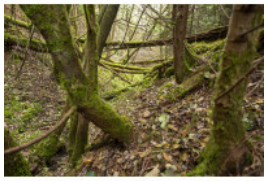


Coed Y Glog

Powys

A mostly coniferous woodland with a small stream situated in the quiet rolling hills of mid Wales.

Details

Price: £55,000 Freehold
Location: Llanfyllin, Powys
Size: Over 4 acres for sale
OS Landranger: OS No 239
Grid ref: SJ 100 202
Nearest post code: SY22 5HJ

Local manager

Dan and Lucy
07763 314988
danandlucy@woodlands.co.uk

Description

Coed Y Glog is situated in an very quiet rural setting. The views extend to the Aran mountain range over open green rolling farmland. The wood is at the bottom of the newly created track, with a private parking space for a vehicle.

The woodland hasn't been managed for a few years, there is a mix of beautiful mature conifers, firs, rowan, birch etc which with some gentle woodland management could be turned into a delightful woodland with lots of space to explore and enjoy. This exciting project would benefit from the pine thinning and stream clearance, and perhaps some native broadleaf planting.

To the west of the woodland, there is a ravine through which a small stream runs. At the boundary an old wood extraction track runs through a mix of broad leaf trees, if this was cleared it would make a great spot to pitch your tent!

The majority of trees are mature conifers, with a ribbon of broadleaf mix running down the adjoining boundary with the open farmland. There is a lot of potential to clear fallen branches and open up the stream. The woodland then drops down to the northern boundary, which is a fence.

At the lower part of the woodland to the north, the stream flattens out and along side this runs a public footpath. The boundary to Coed Y Glog runs through the centre of this path on the east..

Walking up the footpath brings you back to the turning circle.

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, regrasses and hardens ready for vehicle access. The gate has a combination lock, the combination can be provided upon request, or there is a small style 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.

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 naturally regenerate to provide firewood and a haven for wildlife and native plants was the objective of a new owner.

Wildlife

Coed Y Glog 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.

Features

Coed Y Glog is a beautiful quiet woodland, steep in parts dropping down to a flatter area at the north end.

There is a small but steep ravine with a stream that runs in wetter weather.

Access, tracks and footpaths

Entrance into the woodland is a newly stoned track, making access possible by a normal car.

The centre of the public footpath that runs along the eastern side of Coed Y Glog is the boundary. Woodlands.co.uk has cleared the public footpath recently, we haven't seen any evidence that it has ever been used.

The boundary between Coed Y Glog and its neighbouring wood runs through the centre of the footpath.

Rights and covenants

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.

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 Llanfylllin 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/

Local area and history

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

Places to stay nearby include:

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

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 to the entrance to the wood:

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

W3W: 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.

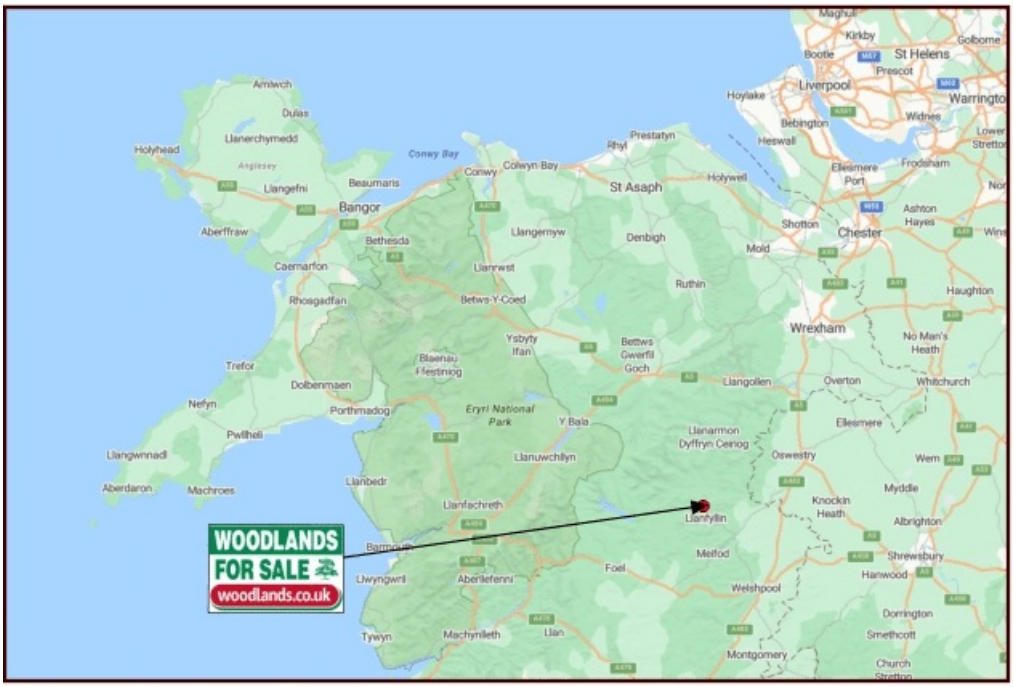
Access into the woodland is via the track downhill and through the wooden gate. Contact us for the combination lock to avoid climbing over the gate. Please close all gates after you.

