Coed Criafol Goch, Powys - Over 5 acres, £49,000

Coed Criafol Goch, Red Rowen wood, is north facing but sunny dense woodland.

Situated next to the busy A470, the lower part of the woodland is dense and would benefit from some gentle woodland management. As you wander higher into the wood, the road noise fades and up here you can sit on the bench and overlook the rolling hills below you. In the spring, bluebells carpet the floor; in the summer you are the same height as circling kites.

The boundaries adjacent to the neighbouring fields are a mass of bracken and overgrown saplings. Under this mass of growth there is an old extraction track which could be cleared.

The wildlife in this woodland is gorgeous. We've seen shrews and rabbits, and there's obvious Badger activity on the east boundary. In the spring there are bluebells, and late summer sees mushrooms and toadstools and lots of berries.

Trees

Coed Criafol Goch is a mix of naturally regenerated trees with some specific planting such as Sessile Oak and some coniferous. The natural regeneration is a mix of Rowan, Silver Birch, Willow amongst others. Its a relatively new woodland, but there are some mature coniferous trees in the woodland.

Thinning through the woodland in the next few years would promote vigorous growth, and yield a lot of usable firewood in the process. Natural Resources Wales have a useful link to see whether your plans would need a felling licence.

Wildlife

Within the woodland there is evidence of badgers and other small burrowing animals. As the woodland has been left lone for a while there are numerous animal 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 woodland also has some lovely inquisitive robins, who have followed us as we've worked the land.

Features

Coed Criafol Goch is accessed either by a small grassy pathway leading up a steep hill from the bottom parking space, or a larger track which runs along adjacent to the A470, runs uphill and round to a small turning circle. Boundaries are marked clearly in green.

It's a steep densely populated woodland, with huge potential for some woodland management. There are some clearings and tracks within the woodland that would make it suitable for wild camping or bush craft.

Access, tracks and footpaths

There is a grassy path leading up the western boundary, the woodland starts at the inner edge of this path. This pathway continues uphill and bears left at the clearing, then cuts steeply uphill and south through an area of silver birch to the highest point in the woodland.

Access can also be via the main track leading to the western side of the main woodland. This is potentially accessible in good conditions, by a quad or four wheel drive. The track loops round to the clearing as described at the top of the initial grassy path.

There is a small path/animal track that leads down inside the eastern boundary fence line.

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 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 movemnet.

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.

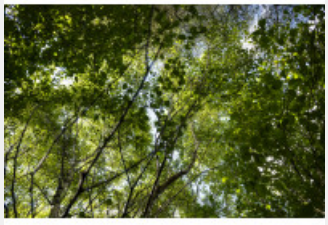
Nearby by, and worth visiting is the stunning Elan Valley

Price: £49,000 Freehold
Location: Llangurig, Llanidloes, Powys
Size: Over 5 acres for sale













Click a photo to see a bigger version in a new window.

Boundaries:

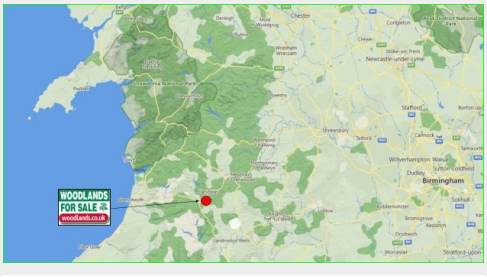
Boundaries are marked clearly in green. If you come across any old blue markings within the woodland, please ignore them - hopefully we've managed to paint over most of them (but one is bound to have escaped our attention).

The northern boundary (lowest part of the woodland) starts in the clearly marked car parking space at the edge of the old road surface.

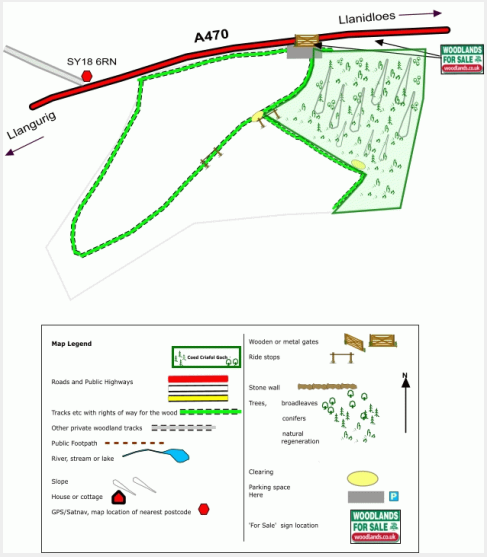
The eastern boundary is the fence line that zig zags uphill adjacent to the neighbouring farmers field.

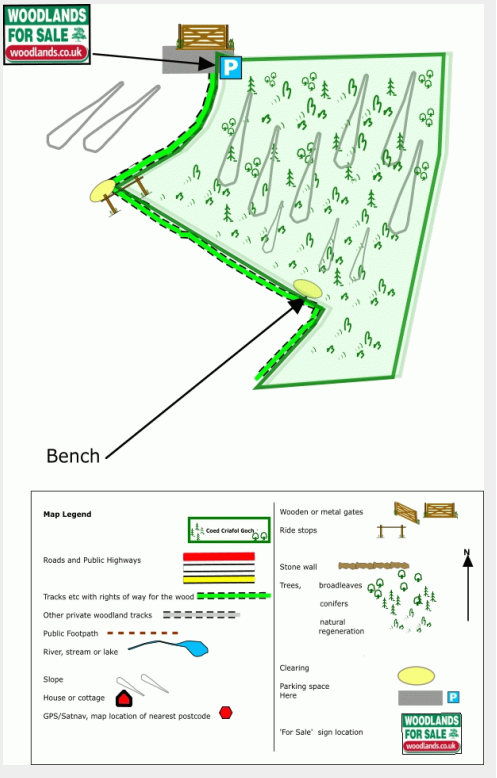
The upper most part of the woodland is the southern boundary and runs along the fence line.

The western boundary is the left hand side of the retained path as you walk uphill.









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in North Wales >>

Local manager



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

Read more about Dan and Lucy.

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.

Print these sales details

Location

OS Landranger: OS No 214
Grid ref: SN 920 798
Nearest post code: SY18 6RN

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

From the North and East

Follow directions to Newtown, Caersws and Llanidloes along the A470. Continuing south along the A470 from Llandiloes the Woodland is 4 miles on the left hand side along the road. There is a 'Woodlands.co.uk' For Sale sign 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:

outcasts.masking.mugs

> 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.

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