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# Coed Penmaen Uchaf

## Gwynedd

Coed Penmaen Uchaf has extensive views across Yr Wyddfa and Eryri Park, and is a beautiful mix of mature native broadleaf and new, dense fast-growing saplings.

### Details

**Price:** £75,000 Leasehold
**Location:** Llanfihangel-y-Traethau, Harlech, Gwynedd
**Size:** Over 7 ¼ acres for sale
**OS Landranger:** OS No 18
**Grid ref:** SH 608 336
**Nearest post code:** LL46 2UR

### Local manager

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

## Description

Coed Penmaen Uchaf is a historically and biodiverse gem in the middle of Parc Eryri, Snowdonia National Park. From the higher points in the woodland, glades (currently carpeted in Bluebells - Clychau Gog at the time of writing) look out over the Dwyryd Estuary, Portmeirion and across towards Yr Wyddfa (Snowdon) and Moelwynion.

Here you'll find the larger areas of mature oaks, sycamore and alder, whilst lower down on the hillside you will find an explosion of birch, willow and more. The ground is a grow-bag for new saplings!

Off the vehicular track there is a short brush-cut pathway to lead you into the lower woodland. Here you'll find some of the ancient walls.

Part of Coed Penmaen Uchaf has recently been restocked with sessile oak. Some gentle woodland maintenance would be beneficial in order to encourage these native broadleaves to flourish.

The woodland hasn't been touched for many years. It would benefit from gentle woodland management in line with the TPO.

The woodland is of such importance due to it's location and bio-diversity that it is protected by a Tree Preservation Order (TPO). This allows the management of the woodland to improve it's value.

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

This diverse and ancient in parts woodland has a huge variety of trees. From mature oaks and sycamore, to new generation birch and willow. Parts of the woodland date from the time of the estate, and parts were recently cleared of coniferous, leaving an explosion of growth.

Our woodland management plan provides a list of desired species which would be beneficial to the woodland. We are happy to share this with prospective owners upon request.

The larger woodland has been designated as Ancient and Semi-natural Woodland (ASNW) as shown on the Natural Resources Wales Land Information Search map. This designation indicates the land has been under continuous (mainly broadleaved) tree cover since at least 1600 AD.

### Wildlife

The wildlife suits all types of birdlife - from Siskin, Robin, Woodpeckers (lots!) in amongst the canopy, to larger raptors soaring overhead.

Mammals are as you'd expect in this area of Eryri - badgers, stoats, and the occasional deer. It's possible that there are other more elusive mammals about, that maybe a trail cam might pick up.

The woodland is lucky in being part of the internationally important landscape that is Eryri National, and all the wildlife benefits that brings.

### Features

Coed Penmaen Uchaf is accessed from the track, a short brush cut path leads into the lower part of the woodland.

The upper part is accessed up through the dense growth. At the top of the woodland there are natural openings and spaces through which you can explore.

### Access, tracks and footpaths

The woodland is quiet, with no public rights of way. A private right of way over a track exists from the road to a turning circle at the base of the woodland. This track is just over 2km from the tarmac road, but this is accessible by a normal car.

Examples of what pathways can and can't be made within this important woodland can be found in the woodland management plan agreed by Parc Eryri with help and guidance from the Tree Officer. This is available upon request.

### Rights and covenants

The land is leasehold, a 999 year lease, granted in 1954 with a fixed, very low, ground rent that can never be increased. The freehold is owned by the Glyn Estate. A copy of the lease is available on request.

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

It's central position means that Coed Penmaen Uchaf is perfect for exploring the stunning Snowdonia National Park, (Parc Eryri in Welsh). Parc Eryri boasts mountains, tracks, cycling, stunning beaches, and a wealth of heritage.

Nearby, and visible from the woodland is Portmeirion, an incredible village designed by Clough Williams-Ellis in 1925. Wandering around it's cobbled streets on a summer's day you feel like you are in Italy.

Lon Las, Route 8, the famous north south through Wales cycle track, passes next to the woodland.

There really couldn't be a better location for exploring Eryri, Snowdonia.

### Local area and history

Coed Penmaen Uchaf is part of the intriguing Glyn Cywarch Estate which dates back to 1615. Full of history, the woodlands whisper of years gone by. From the woodlands there are views of Harlech Castle and Ynys Giftan Island, both interwoven with the estate at various times through the centuries.

Nearby at Lasynys is the house of Ellis Wynne (March 7, 1671 – July 13, 1734). He was a Welsh clergyman and author of one of the most important and influential pieces of Welsh language literature.

## 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

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The wood is entered next to a lodge -

Glasfryn Lodge - LL46 2UR

https://maps.app.goo.gl/rBxx5JctmqozaLYh6

What 3 Words - ///hers.preparing.jobs

**Directions to the lodge from the North East**

Follow directions to Blaenau Ffestiniog/Llan Ffestiniog then take the A496 road towards Talsarnau. Pass through Talsarnau, but when the A496 turns right towards Harlech, continue straight on the B4573. Follow this road for approximately 1 mile until you reach Ysgubor Glasfryn on the right and Glasfryn Lodge on the left.