The woodland can be located via the wood maps.

**Please note: From the visiting parking spot, 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 to the woodland whilst it settles and re-grasses ready for vehicle access.

Boundaries:

The boundaries are marked in Green.



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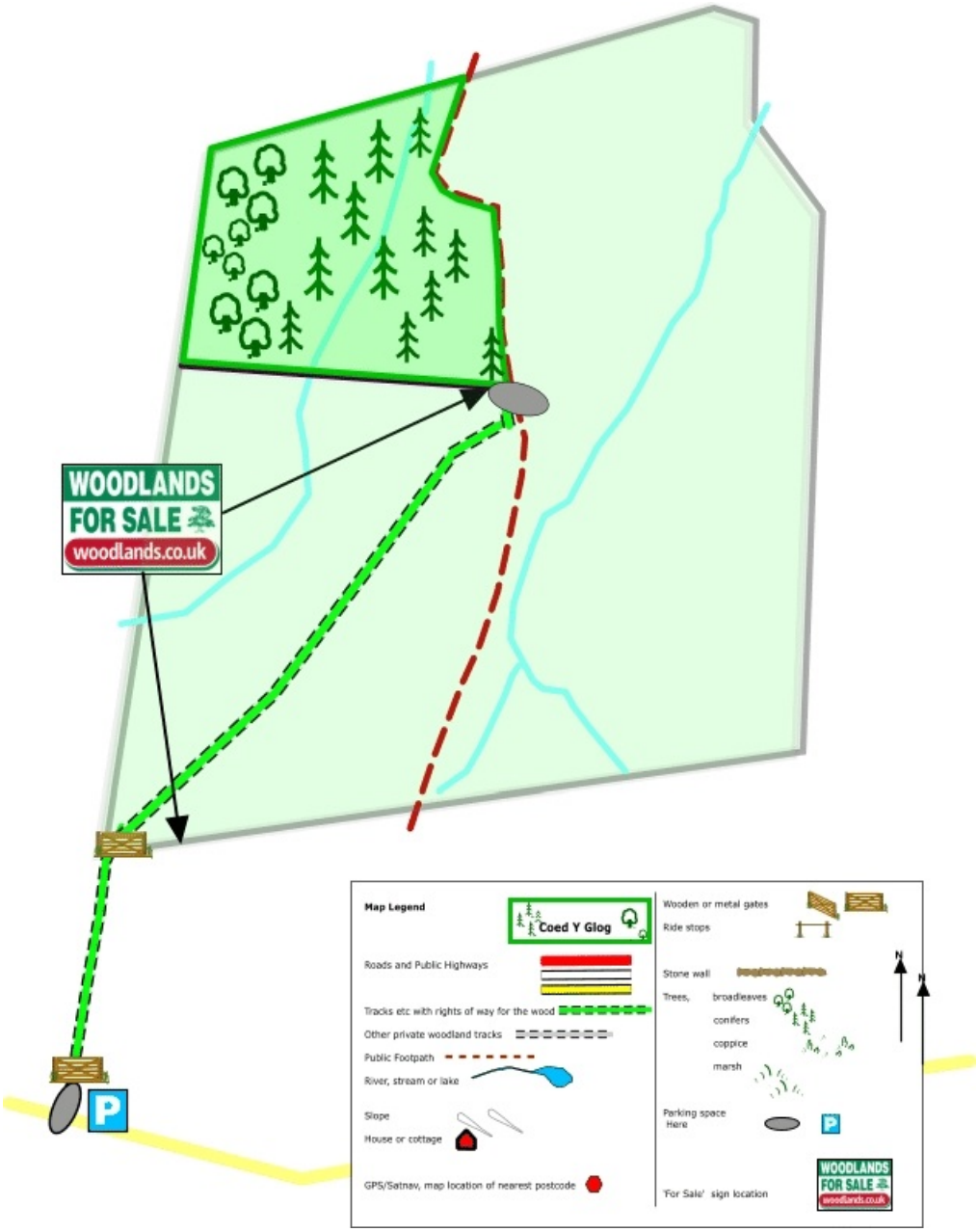
WOODLANDS
FOR SALE
woodlands.co.uk
P
Map Legend
Coed Y Glog
Roads and Public Highways
Tracks etc with rights of way for the wood
