



## **Coed Graig Goch, Tywyn, Gwynedd**

**5.64 acres, £55,000 (freehold)**



**Nearest postcode:** LL36 9AQ **OS Map No:** 124 SH 698 086 **What3Words:** Entrance (A): ///eyelid.panoramic.person



***Douglas fir approaching maturity and a useful stand of beech with amenity and production credentials. Excellent access amidst spectacular Snowdonia landscapes in south Gwynedd.***

Coed Graig Goch lies between Dolgellau and Machynlleth on low slopes beneath the bulk of the Cadair Idris range with views south-eastwards across the valley of Afon Dysynni. The tranquil waters of Tal-y-Llyn (Llyn Mwyngil) are just a mile upstream.

It is believed the wood was planted in the 1970s. The dominant crop is Douglas fir which is growing straight and true with some magnificent specimens. There is also an attractive stand of beech of good form holding the promise of some quality lumber in time, plus a small stand of oak, beech and birch in the upper north corner. All species appear windfirm thanks to the free-draining soils and consequently there is a range of future management options available to the

incoming purchaser, including silvicultural thinning, felling in 5-10 years or longer-term retention.

Amidst the main crop are small areas of younger oak along with isolated stems of birch, rowan and holly. The woodland floor is generally free of entangling vegetation with a carpet of fern, moss and previous years' leaf-fall.

The excellent hard tracks that run more-or-less on the contour at the top, middle and base of the wood will readily enable future harvesting in all areas despite the slopes underlying the crops. These tracks also mean that cars can access the heart of the wood for management and amenity visits. A terrace near the centre of the wood provides an attractive locus for recreation and plenty of space for parking. The caravan sited here is included in the sale.

Coed Graig Goch offers excellent prospects in a superb location both for the woodsman and the recreational owner.

**Our Forester's Thoughts**

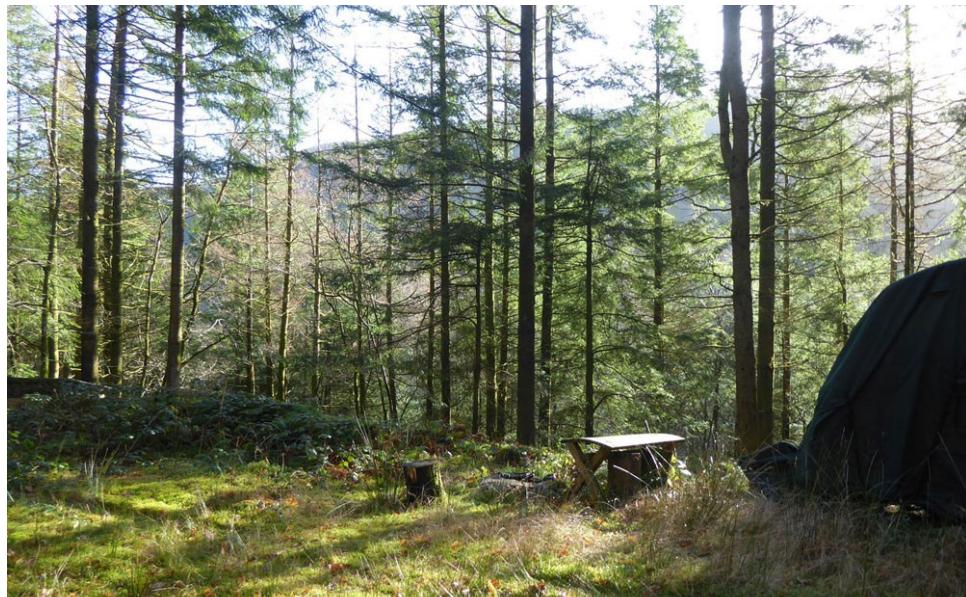
**Alastair says...**

*"If I had the kit, it would be tempting to fell and mill one or two of the Douglas fir. The central terrace is an excellent locus for quiet recreation and base from which to explore southern Snowdonia."*

***Please remember some management operations require approval and/or a licence.***

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#### Directions

- Head south from Dolgellau on the A470 and then turn right for Machynlleth onto the A487 at Cross Foxes.
- Head over the Cadair Pass and then turn right onto the B4405 for Tywyn and Tal-y-Llyn.
- $\frac{3}{4}$  mile after the end of the lake you will see a farm drive to your left and shortly after this a Woods4Sale sign in a tree on your right (the south tip of the wood - **K** on the plan).
- Continue for a further  $\frac{1}{4}$  mile then fork first right up the hard track (**A**).
- After the first switch-back (**B**) continue for a further 250 metres to a track with a gate that forks gently downhill to your right (**C**).
- Continue on foot down the gated track for 300 metres until you see bright red-topped posts on either side to enter Graig Goch (**D**).
- Please ensure you park clear of all access ways and gates.

