



## Coed Madog, Maentwrog, near Porthmadog, Gwynedd



**Woods4Sale**

**5.44 acres £62,500 (freehold)**

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**Nearest postcode:** LL41 4HH **OS Map No:** 124 SH 681 407 **What3Words:** Woodland Entrance (A): [///maple.mincing.meanwhile](https://www.what3words.com/?q=maple.mincing.meanwhile)



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***Young mixed broadleaves with vehicular access in a beautiful location.***

Coed Madog lies midway between Porthmadog and Blaenau Ffestiniog on the west side of Eryri (Snowdonia) National Park in rural Gwynedd. Portmeirion and Cardigan Bay are a 15-minute drive to the west, and the high peaks around Yr Wyddfa (Snowdon) are half an hour to the north, putting this young wood firmly in the heart of this beautiful area.

The wood occupies north-facing ground on the south side of the Ffestiniog valley and consequently enjoys remarkable panoramic views over the hills around Yr Wyddfa. The terrain within the wood is varied with the larger part being level or gently sloping, rising to steeper slopes on the upper southern boundary.

The previous stands of mature larch blew down in the storms of 2016. The wood was then replanted with a mix of native broadleaves. Birch, oak and willow have been supplemented by a variety of other species including rowan,

beech, sweet chestnut, cherry and holly. A few conifers from the previous crop have also seeded in, providing an attractive mosaic of winter colour.

The young trees are now well established and clearly thriving in the benign conditions found here and the evolving habitat is proving increasingly attractive to local wildlife.

The wood is reached by a hard track that serves both the north and south boundaries – ideal for recreation and management. An overgrown internal hard track leads into the heart of the woodland from the north side. There is also approval in place for construction of a small hut, the previous one being the victim of a fallen tree. An overgrown seasonal stream runs through the wood close to the internal track.

For the last 20 years Coed Madog has provided much family enjoyment. However, children grow up and move away...hence the opportunity for the next generation of woodlanders!







### Our Forester's Thoughts

#### Alastair says...

*"There are a few tree tubes left over from the restock operation which should be removed.*

*My next job would be to improve access by clearing the overgrown internal track towards the middle of the wood and perhaps creating a secluded clearing there for quiet enjoyment and camping. I would also want to rebuild the small woodland hut.*

*The trees have grown well so I would consider respacing denser areas, favouring the retention of minor species like chestnut, cherry and oak where possible.*

*I would also cut and treat the occasional rhododendron bush before this invasive exotic plant establishes itself."*

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





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### Directions

- The access track to Coed Madog is directly off the south side of the A487, about ¾ mile north of the small village of Gellilyden and similar distance east of Maentwrog (**A** on the plan).
- You can park in the large public layby on the north side of the A487 just opposite the entrance.
- Access to the wood is via the farm gate across the road from the southeast end of the layby (**A**).
- There is a stile to the right of the entrance gate. Walk up the farm track for about 100 metres then take the first right turn (**B**) and continue for a further 100 metres to the woodland entrance gate (**C**) identified with a Woods4sale sign adjacent.
- Climb the gate (at the hinge end please). Coed Madog is now on your left.
- To access the upper part of the wood, continue for a further 600 metres on the woodland track up and round the switchback (**E**) until you see an orange-topped post on your left (**F**).

### Rights of Way

- *There is a right of access for all purposes at all times over the route **ABCDEF**.*
- *A right of access is reserved to others over the route **FG**.*
- *A maintenance clause covers the route **CDEFG** with shared liability according to use.*
- *There are no public rights of way within the wood.*



### Boundaries

- The northwest boundary (**DF**) is marked by an orange-topped post at either end.
- The northeast boundary (**CD**) is the southwest side of the track.
- The southeast boundary (**CG**) is the field edge fence.
- The southwest boundary (**FG**) is the northeast side of the track.

**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 reserved to another party.

### Mineral Rights

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

### Fencing Liabilities

The vendors replaced the field edge fence (CG) in 2016 and have maintained it since. They are uncertain as to liability.

