



Coed Bedw Arian - Llangurig Powys

Coed Bedw Arian, Silver Birch Woodland, is a north facing dense woodland with lots of potential. At nearly 380m at its highest point, it has expansive views over the rolling countryside.

Details

Price: £49,000 Freehold

Location: Llangurig, Llanidloes, Powys

Size: 5 acres for sale

OS Landranger: OS No 214

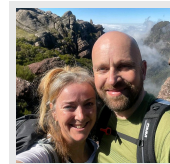
Nearest post code: SY18 6RN

Local manager

Ash Charwood and Helen Iles

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Description

Located at the highest point in the mother wood, Coed Bedw Arian has stunning views across the rolling Welsh landscape. The dense wood thins out at the high southern point to a thinned border, where the evening sun can be seen lighting up the land below.

At the entrance to the woodland, a large clearing has been made and there is easily space for tents or woodland activities here. The wooden benches face outwards over the village of Llangurig.

Surrounding the clearing the dense birch, oaks, willow, holly and natural woods would benefit from some gentle woodland management; thinning would help create tracks and pathways through the saplings. When we say dense, we mean dense, but with some gentle management the potential for allowing vigorous trees to flourish and use the thinnings for firewood gives a lovely blend of benefit now and growth for the future.

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

Coed Bedw Arian is a mix of replanted Sessile Oak and natural regeneration of Birch, Willow and Rowan amongst others. In between this are more mature coniferous and broadleaf trees.

There is huge potential here for some delicate woodland management, initially this would be possible with hand tools if preferred. The woodland is dense and would benefit from thinning and clearing. Check this [Natural Resources Wales page](#) to see if you need a licence for your plans.

Wildlife

Within the woodland there is evidence of [badgers](#) and other small burrowing animals. As the woodland has been left alone for a while there are numerous tracks. There's some great information here - [Identify tracks](#).

Whilst working there we've seen many birds, red kites, buzzards, and smaller birds like sparrows. The woodlands also has some lovely inquisitive [robins](#), who have followed us as we've worked the land.

Late summer, we have seen a huge variety of mushrooms and in the winter lichen and mosses carpet the woodland.

Features

The access to Coed Bedw Arian is up a steep track, however the slope eases at the top and there is potential for flatter clearings ideal for camping or bushcraft.

Access, tracks and footpaths

Coed Bedw Arian's boundaries are marked in Red.

There is parking at the bottom of the main woodland; a shared track has been developed running west from here, parallel with the A470. The bottom of this shared track is old tarmac and stone. As this track starts the steep climb on the western edge of the main woodland, it is accessible with a four wheel drive only in good conditions. Coed Bedw Arian's boundary starts at the top of this track and is marked in red..

The shared track curves to the east and rises to a high point and then drops down to a shared turning circle.

Coed Bedw Arian can also be accessed on foot from the main parking area. A grassy path leads uphill to the south, reaching the shared turning circle described above. Coed Bedw Arian starts above and to the west of this path.

There are no public rights of way through this woodland.

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

Llangurig is close to many exciting activities, from the rally centre at [Sweet Lamb Complex](#) to the intricate superb network of cycle trails. Two trails, the [Trans-Cambrian Way](#) and [Route 8](#) pass nearby.

There is a [Red Kite Feeding Centre](#) at Gigrin Farm, and the Elan Valley is a world [Dark Skies](#) area; astro photographers and star gazers travel from afar to see the huge night sky.

Clywedog Reservoir offers Fly fishing and sailing.

Local area and history

Llangurig is the home of a 15th Century Church, named after Saint Curig. The manor house Clochfaen Hall was designed by [William Arthur Smith Benson](#), a designer of the Arts and Crafts movement.

It's a small village that includes accommodation, such as [The Old Vicarage](#) and [Clochfaen](#). It also has The Village Tea Rooms and the Black Lion Hotel.

Nearby by, and worth visiting is the stunning [Elan Valley](#)

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

From the North and East

Follow directions to Newtown, Caersws and Llanidloes along the A470. Continuing south along the A470 from Llanidloes the Woodland is 4.1 miles on the left hand side along the road. There are visible 'Woodlands.co.uk' before the gate into the main woodland.

There is a turning into the woodlands which is currently padlocked, (owners will receive a key to this parking area), but there is space to pull off the road in order to view the woodlands.

From the West

Follow directions to Llangurig along the A44. At the roundabout take the second exit along the A470 north towards Llanidloes. Half a mile (800m) along this road you will see the entrance to the woodland on your right hand side.

There is a turning into the woodlands which is currently padlocked, (owners will receive a key to this parking area), there is space however, to pull off the road in order to view the woodlands.

From the South

Follow directions to Rhayader / Rhaeadr Gwy along the A470. Continue north following signage to Llanidloes.

After 9.8 miles, at the roundabout at Llangurig, take the second exit to continue north along the A470 towards Llanidloes. Half a mile (800m) along this road you will see the entrance to the woodland on your right hand side.

There is a turning into the woodlands which is currently padlocked, (owners will receive a key to this parking area), but there is space to pull off the road in order to view the woodlands.

