



## Coed Llyfnant Ceredigion

Wet woodland habitat with pond, with a variety of broadleaf, thriving with birdlife, with beautiful views towards Snowdonia from its northern edge and with a private grassy clearing.

### Details

**Price:** £89,000 Freehold

**Location:** Glandyfi, Machynlleth, Ceredigion

**Size:** Almost 9 acres for sale

**OS Landranger:** OS No 135

**Grid ref:** SN 699 975

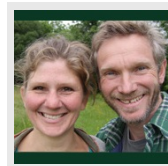
**Nearest post code:** SY20 8SS

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

Set in a beautiful location just to the south of Snowdonia National Park, Coed Llyfnant is an unusual, valuable and increasingly rare habitat known as a [wet woodland](#). Its location close to the Dyfi River means it is subject to the very occasional super high spring tide, but more usually the saturation level fluctuates with the season and the weather. There are pockets of higher ground throughout, and former field boundaries which feature as raised banks now, some with the remains of hedgerows on them, now grown on into gnarled and twisty trees. In between, the tree growth is dense and scrubby, predominantly of willow, alder and birch, many multi-stemmed, suited to the wetter environment underfoot.

Amongst the dense growth are clearings filled with rush, and water levels vary enough so that when low, it is quite possible to walk through these rush filled glades.

A grassy ride with a great variety of wildflowers runs along the eastern boundary (right of way over this track is shared with the neighbouring woodland) and at the approximate midway point you will come to the entrance into Coed Llyfnant, on the left hand side, marked with a wooden name board. From here another grassy track takes you into the woodland for approximately 100 yards, culminating in a grassy clearing, perfect for camping or parking up a camper van.

Continuing along the shared access brings you to the northern boundary of the woodland, which looks out over pasture and towards the range of mountains in Snowdonia National Park, a beautiful view. The field boundary is lined with lovely oaks and the forest floor completely filled with ferns throughout this northern sector and it is easy going to walk along the length of the northern boundary. In the northwestern sector, there is a small pond.

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.

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### Trees

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The trees here are diverse in both species and age but it is for the most part a fairly young woodland; species including alder and willow suited to the wetland habitat; poplar, birch, some lovely oak, rowan, and hawthorn and hazel.

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### Wildlife

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With [Ynys-hir](#) nature reserve to the west and the [Cors Dyfi](#) Wildlife Centre to the east, and the Dyfi estuary to the north which forms the southern boundary for Eryri (Snowdonia) National Park, this is a haven for bird and wildlife.

There is always the hope of spotting an osprey (gwalch y pysgod is Welsh for osprey) flying overhead to or from the neighbouring Cors Dyfi Osprey project. These mighty birds - scientific name *Pandion haliaetus*, are nurtured there. Although this name derives from the ancient Greek for sea eagle, and the Welsh translation gwalch y pysgod means sea hawk, ospreys are in fact neither and belong to a scientific family all of their own.

Excitingly, [Cors Dyfi Wildlife Centre](#) is also home to the Welsh Beaver Project where a small family of [beavers](#) is kept in a large 7 acre secure enclosure. Beavers are a keystone species and at Cors Dyfi they are playing a vital role in helping to restore and manage the rare, lowland raised bog habitat that exists here by thinning the dense willow and birch scrub.

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### Features

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Partial wetland and pond

Completely level throughout

Wonderful views towards Snowdonia

Pedestrian/bicycle access to Dovey Junction railway station on the Cambrian Line Railway.

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### Access, tracks and footpaths

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Access is excellent with a gated entrance directly off the A487 leading to a shared turning circle.

There are no public footpaths through Coed Llyfnant.

The Cambrian Railway Line, from Aberystwyth to Machynlleth, runs outside the western boundary of the woodland and Dovey Junction train station is a short distance from the woodland, but only accessible by footpath.

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### Rights and covenants

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### Activities

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There is potential to establish a coppice rotation of perhaps willow or alder, suited to the wetter conditions underfoot, with a view to producing material for basketry, or firewood or charcoal. There are of course numerous other uses for coppiced wood including hurdles, poles, material for fencing, gates and general building or garden products.

This would be an exciting conservation project, with the opportunity to nurture a habitat of increasing rarity and great importance for biodiversity.

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### Local area and history

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The nearby town of [Machynlleth](#) is a thriving and interesting place with much to offer from good food and pubs, to the [Centre for Alternative Technology](#) and a [comedy festival!](#)

The [Ynys-hir RSPB Nature Reserve](#) is situated to the west of the woodland and the Osprey project at [Cors Dyfi](#) is to the east.

Michelin starred restaurant [Ynyshir](#) is 1 mile away....and of course [Eryri/Snowdonia National Park](#) is just across the Dyfi River to the north with all its stunning beauty to enjoy and explore.

Further down the coast in a southerly direction you can find the petrified remains of a [sunken forest](#) at low tide at Borth and now further south near Llanrhystud.

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### How to find this woodland

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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.

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### Directions

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Take the A487

---- towards Aberystwyth if travelling from Machynlleth or the north.