### Residential Planning Permission

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

### Restrictive Covenants

There are historic covenants that apply to the woodland that state 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) use the Property for any sort of racing whether with motorcycles, car or other vehicles
- (ii) use the Property as a Commercial Camp Site
- (iii) use the property in such a way that will unreasonably damage access to the Trackway.

### 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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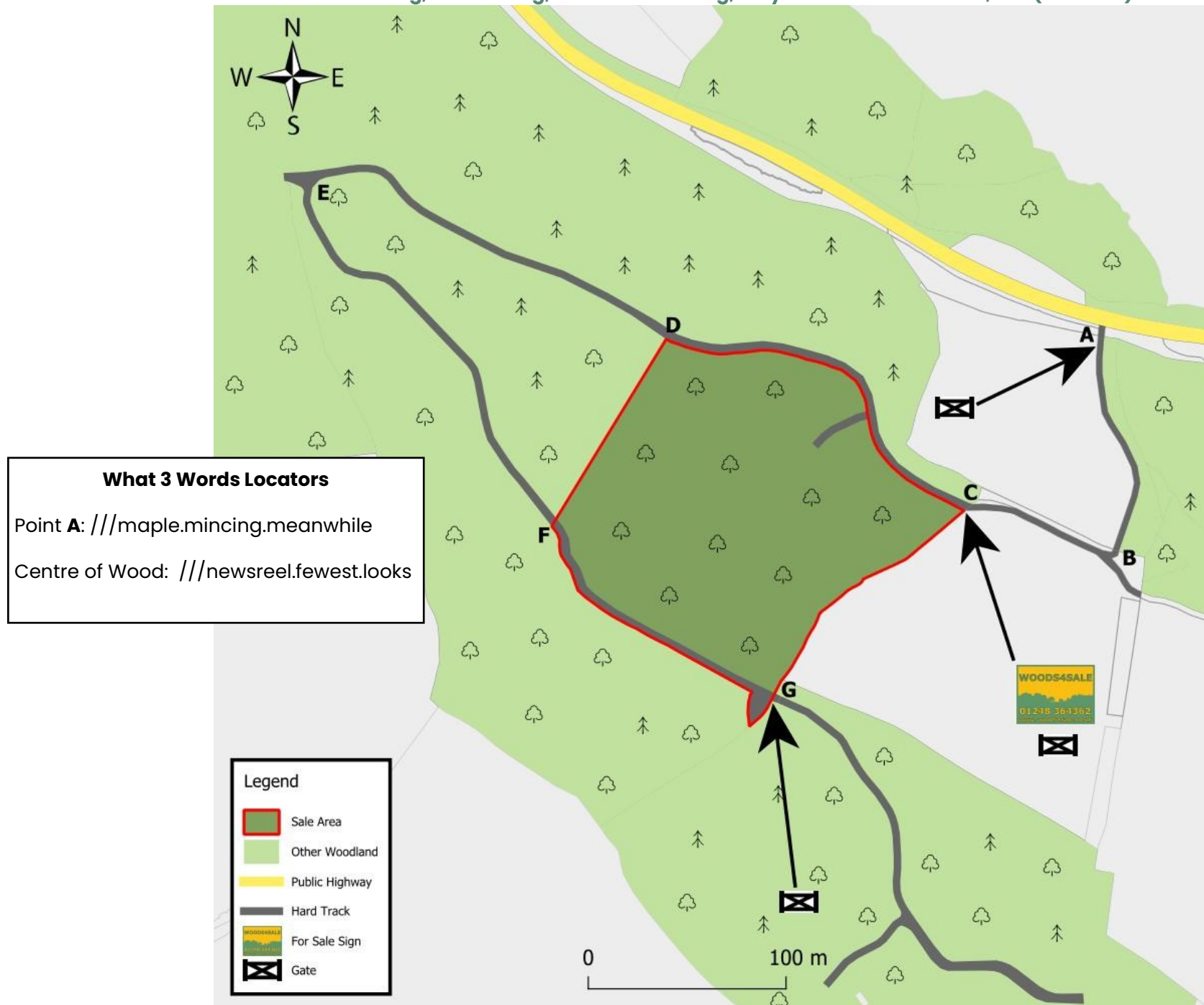
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