



## Coed Cneuen - Nut Wood Ceredigion

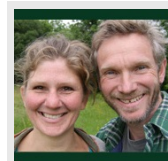
Delightful mixed woodland of mature conifer and broadleaf close to seaside town of Aberystwyth and miles of stunningly beautiful Ceredigion coastline.

### Details

**Price:** £55,000 Freehold  
**Location:** Comins Coch, Aberystwyth, Ceredigion  
**Size:** 4¾ acres for sale  
**OS Landranger:** OS No 135  
**Grid ref:** SN 618 835  
**Nearest post code:** SY23 3BJ

### Local manager

**Tamsin and Matt Brown**  
07950 379533 or 07956 256101  
[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

Positioned towards the middle of Coed Rhydtir, the larger woodland of which it is a part, Coed Cneuen benefits from the shelter of the woodland which surrounds it on all sides. It has access from the shared track on three sides; sloping away, quite steeply in parts, from the track running along its southern boundary down to its northern boundary, also marked by a track.

The entrance to Coed Cneuen, a stoned pull in area, is midway along the woodland's southern boundary, on its higher side and would accommodate a small camper van as long as it was four wheel drive to manage the steep section of track at the eastern point of the woodland.

Areas of rhododendron clump along the track; along with holly and hazel taking advantage of the light. The western end sees some mature sweet chestnut interspersed among the Douglas fir. Through the woodland canopy below are lovely views out over the neighbouring fields towards the hills beyond.

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.

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### Trees

A good number of stately Douglas fir are to be found in Coed Cneuen, grown on in good space which has allowed them to mature well. [Douglas fir](#) is a supremely good timber for building, amongst numerous other uses, due to its tensile strength, straight growth and rot resistance. A number of [sweet chestnut](#) are also found here with their lovely big serrated leaves, prickly nut casings and yellow catkins in summer. There are some small areas of [rhododendron](#) in here which need to be kept in check, but there is plenty of reward to be had from them in several forms including good firewood or charcoal if managed properly.

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### Wildlife

Douglas fir, chestnut and rhododendron are all fabulous for wildlife, providing food, nesting areas and year round cover. Rhododendron flowers are a magnet for bees too, although the resulting honey can be toxic to humans if ingested in too great a quantity. At a lesser quantity it can apparently be hallucinogenic so be aware!

There is a large badger sett in the neighbouring wood and badgers know no boundaries so you may be welcoming some visitors..

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### Features

There are some lovely mature Sweet Chestnut here, fairly unusual in a Welsh woodland.

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### Access, tracks and footpaths

Access to Coed Cneuen is up a stoned forest track with some steep sections which we would advise is only suitable for four wheel drive vehicles. However access to the larger woodland Coed Rhydtir, of which Coed Cneuen is a part, is directly off the A487 and easily accessible to all vehicles all year round.

There are no public footpaths through Coed Cneuen or the larger woodland Coed Rhydtir.

Just north of Coed Rhydtir, it's possible to access a public footpath which links to the Wales Coastal Path at the northernmost tip of Aberystwyth.

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### 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.

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### Activities

There is opportunity here for creating wildlife or bird watching areas or perhaps constructing a [stepped woodland walk](#) through the steeper parts of the woodland, from where to take in the lovely views.

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### Local area and history

Aberystwyth is a buzzing university town with all amenities, good food and bars, and with its famous long Victorian seafront promenade and Wales' longest pier.

Up on Constitution Hill, at the north end of Aber is the cliff top [Camera Obscura](#).

Ten miles or so inland are the world famous [Devil's Bridge Falls](#) and you could even get there on a steam train with [The Vale of Rheidol Railway](#) !

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### How to find this woodland

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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.

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## Directions

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From Aberystwyth, travel north on the A487 towards Bow Street or Talybont.

Continuing downhill on the A487, just after the turning to Penrhyncoch, signposted off to the right, you will see a large pull in on the left and the entrance to the woodland with a Woodlands for Sale signboard.

Park here and continue into the woodland on foot.

Follow the access track into the woodland, taking the left fork up the short steep slope and follow this track around to the right, until you see the pull in for Coed Cneuen on the right hand side of the track. It is marked by a ride stop with a wooden name board and a Woodlands for Sale sign.

Please contact Tamsin or Matt for the combination code on the pedestrian gate at the main entrance if needed.