Entrance to the woodlands can be found at what3words:

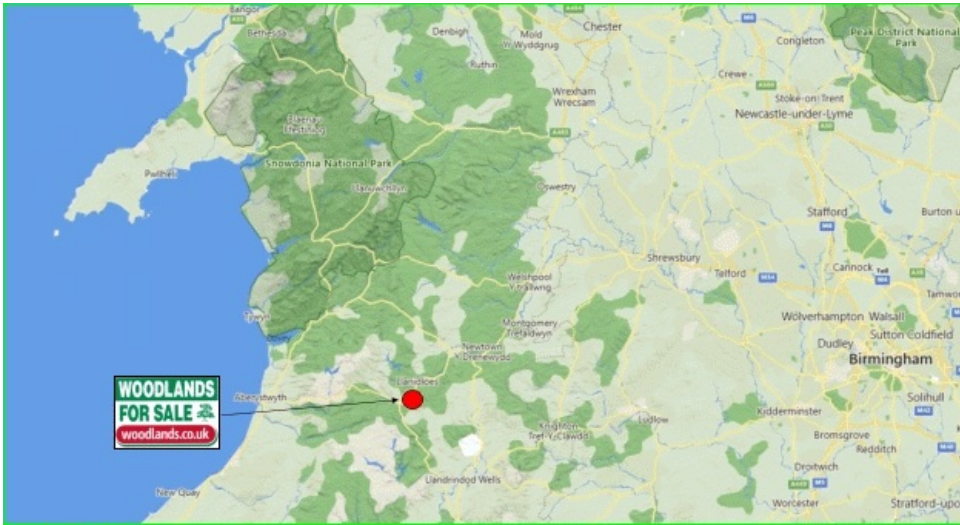
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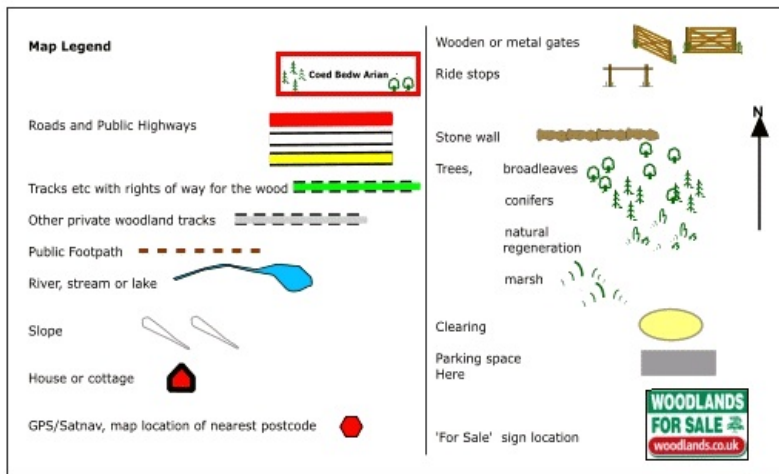
To access Coed Bedw Arian, follow the track which runs parallel with the A470 and then turn to the left up the steep hill. The woodland starts at the top of the bend in the track, it is marked with a post (red/blue). Coed Bedw Arian is on the red side of this post.

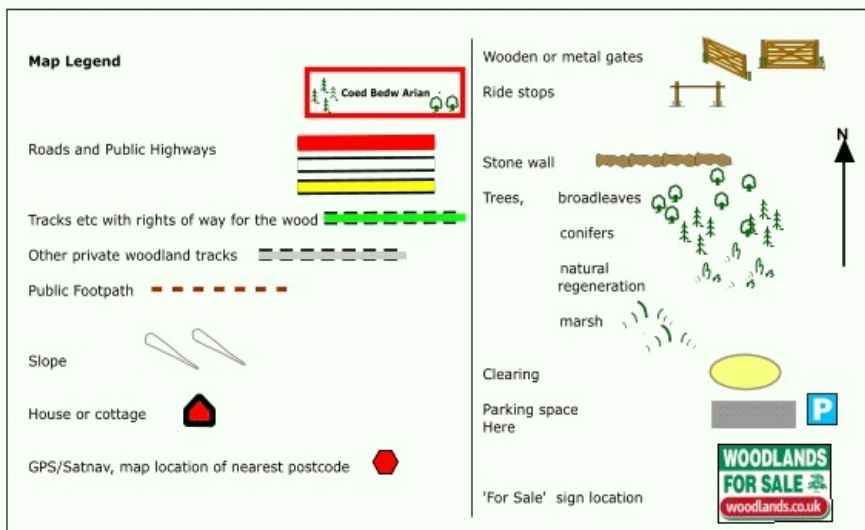
Boundaries:

Coed Bedw Arian boundaries are marked in red.

The southern boundary is the fence line adjacent to the open fields at the highest point of the woodland. The western boundary starts at the top of the upper bend in the track. The eastern boundary is to the inside edge of the path between Coed Bedw Arian and its neighbouring woodland. The southern boundary is clearly marked on the right hand side of the developed track as you approach uphill.







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.