**Directions to the lodge from the South**

Follow signs towards Harlech castle. This will bring you onto the ‘top’ road, the B4573.

Follow this through the narrow roads in the town of Harlech, keeping the Castle on your left hand side. (You can't miss it - it’s stunning!).

Pass signs for Lasynys on the left until you reach Glasfryn Lodge on the right.

Take this turning right.

**Directions to Coed Penmaen Uchaf from the lodge**

From either direction, pass the lodge on your left and follow the track alongside a meadow to your right.

After about 150m a left fork leads towards a metal gate (usually closed). Pass through this gate and follow the track.

After about 850m from the tarmac the road hairpins back to the right. Park (with consideration for others) by the stone quarry. Please do not obstruct the track as it is in use.

Just round the corner, pass through the hand gate to the left of the locked vehicle gate. The new owner will have vehicle access through this gate.

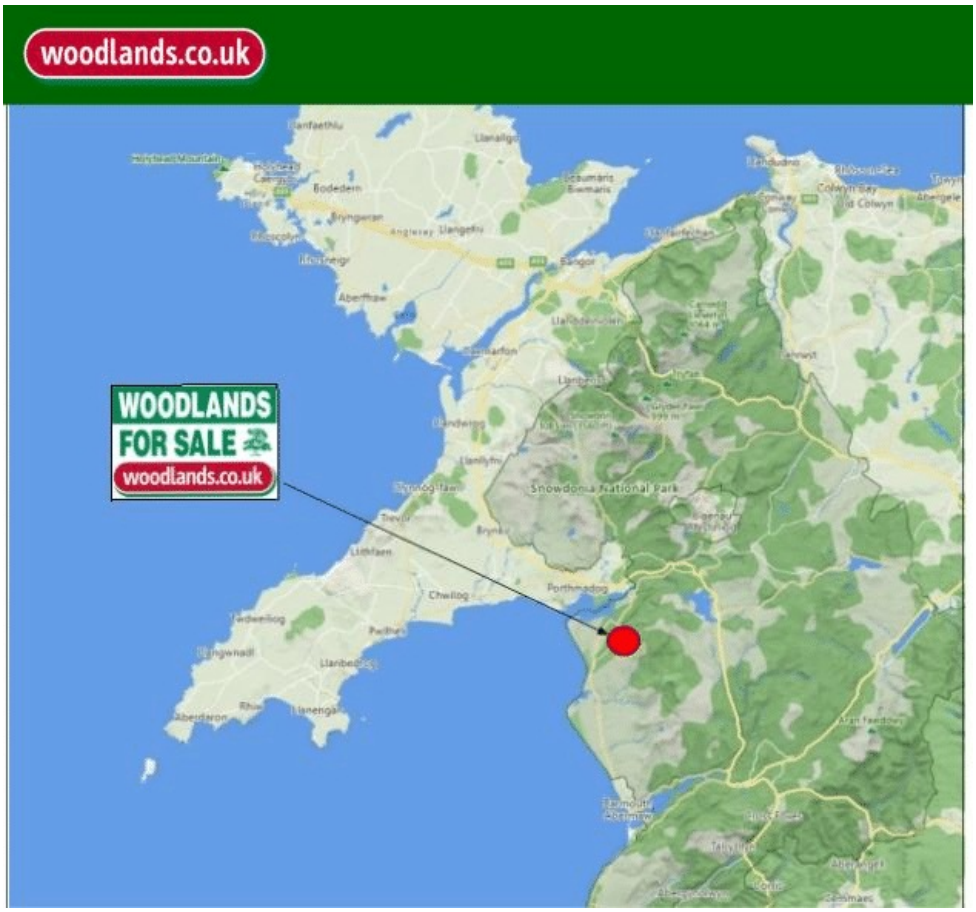
It is approximately 1km walking from this gate Coed Penmaen Uchaf.

