



Coed Hen Doeth, Llanberis, Gwynedd

10.11 acres, £139,000 (freehold)



Nearest postcode: LL55 4TY **OS Map No:** 115 **What3Words:** Woodland Entrance ///mule.paddocks.foresight



A mature and dramatic woodland with outstanding amenity in the heart of Eryri (Snowdonia) National Park.

Located on the southeast edge of Llanberis, Coed Hen Doeth combines sylvan beauty with proximity to this popular Snowdonia town. The current owner has lovingly nurtured the woodland for many years enriching its natural habitats whilst sensitively installing features with which to enjoy it including a streamside boardwalk and hand-crafted benches. This beautiful woodland is reluctantly for sale due to health reasons.

Coed Hen Doeth is reached by an all-weather stone track suitable for 2WD vehicles. This extends into the wood terminating by the stream – an ideal location in which to while away an afternoon. A stoned footpath then gives further access up the streamside, and several strimmed footpaths of varying gradient lead to the wonderful oaks growing on the eastern outcrops overlooking the stream.

On entering the wood, you pass through a stand of Norway spruce that screen the north and west fringes of the wood. These clean elegant stems are not only majestic – they also contain some excellent timber. The vendor is currently applying for a thinning licence to enable their continued management. Beyond the spruce is a clean-flowing stream that bisects the wood (alive with dragonflies when we visited). Aside from a few birch and alder, the banks are quite open giving a light and airy feel with framed views upstream.

On the far side of the stream the ground progressively rises to crags and rocky outcrops supporting a glorious stand of full-canopy sessile oaks and the occasional beech. Beneath the well-spaced stems is a rich ground flora of grasses, rushes, ferns and mosses along with a profusion of oak seedlings. A knoll overlooking Dolbadarn Castle at the north corner of the wood also supports a few attractive old Scots pine. Finally, there are a few larch in the wood which have recently received a clean bill of health.

The double-cab Mitsubishi pickup just inside the entrance is included in the sale as are several beehives by the stream. All can be removed if not wanted. The cut logs are excluded from the sale and will be removed prior to completion.

With its rich flora and fauna, Coed Hen Doeth presents a genuinely rare opportunity to acquire an outstanding woodland in the heart of Eryri Snowdonia. Excellent access, oak glades, framed views and easy access to town and hill alike make this the ideal amenity wood.

Our Forester's Thoughts

Alastair says...

"We saw a huge abundance of oak seedlings on our visit. Tubing a few would help the establishment of the next generation.

I would then flail the bracken patches to keep them in check (whilst ensuring no damage to the ferns) and also strim the paths up to the east side of the wood, removing any brambles on the way.

Thinning the Norway spruce would yield some quality sawlogs. In the longer term I would want to convert the spruce stands to native broadleaves, preferably using oak seedlings from within the wood.

The streamside is an idyllic location in which to relax and enjoy this gorgeous woodland. BBQs, sundowners and occasional nights under the stars all beckon"

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

Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)



Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)

Directions

- Head south out of Llanberis for Capel Curig on the A4086.
- Cross straight over the mini roundabout a short distance after passing the Snowdon Mountain Railway on your right.
- The entrance to the wood (**A** on the plan) is a gated track 180 metres after the roundabout on your right.
- Park clear of the metal access gate and continue on foot via the stile to the right side of the gate.
- After 40 metres you will see the timber entrance gate to Coed Hen Doeth on your left (**B**).
- Climb the low fence to the left of the gate to enter the wood.



Rights of Way

- *There is a right of way at all times and for all purposes over the track **ABC**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *A public footpath runs just inside the west boundary of the wood.*

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 reserved to a previous owner.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

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

Tree Preservation Order

The entire woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate silvicultural management, but the agreement of the local planning authority must be obtained in advance of operations.

Boundaries

The entire woodland is contained within perimeter deer fencing.

