Coed Yr Allt, Conwy - Over 3 ½ acres, £39,000

A wonderfully accessible woodland, largely flat and easily entered from the north, Coed Yr Allt, also hides remote and dense secret pockets. The wood presents a diverse, organic array of trees, flora and wildlife and offers a range of uses; from bushcraft to berry-picking, strolling to stress-relief.

Mostly flat and easily walkable but with wilder sections to be discovered and, should the owner wish, parts to be transformed into hidden sanctuaries for escaping our busy world. This woodland requires as little or as much of a human touch as its new owner wishes to give it. Enjoyable as-is, or as a potential canvas for management and clearings. Bushcraft, foraging and communal gatherings come to mind with this particular woodland.

Trees

A natural, diverse blend of birch, hazel, ash and oak and conifer. Predominantly dense birch to the southern side, opening out to mature conifer to the north and plentiful hazel to the western edge.

Ivy growth is plentiful throughout, adding to the wistful, distinctly British atmosphere of the array. Selective removal of some hazel and birch could quickly result in usable space within even the more hidden sections of this woodland.

Wildlife

Plentiful bird species; jay, woodcock, redstarts, woodpeckers, siskins, ravens and lots of the little brown ones.

Mammals include deer, squirrel and badger.

Features

Coed Yr Allt is notably flat for a Welsh woodland, making much of it walkable even for those more elderly visitors. There is a newly refurbished track leading to a spacious parking spot adjacent to a clear and welcoming path into the woodland. Rising from the parking spot into the wood, there's a well-walked path and another that follows the northern boundary, but in the heart of the woodland, there is much more private space, as the trees are dense and healthy. The southern side of Coed yr Allt slopes southwards downhill to the track.

Access, tracks and footpaths

The woodland can be reached by vehicle or foot from the south-east, via the newly developed track which caters to most normal types of car.

On the western side of the woodland a clearly-defined, dedicated parking spot fenced off to the side of the track provides ample parking. The woodland can also be reached from the nearby eye hospital, and can be entered via both its western and eastern sides.

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

Local activities include:

Knightly's Fun Park

Pensarn Beach

The Peculiar Gallery http://www.thepeculiargallery.co.uk/

Abergele Golf Club https://www.abergelegolfclub.co.uk/

Caffi Crempog - we really like the toasties!

Cycling - Route 5 https://www.komoot.com/guide/2797341/cycling-around-abergele

Walking - Coed Y Copa https://www.woodlandtrust.org.uk/visiting-woods/woods/coed-y-gopa/

Site of Roman and stone age significance

And then of course the wonderful Eryri National Park https://eryri.gov.wales/

Local area and history

Abergele, meaning "mouth of the Gele" in Welsh, is a historic market town on the North Wales coast with roots dating back to a 9th-century Celtic monastery and potential Roman origins. It became a significant medieval lordship center, known for the 13th-century St. Michael's Church and the imposing 19th-century Gwrych Castle.

The history of Abergele Hospital can be found here.

Gwyrch Castle nearby has an interesting past: https://www.conwyvalleynorthwalescoast.com/station/abergele-and-pensarn/

Gele is a dialectal form of *gelau*, which means spear, describing the action or speed of the river cutting through the land.

Price: £39,000 Freehold
Location: Abergele, Conwy
Size: Over 3 ½ acres for sale



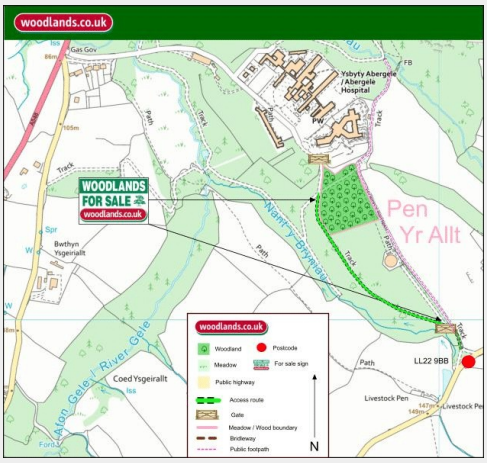
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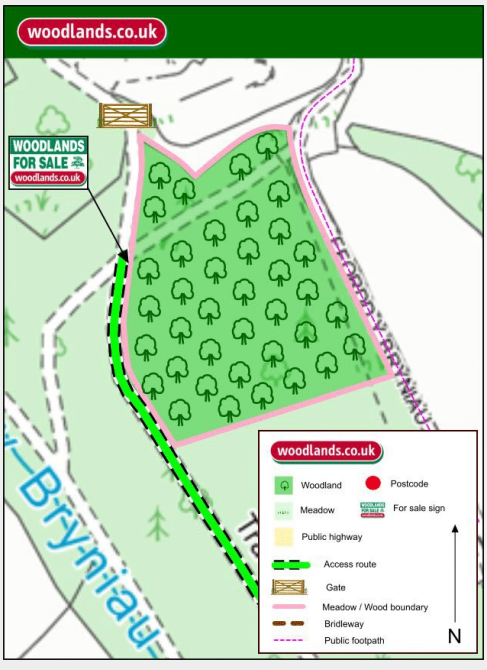
Boundaries:

The western boundary of this wood is marked by pink paint on trees. The northern boundary is the fence line meeting the public footpath. The eastern boundary is marked by stakes topped with pink paint. The southern boundary is the newly refurbished track.









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
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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 116
Grid ref: SH 950 749
Nearest post code: LL22 9BB

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

Entrance to the main Woodland can be found at:

W3W: daylight.adjuster.vaccines

https://maps.app.goo.gl/3og4u6fugccKcTCw8

Directions:

From the North Wales Express Way (A55) take the turning towards Abergele, and the through the town towards Llanfair Talhaiarn on the A548.

After 2.4 miles turn left onto the Roman Road B5381 at the Pentrefail Turning (by the Caravan Park).

Follow this for 0.8 miles. The entrance is a small turning and trackwayon the left. Follow this track to the main entrance by the gate. The combination to this gate is available upon request.

Please park considerately, this track is in use regularly.

For the individual Woodlands please refer to the Maps.

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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