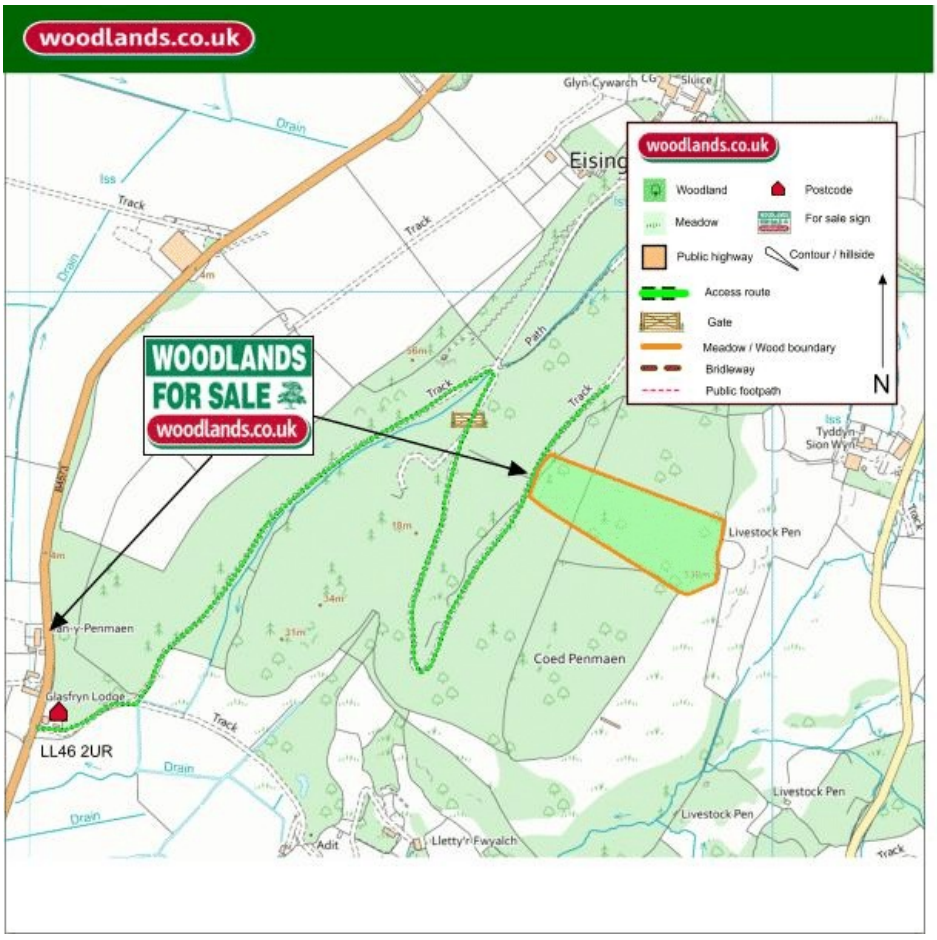
After about 400m the track turns a hard left between two wooden posts. Follow this track nearly to a turning circle. The entrance to Coed Penmaen Uchaf is half way to this turning circle on your right.

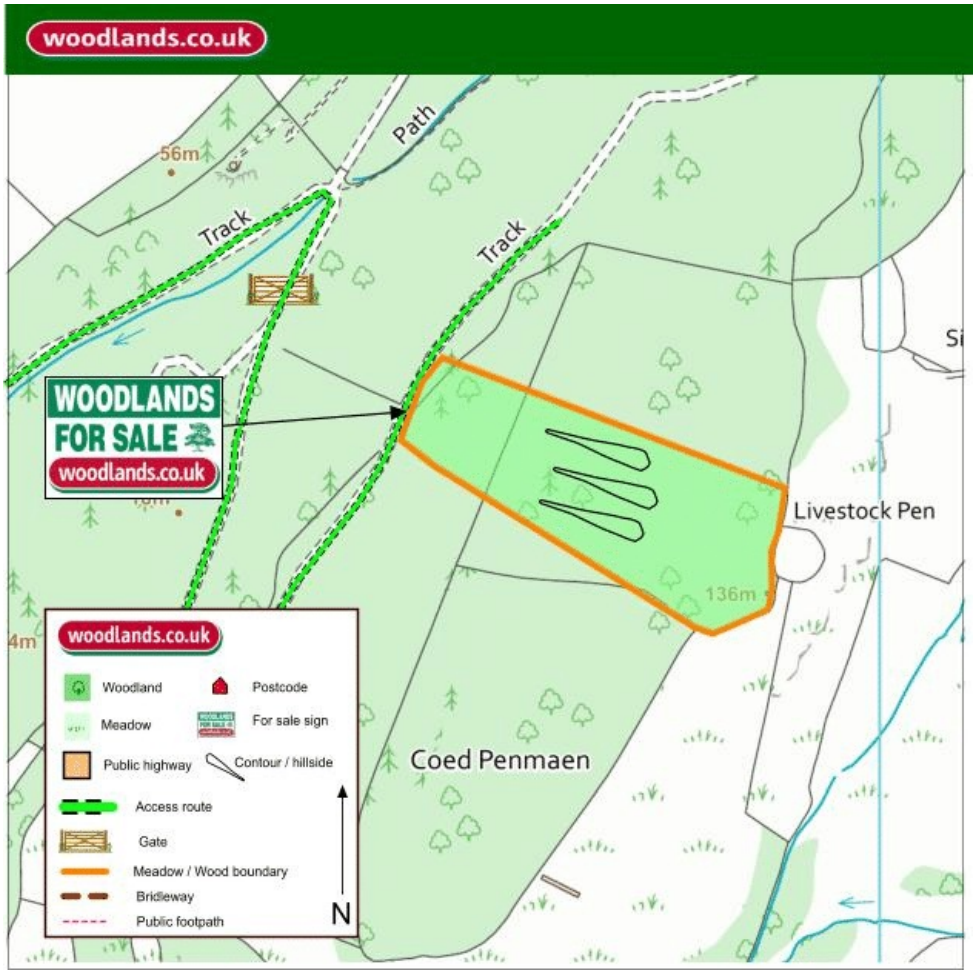
## Boundaries:

The boundaries in Coed Penmaen Uchaf are either marked in orange or are the wall line adjacent to fields at the NE, or the trackway at the south.

Marks on the ground are indicative, a surveyed Contract Plan will be given upon purchase.






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.