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

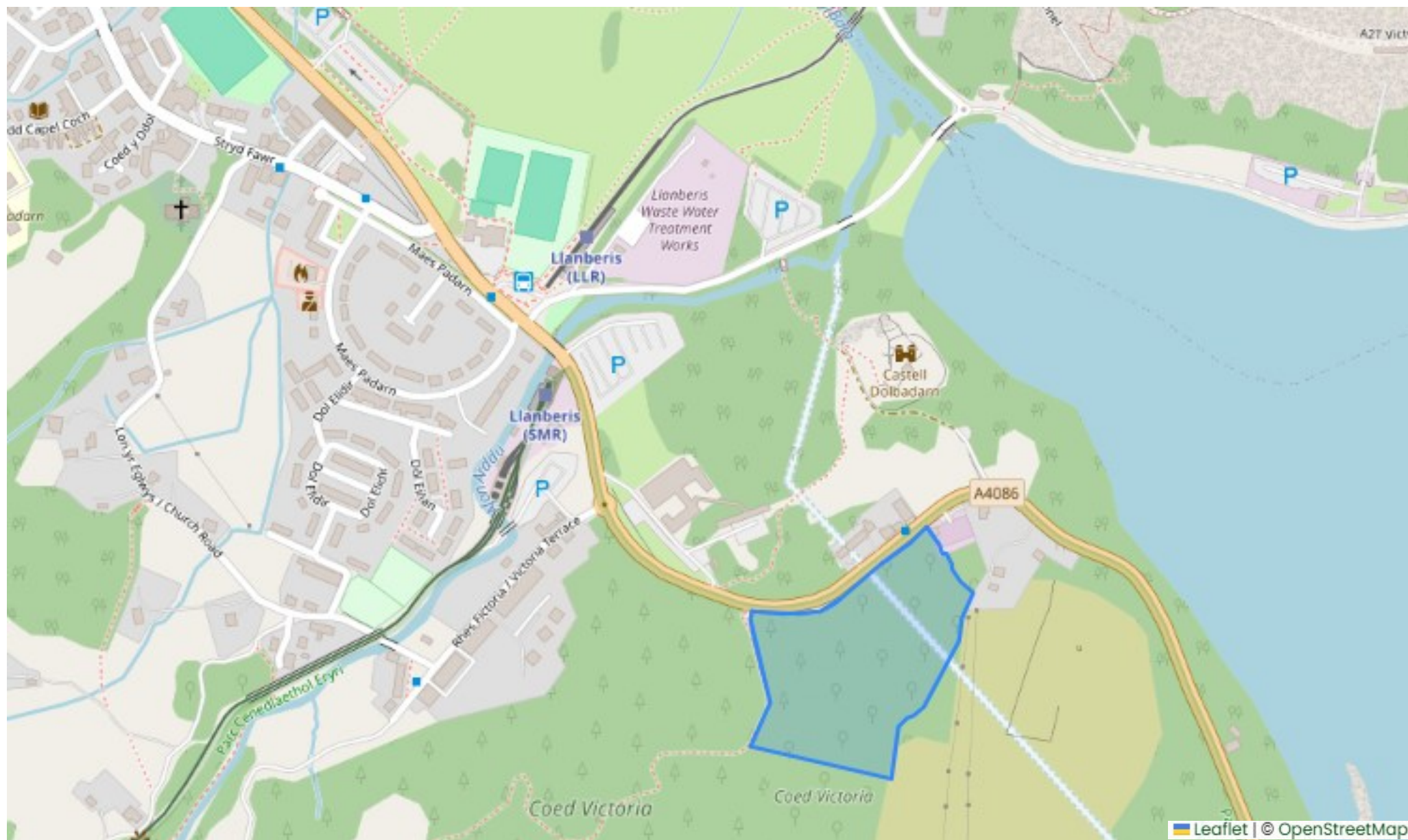
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