#### Rights of Way

- *There is a right of access for all purposes to the property via the tracks **ABCD** and **CE**.*
- *There is a right of access for forestry purposes only via the soft track **ML**.*
- *A right of access is reserved to property beyond for all purposes over **EF** and **DG**, and for forestry purposes only over **HL**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*
- *There are no public rights of way within this woodland.*



#### Boundaries

- The northwest boundary (**EF**) is the northwest edge of the top track.
- The northeast boundary (**FCHJ**) is marked by blue-topped posts.
- The southeast boundary (**JK**) is the line of a derelict fence above the public road.
- The southwest boundary (**EDLK**) is marked by bright red-topped posts.

**You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.**

### **Sporting Rights**

The sporting rights are owned and included in the sale. They are not let.

### **Mineral Rights**

The mineral rights are owned and included in the sale except as reserved by statute.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Conservation designations**

The woodland is located within the Cadair Idris Site of Special Scientific Interest (SSSI) due to the area's important glacial and peri-glacial landforms.

### **Residential Planning Permission**

You are extremely unlikely to get residential planning permission for this woodland.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. Not to use the Property for any sort of racing whether with motorcycles cars or other vehicles;
- ii. Not to use the Property as a commercial campsite;
- iii. Not to cause any damage to the tracks or ways over which the Transferor has a right of way and forthwith to make good any damage caused in the exercise of the rights provided that the word "damage" shall not exclude repairs necessitated by general wear and tear.
- iv. Not to convey transfer charge demise let or otherwise dispose or part with possession of any part of parts (as opposed to the whole) of the Property whether for consideration or not.

### **Note**

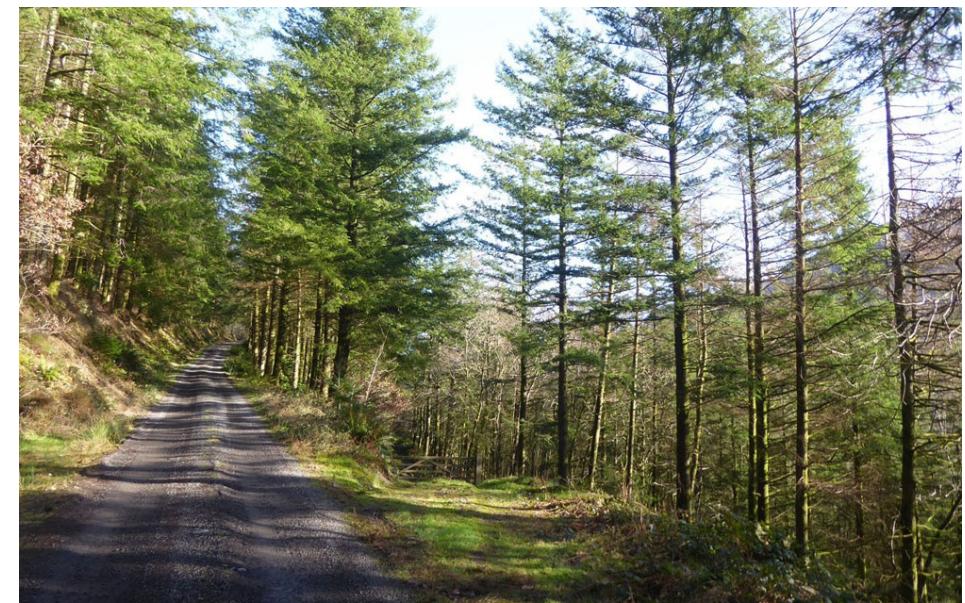
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### **How To Buy**

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

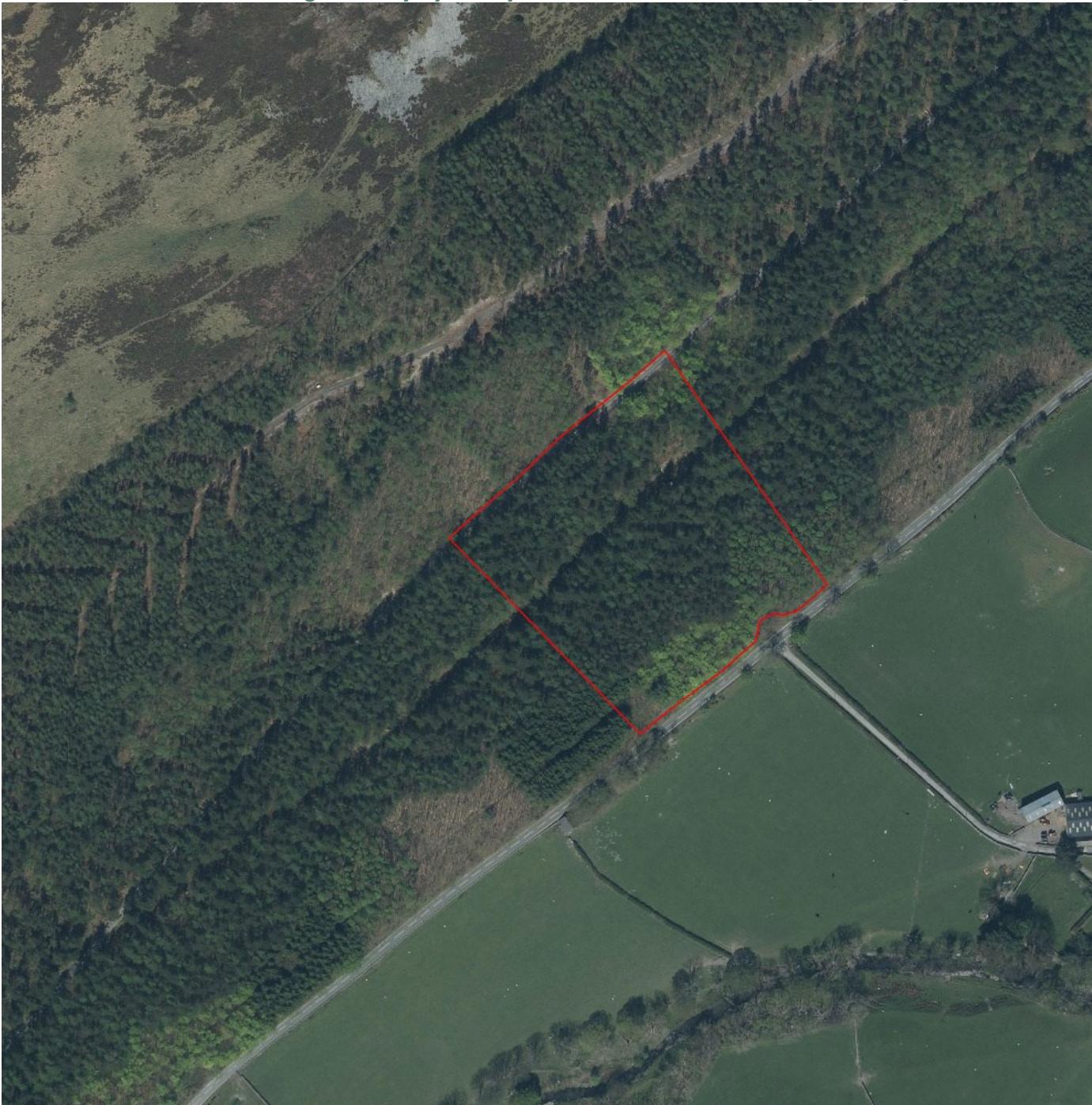
More information is available on our website where you will also find a list of recommended solicitors