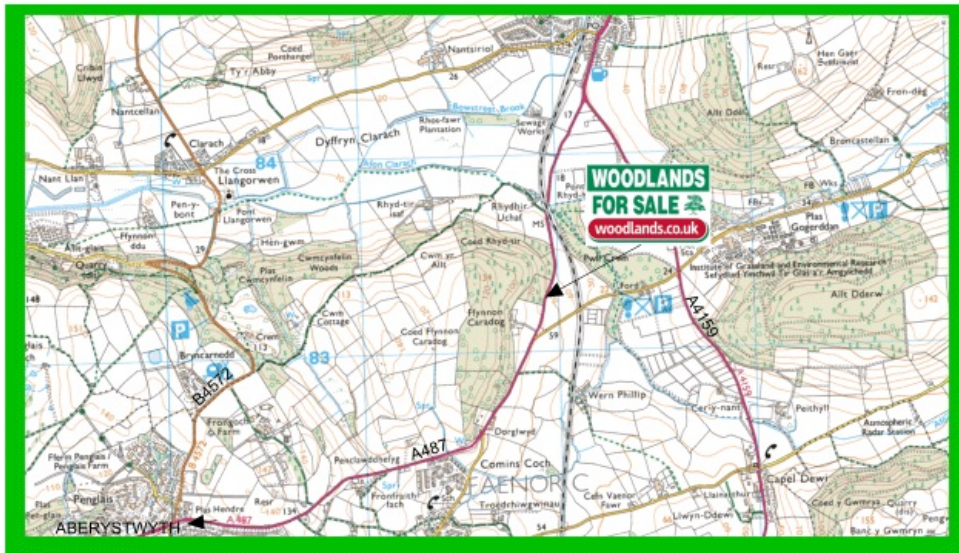


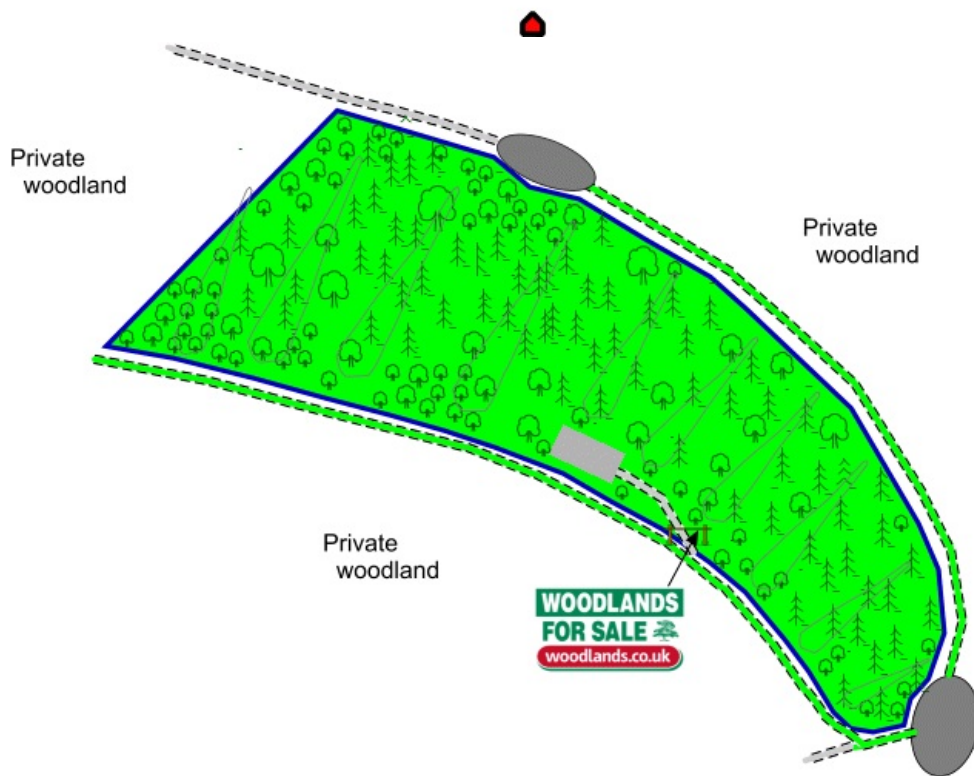
## Boundaries:

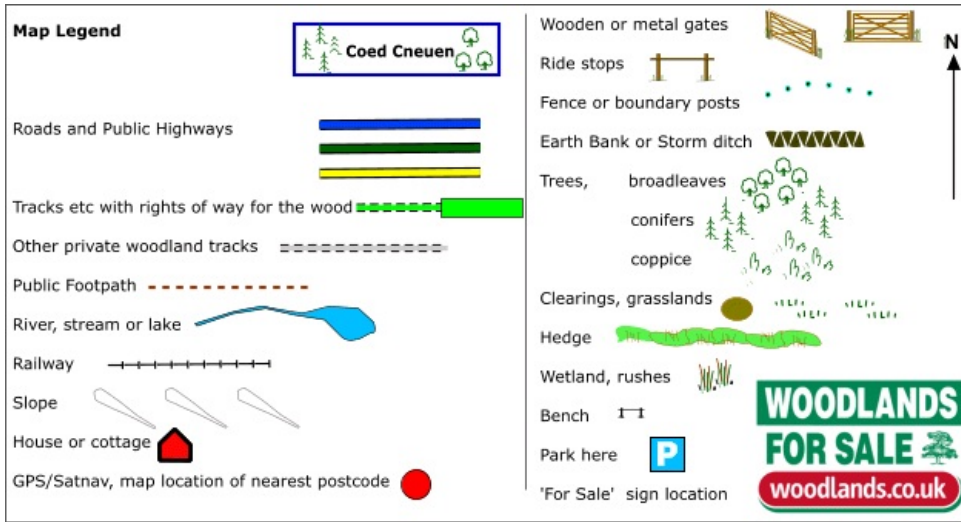
The boundaries of Coed Cneuen are marked in royal blue paint on wooden marker stakes and trees.

The western boundary adjoins neighbouring woodland and is marked with blue paint on trees and marker stakes.

The northern, eastern and southern boundaries are all defined by the shared access tracks and are additionally marked in blue paint on trees.







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.