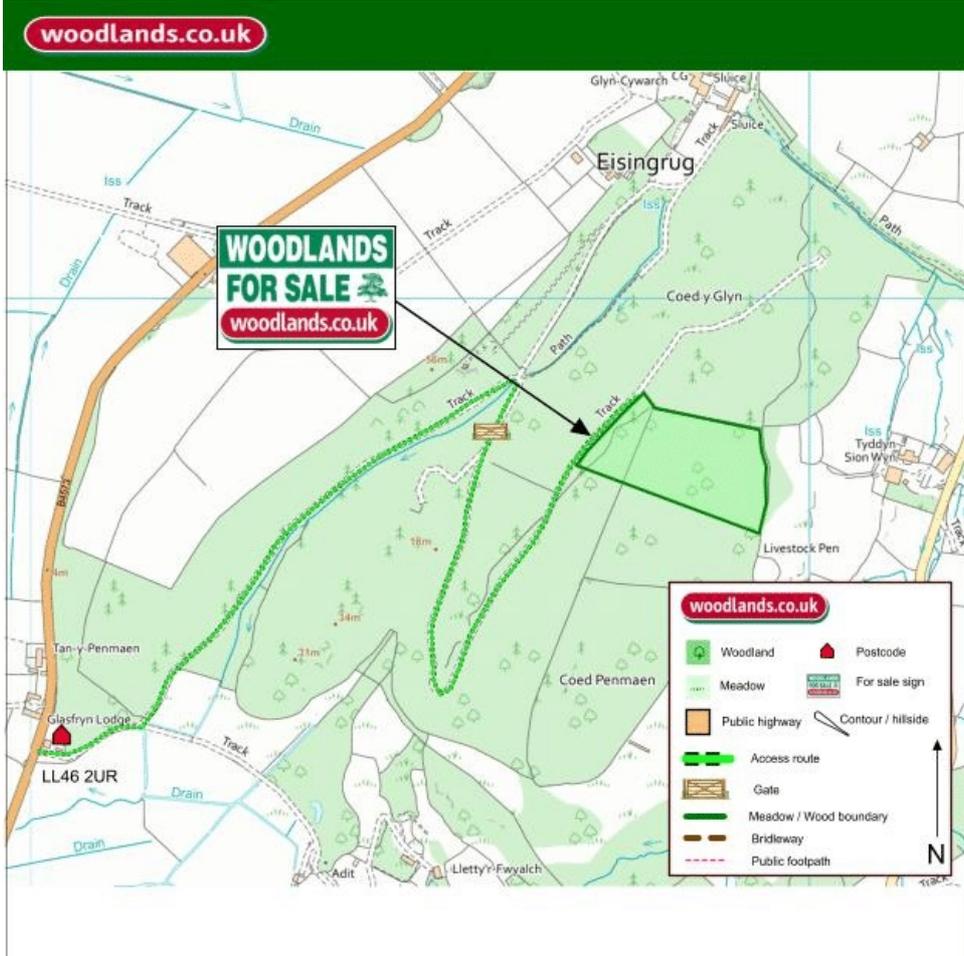
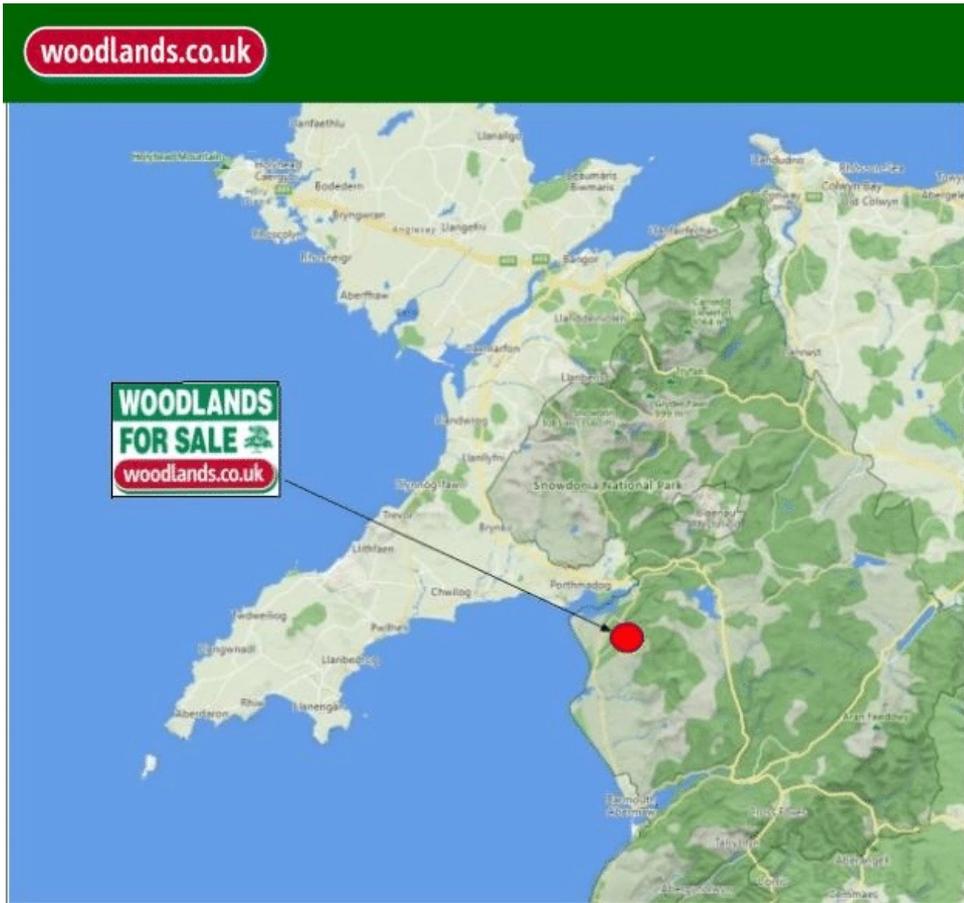
It is approximately 1.2km walking from this gate Coed Sion Wyn.

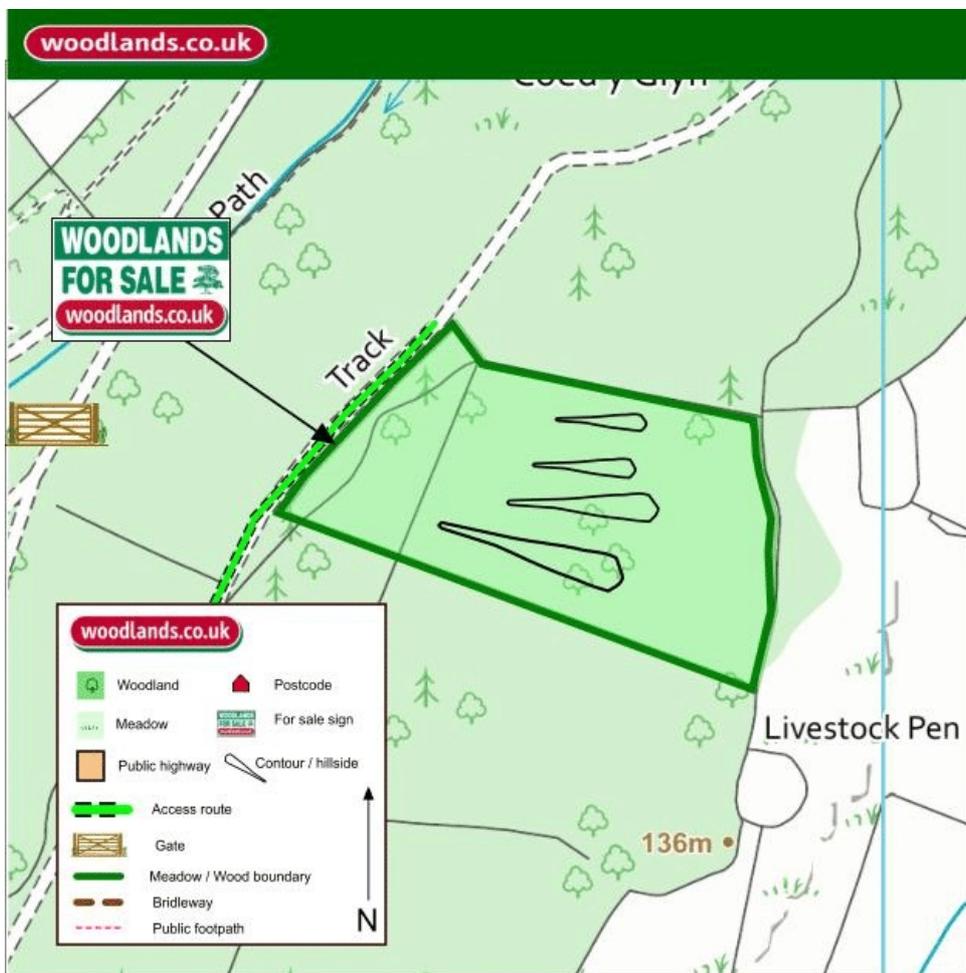
After about 400m the track turns a hard left between two wooden posts. Follow this track nearly to a turning circle. The entrance to Coed Sion Wyn is half way to this turning circle on your right.

Boundaries:

The boundaries in Coed Sion Wyn are either marked in green or are the wall line adjacent to fields at the NE, or the trackway at the south.

Marks on the ground are indicative, a surveyed Contract Plan will be given upon purchase.





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.