After passing through the hamlet of Derwenlas, and passing the signposted turning for Cors Dyfi Osprey Project Nature Reserve, look out for the entrance to Coed Dyfi on your right, a gated entrance with a Woodlands for Sale sign. Please pull in carefully and park.

---- or towards Machynlleth if travelling from the south.

Just after exiting the village Eglwys Fach, and after passing the sign for Dovey Junction railway on your left and the stone gabion slope reinforcement on your right, you will see a gated entrance on your left with a Woodlands for Sale sign. Please pull in carefully and park.

what3words : dish.readjust.thundered.

Continue into the woodland on foot.

Follow the track directly ahead of you away from the road and continue along the track around to the right for approximately 500m, passing one turning off to the left. Take the second turning on the left onto another grass track and follow this until you see the entrance to Coed Llyfnant on your left, marked by a Woodlands for Sale sign, and a wooden name board.

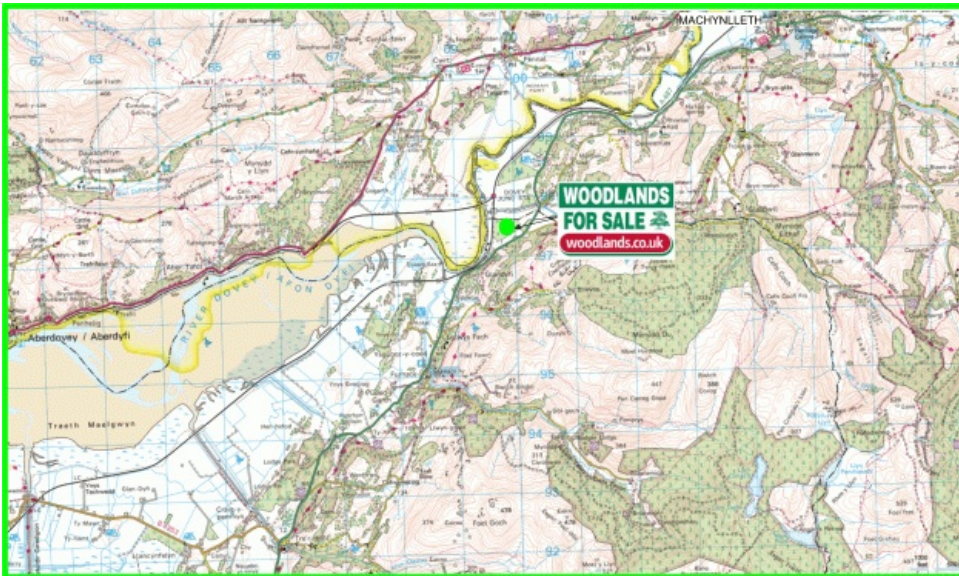
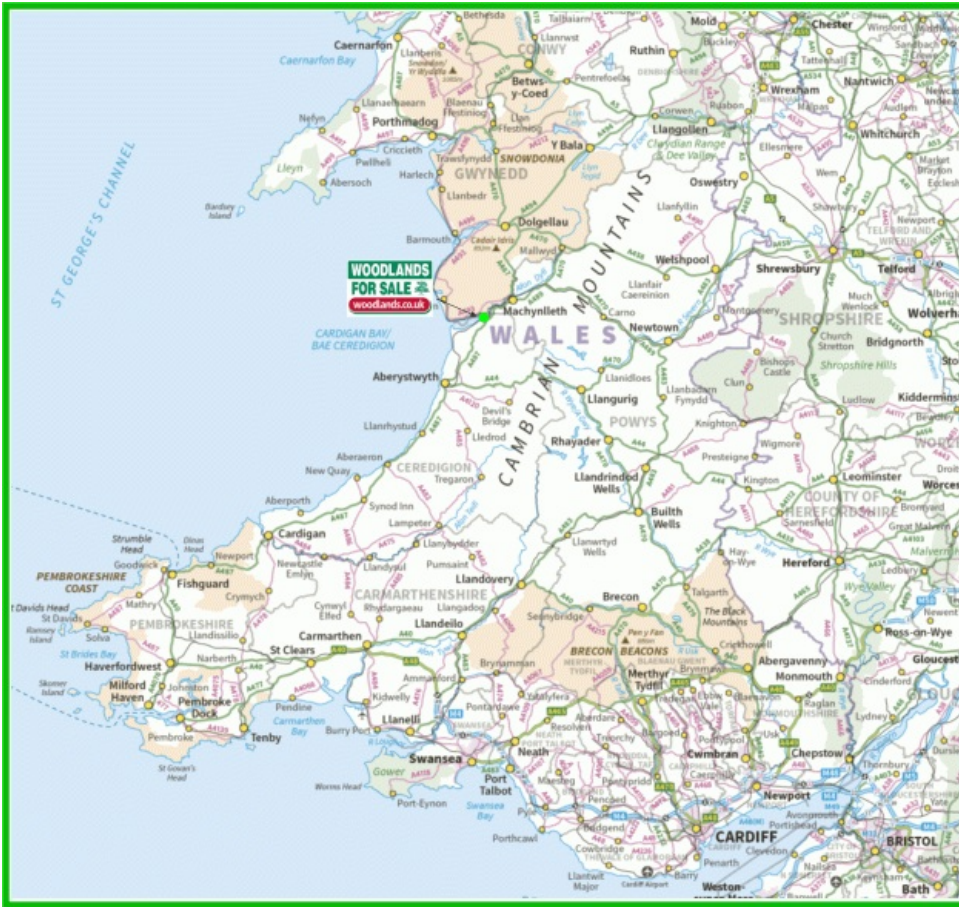
When leaving the woodland, please take great care when pulling back out on to the A487.