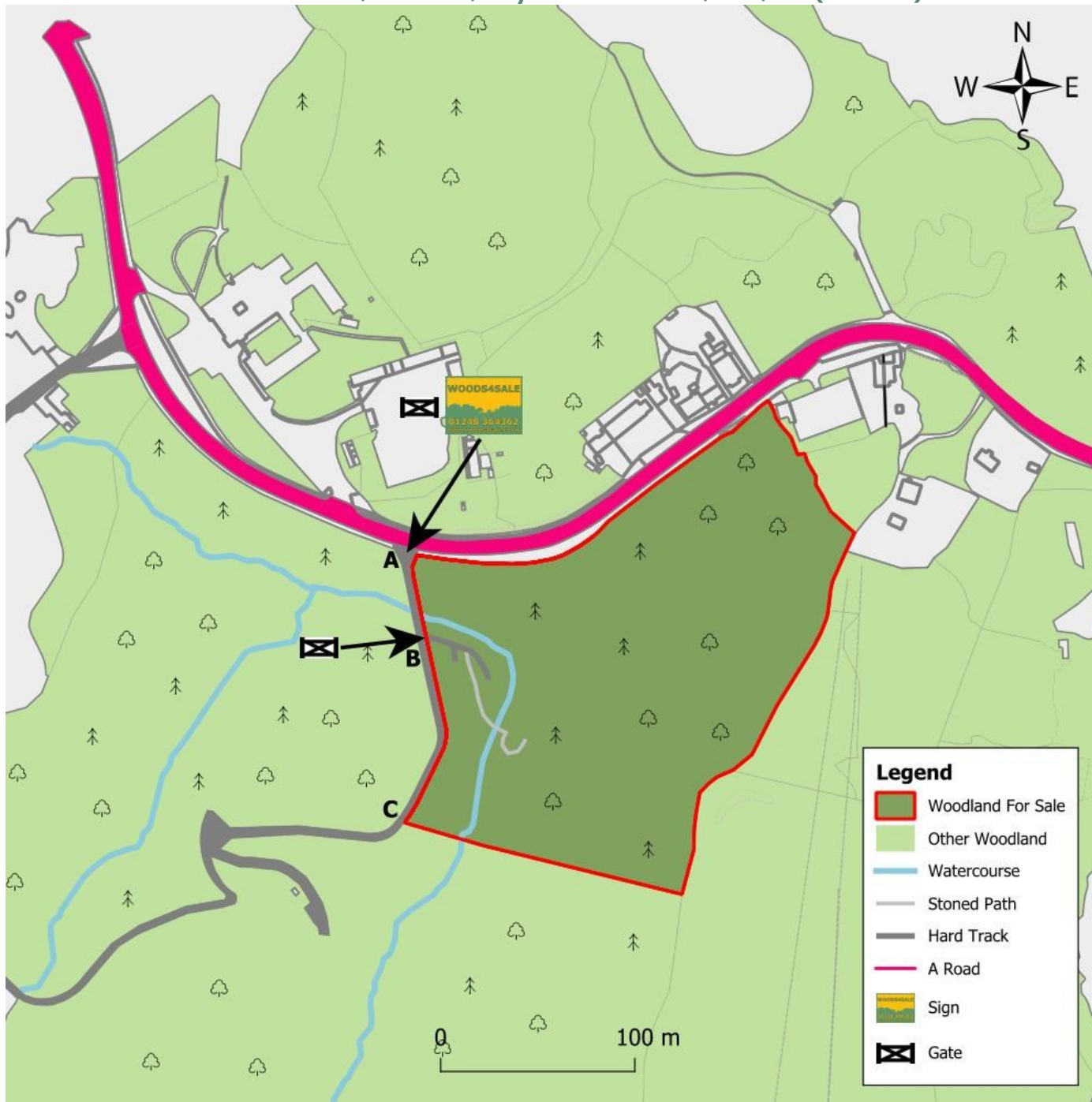
Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)



Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)



Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)



Coed Hen Doeth, Llanberis, Gwynedd. 10.11 acres, £139,000 (freehold)



Woods4Sale

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk