



Coed Ysbyty Conwy

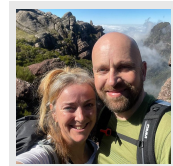
A mainly coniferous woodland with a small area of stream and wetland that has diversity and opportunity only a few minutes from Abergele.

Details

Price: £45,000 Freehold
Location: Abergele, Conwy
Size: Nearly 4 ¼ woods for sale
OS Landranger: OS No 116
Grid ref: SH 950 749
Nearest post code: LL22 9BB

Local manager

Ash Charlwood and Helen Iles
07901 718474
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Description

The woodland is in the grounds of the former Abergele chest hospital, now the eye hospital. At one stage in its life it was well maintained but recently has been left to go wild. The benefit of this is that it is teeming with wildlife. The birds of an evening fill the woods with a symphony of bird song, and the small mammals, Muntjac and the like, are thriving, leaving footprints and pathways through the undergrowth.

The wood above the track could be easily brush cut, we have gently cut a pathway up and placed a bench in the lower flanks so as to gain access and to show what can be done. This could be extended in many directions.

The woodland by the stream has become overgrown, this has the potential to be cleared and a stream nature haven created.

The woodland by the Hospital is populated with many birds, at the time we visited it was mostly blackbirds, but there is evidence of many more species.

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

Most of the main block of woodland is coniferous, the majority being larch of various ages. There are also oak, birch, ash and hazel.

Over time gentle management could move this woodland fairly quickly from a plantation style wood to a more diverse environment. The understory is well developed, and even removing a few larch trees a year would end up with glades of various species - an exciting prospect for the owner, and the wildlife!

Wildlife

Lots of birds: jay, woodcock, redstarts, woodpeckers, siskins, ravens and lots of the little brown ones. Large mammals include deer and badgers.

Features

There is a newly refurbished track leading to a car parking and turning circle. This track continues along the river's edge to the bridge, although not a public right of way.

Access, tracks and footpaths

The woodland is accessed in a vehicle from the south-east along a newly developed track. A normal family car would easily cope with this. A fenced area provides a clear place to park within the woodland.

There is closer pedestrian access from the hospital car park if preferred.

Within the woodland, the current tracks are mainly the muntjac deer tracks. We have cut a small path to the bench. This was done with a brushcutter and creating more of these tracks would be light work once you have the vision of where you want to go.

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

Local activities include:

Knightly's Fun Park

Pensarn Beach

The Peculiar Gallery <http://www.thepeculiargallery.co.uk/>

Abergele Golf Club <https://www.abergelegolfclub.co.uk/>

[Caffi Crempog](#) - we really like the the toasties and free wifi!

Cycling - Route 5 <https://www.komoot.com/guide/2797341/cycling-around-abergele>

Walking - Coed Y Copa <https://www.woodlandtrust.org.uk/visiting-woods/woods/coed-y-gopa/>

Site of Roman and Stone Age significance

And then of course the wonderful Eryri National Park <https://eryri.gov.wales/>

Local area and history

Abergele, meaning "mouth of the Gele" in Welsh, is a historic market town on the North Wales coast with roots dating back to a 9th-century Celtic monastery and potential Roman origins. It became a significant medieval lordship center, known for the 13th-century St. Michael's Church and the imposing 19th-century Gwrych Castle.

The history of Abergele Hospital can be found [here](#).

Gwrych Castle nearby has an interesting past: <https://www.conwyvalleynorthwalescoast.com/station/abergele-and-pensarn/>

Gele is a dialectal form of *gelau*, which means spear, describing the action or speed of the river cutting through the land.

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

Entrance to the main Woodland can be found at:

W3W: ///daylight.adjuster.vaccines

<https://maps.app.goo.gl/3og4u6fugccKcTCw8>

Directions:

From the North Wales Express Way (A55) take the turning towards Abergele, and the through the town towards Llanfair Talhaiarn on the A548.

After 2.4 miles turn left onto the Roman Road B5381 at the Pentrefail Turning (by the Caravan Park).

Follow this for 0.8 miles. The entrance is a small turning and trackway on the left. Follow this track to the main entrance by the gate. The combination to this gate is available upon request.

Please park considerately, this track is in use regularly.

For the individual Woodlands please refer to the Maps.

Boundaries:

All boundaries are indicative and marked in turquoise.

The southern boundary is on the south side of the stream and is the fence of the meadowland.

