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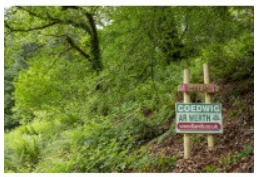


Coed Y Llys

Gwynedd

Coed y Llys has a great variety of trees, broadleaf and a few conifers - with vehicle access to the top and the bottom, it is easy to enter.

Details

Price: £55,000 Leasehold
Location: Llanfihangel-y-Traethau, Harlech, Gwynedd
Size: Over 4 ⅔ acres for sale
OS Landranger: OS No 18
Nearest post code: LL46 2UR

Local manager

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

Description

Coed y Llys is a west facing hill side with lots of levels of growth making for exceptional diversity. The understory is varied as a result of dappled light, the upper canopy being really diverse. The woodland is on a hill-side rocky outcrops provide almost natural terraces into the woodland.

The lower track is totally flat from the road, and winds into a quiet area adjacent to an old wetland. This offers a variety of plants and animals that leave tracks and signs into the woodland. The upper track shows the vigorous re-growth after felling activity, honey suckle and rosebay willowherb claiming back the disturbed soil - where the woodland hasn't been touched, the canopy gives an established feel to the woodland floor.

The woodland offers a dense canopy when the trees are in leaf - when they're not, the views to Portmeirion and Eryri National Park are stunning.

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 woodland is a rich diverse tapestry of mature and young trees. Having being part of Lord Harlech's estate until the war, there is some evidence of an historic loved woodland with some majestic mature large trees. More recently a coniferous woodland has been cleared, and this regrowth largely hides the recent history, but has led to an explosion of growth.

Within the woodland there are magnificent mature Yew, Oak and Sycamore amongst others. Whilst the bottom woods support many new Birch, Beech and Hazel saplings.

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.

Coed Y Llys hasn't been managed for a long time, and as such would benefit from some woodland management to make it easier to access all parts of the wood. Coed Penmaen, of which Coed Y Llys is part, is visible from a large area, so it is protected by a Tree Preservation Order (TPO), in place to protect its visual impact. This will not prevent use of the wood, or management of the woodland as long as it is covered by an agreed management plan.

Wildlife

The wildlife suits all types of birdlife - twitchers will delight in all the "little brown jobs" in amongst the canopy, as well as 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 its proximity to some big and small SSSI's (sites of special scientific interest) and of course being part of the internationally important landscape that is Eryri national park.

Features

The main feature is the location within Parc Eryri and near Cardigan Bay - the woodland itself is historically important with long established tree cover being a haven for plants and animals.

The flat areas within the woodland are worth seeking out, as it's in these spaces that looking up into the ancient canopies and looking at animal tracks feel the most special.

Access, tracks and footpaths

Within the woodland, nothing but animal tracks exist. These give easy access from the two tracks at the top and the bottom of the woodland.

A gated track to the top of the woodland, with an easy turning circle provides simple parking, and the cul-de-sac track at the bottom also provides easier access and parking.

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

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 Y Llys 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

Directions

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 Y Llys 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 here. Please do not obstruct the track as it is in use.

Coed Y Llys is accessed by following the track to the left (opposite the gate keeping the stream on your left. Approximately 150m along this track you will enter Coed Y Llys. The woodland is accessed from by the Woodland Sign.

You will note from where you parked, there is a handgate hand gate which leads to the upper part of the woodland. The new owner will have vehicle access through this gate.

Boundaries:

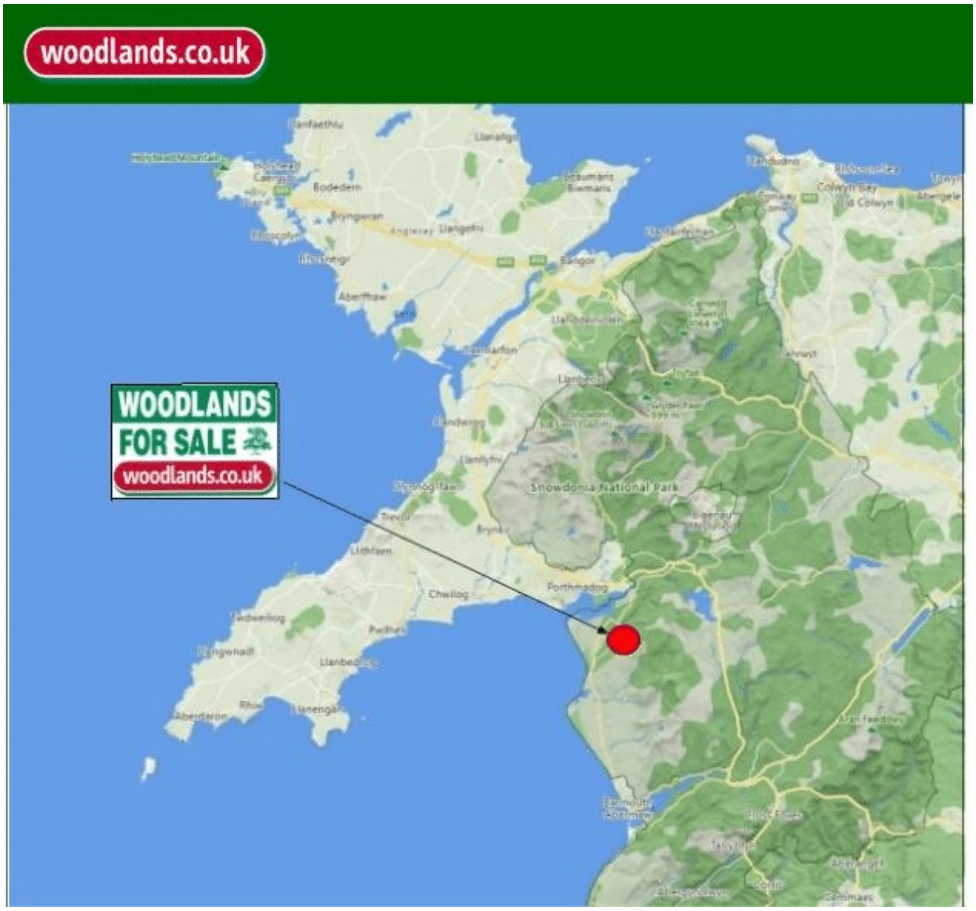
The boundaries are indicated in pink.

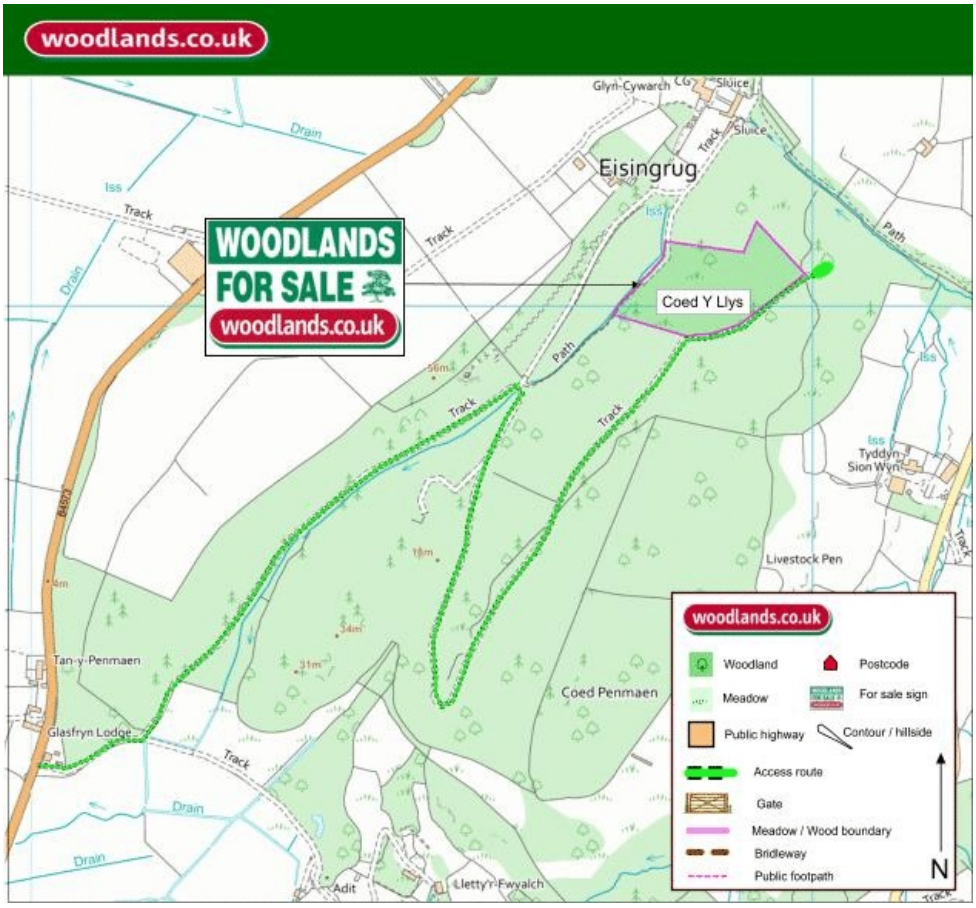
The western boundary is the west side of the flat track at the bottom. The northern point here is marked with a fence post.

The northern boundary runs east, before a dog leg to the north before again heading east to the top track.

The eastern boundary runs alongside the west side of the track to a lay-by on this track.

The southern boundary is a straight line to the south western corner.





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.