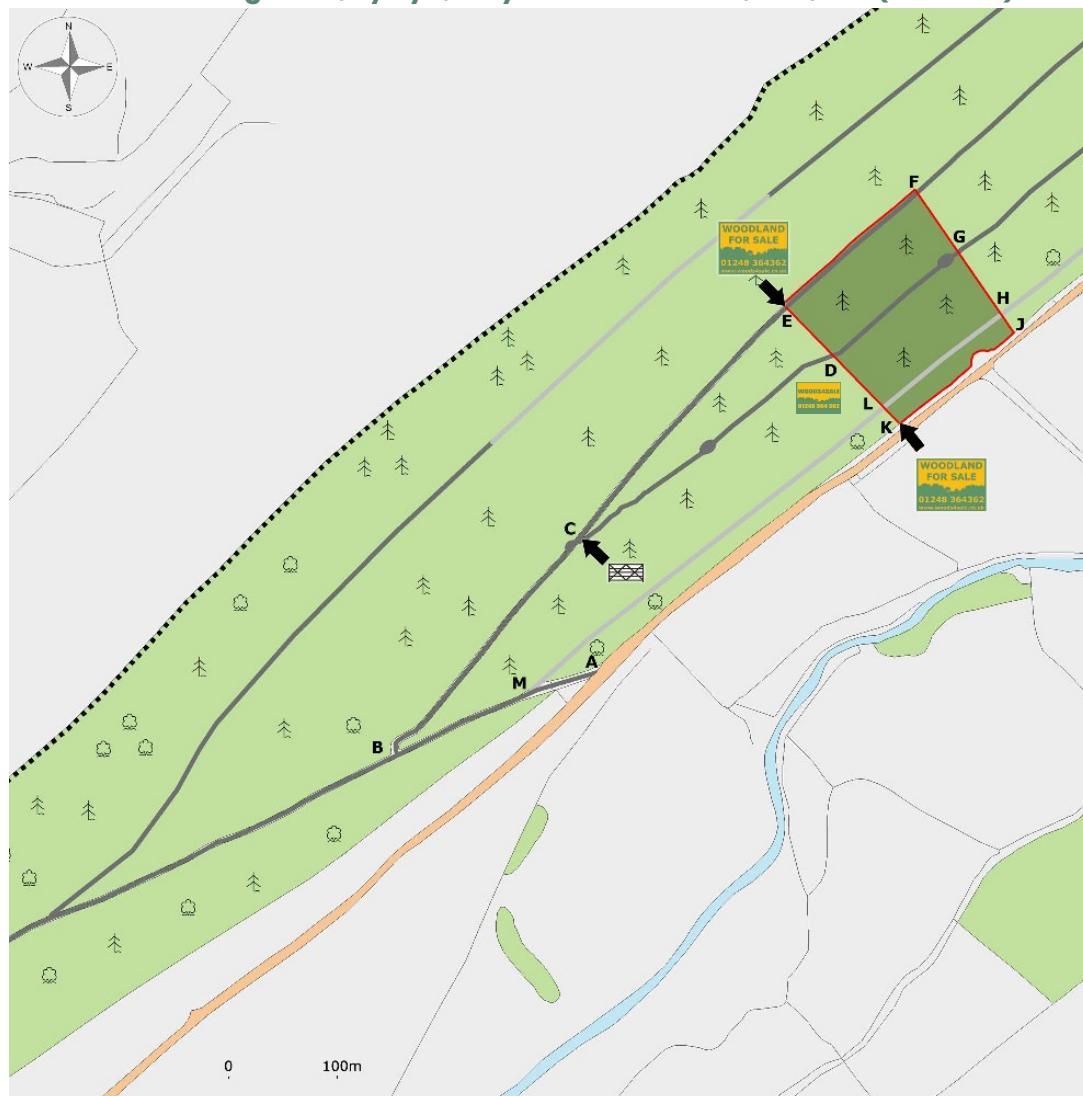
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## Legend

The legend is organized into two columns. The left column lists symbols for roads and paths: Motorway (blue line), A Road (pink line), B Road (orange line), Minor Road (yellow line), Unclassified Road (grey line), Railway (black line with a cross), and Watercourse (light blue line). The right column lists symbols for land use: Hard Track (black line), Unsurfaced Track (light grey line), Bridleway (dashed line), Public Footpath (dotted line), Public Byway (yellow line with a plus sign), Path (dash-dot line), Wall (thick black line), Woodland For Sale (red-bordered green box), Other Woodland (light green box), Paddock/Meadow (light green box with a small white symbol), Gate (crossed lines), and Conifer (pine tree icon). A small 'WOODLAND FOR SALE' sign icon is also shown.

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