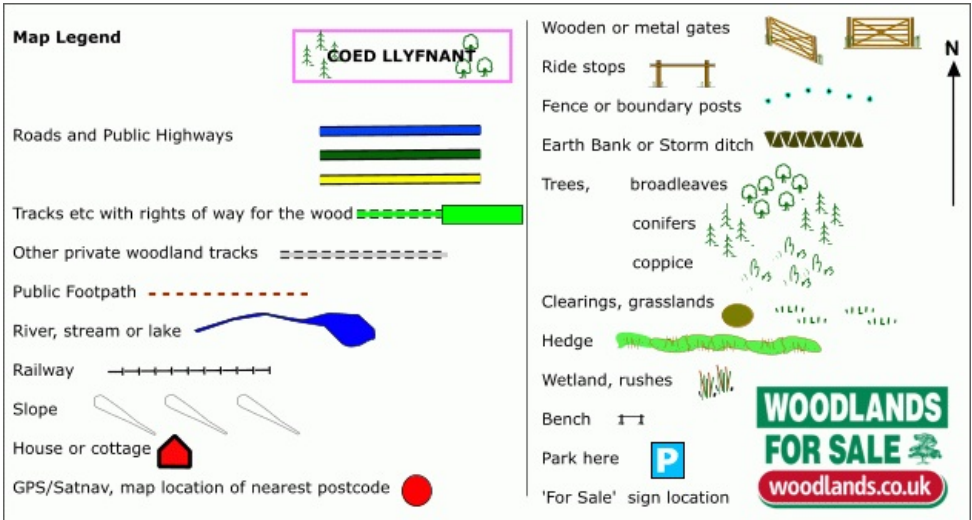
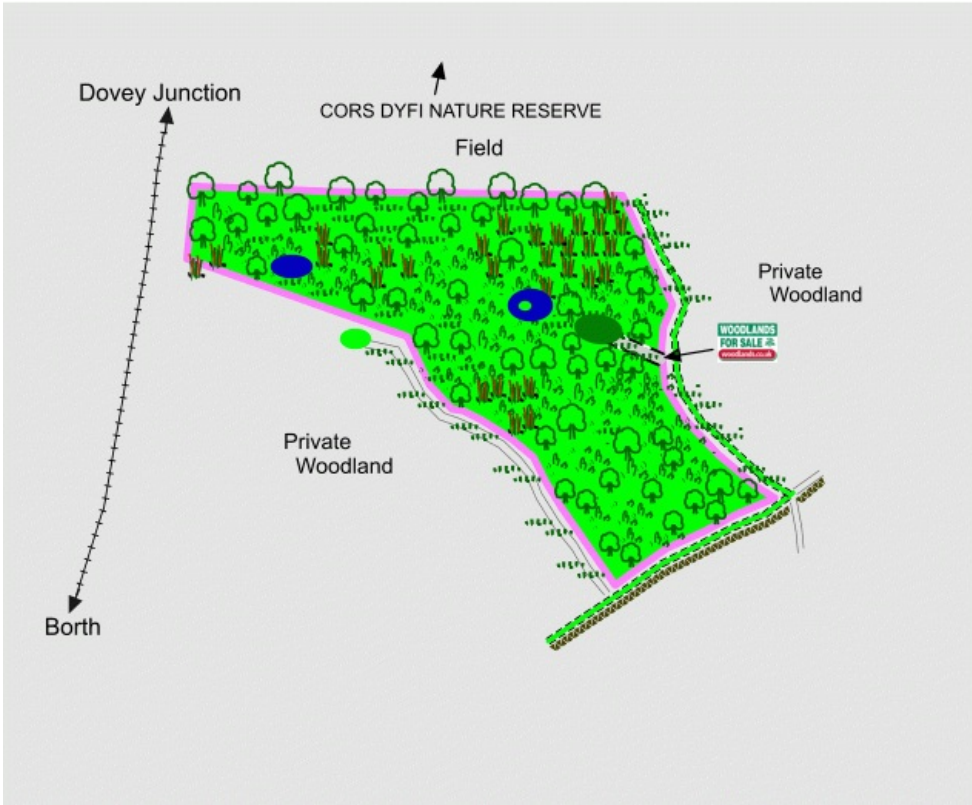
## Boundaries:

The boundaries of Coed Llyfnant are marked with mauve paint on trees and wooden marker stakes.

The northern and short western boundaries are fenced.

The eastern, southern, and part of the south-western boundaries are defined by grass rides, with the remainder marked with stakes.





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.