Other private woodland tracks
Public Footpath
River, stream or lake
Slope
House or cottage
GPS/Satnav, map location of nearest postcode
Wooden or metal gates
Ride stops
Stone wall
Trees, broadleaves
conifers
coppice
marsh
Parking space Here
'For Sale' sign location
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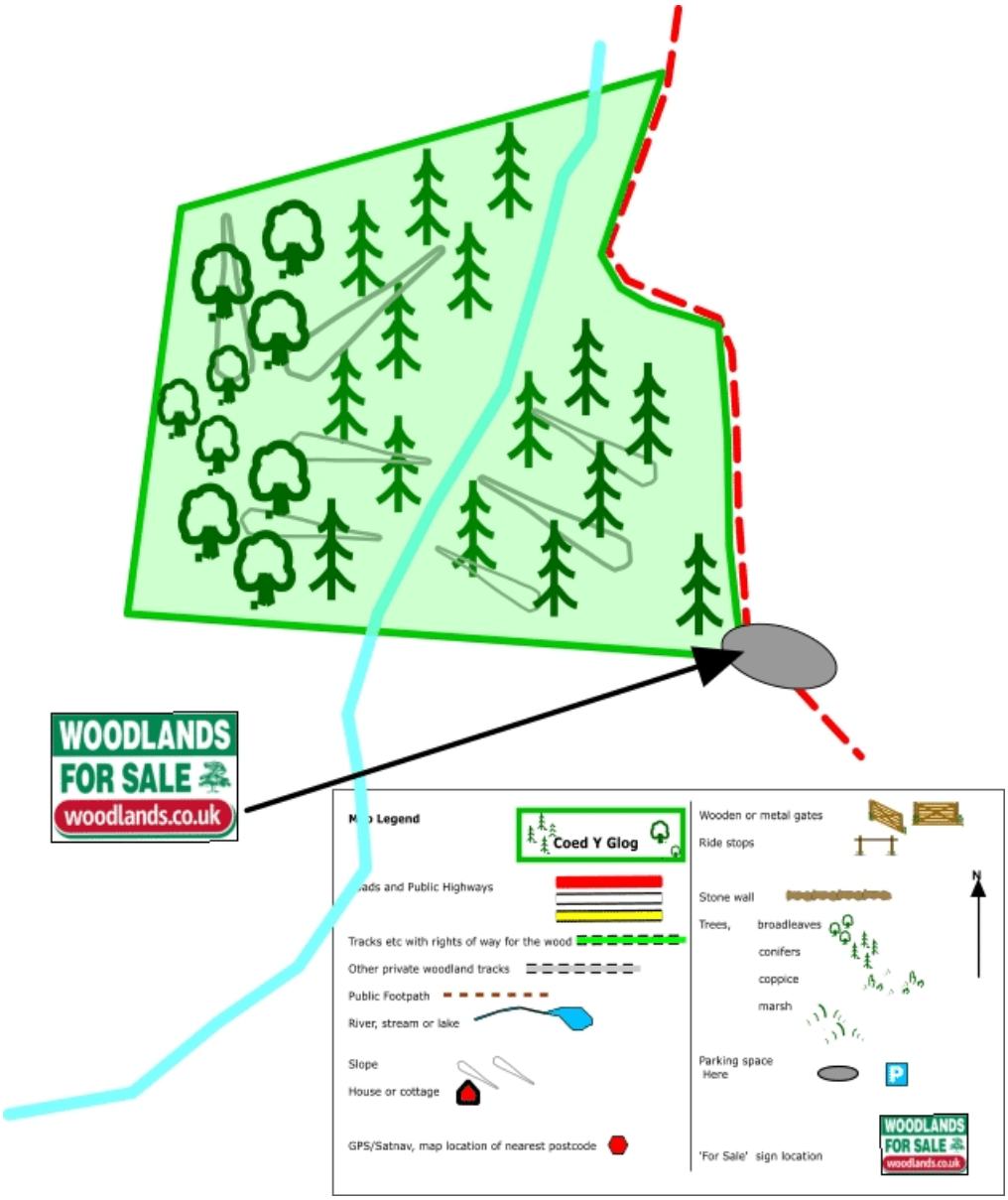

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

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.