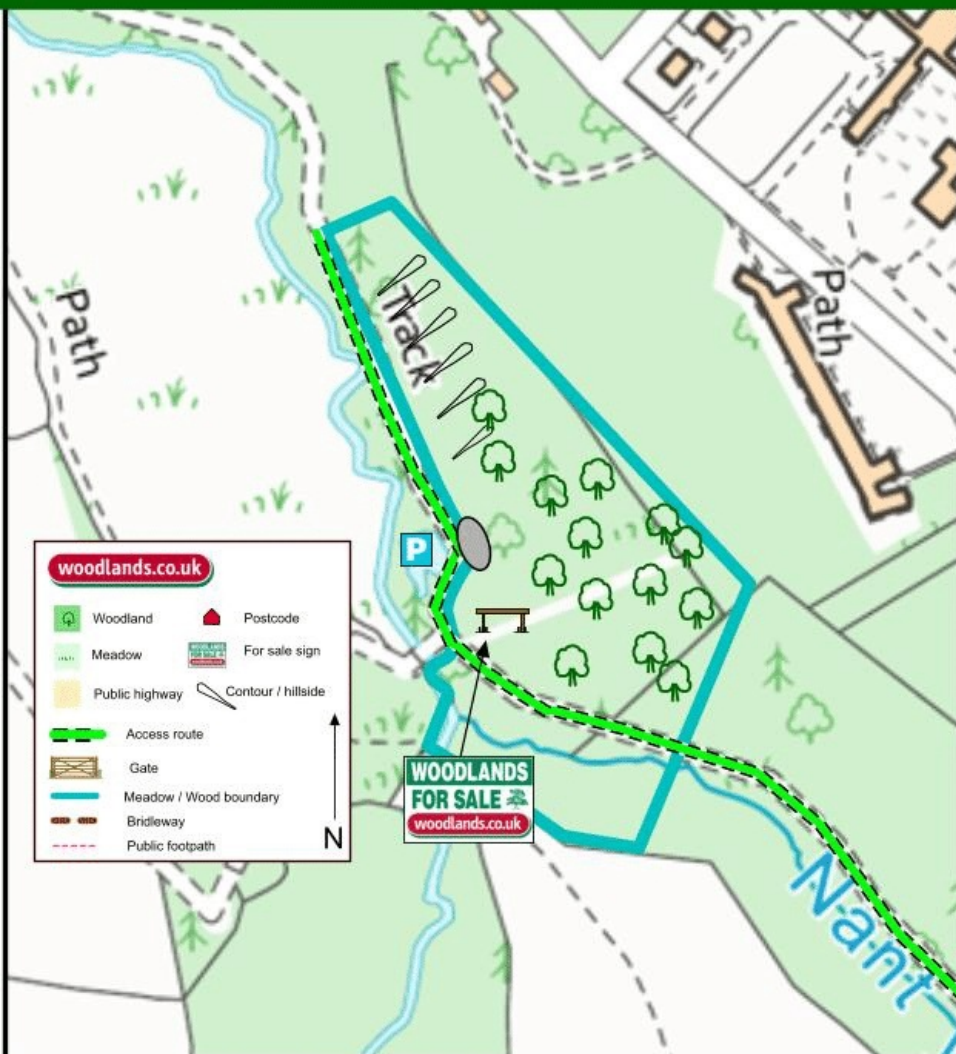
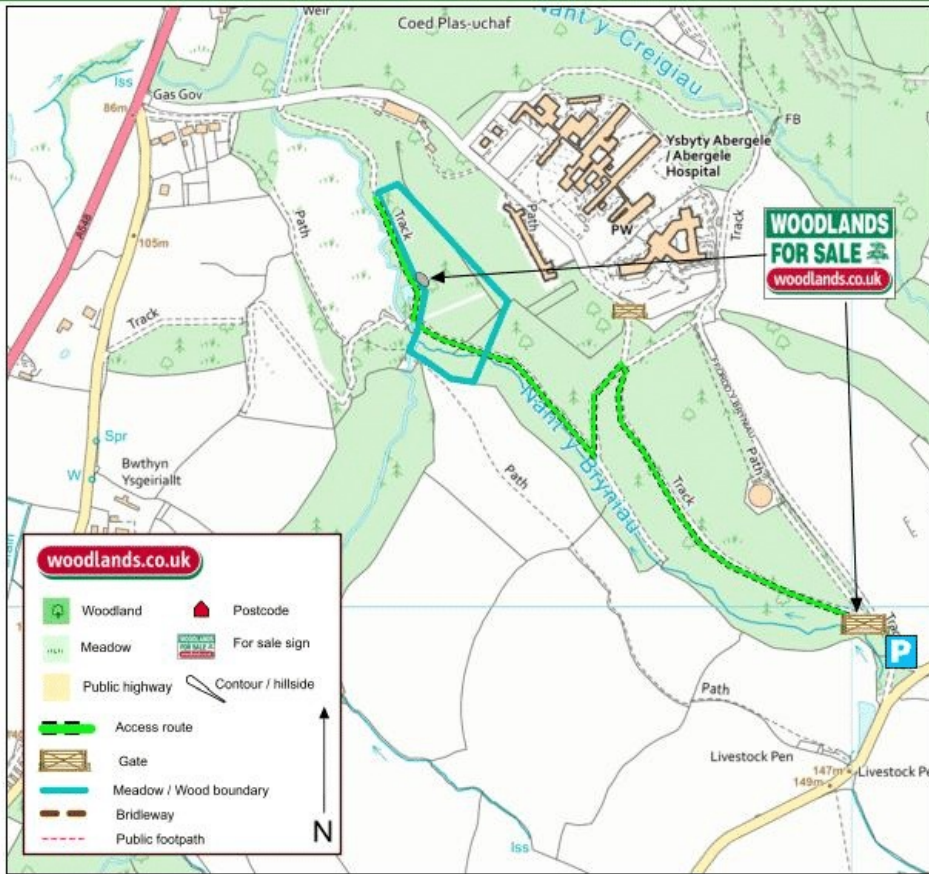
The eastern boundary is a straight line to the crossing of an old stone wall.

The northern boundary (running NW) is straight and becomes at the northern end, an old earth boundary.

The short west running boundary is straight down to the track, from here the boundary is track side back to the bend in the track

For accuracy, please refer to the maps.





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.