



Coed Ynys Ceredigion

An entirely level young woodland with an area presenting replanting opportunities set in a stunning location near the Dyfi estuary.

Details

Price: £39,000 Freehold

Location: Glandyfi, Machynlleth, Ceredigion

Size: Over 4¾ acres for sale

OS Landranger: OS No 135

Grid ref: SN 698 972

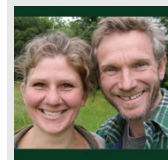
Nearest post code: SY20 8SS

Local manager

Tamsin and Matt Brown

07950 379533 or 07956 256101

tamsinandmatt@woodlands.co.uk



Description

A very unusual woodland for Wales in that it is completely flat throughout. Excellent access directly off the A487 means there is great potential for Coed Ynys, especially with its location in this incredibly beautiful area close to the banks of the Dyfi estuary and between the wildlife havens of the Ynyshir and Cors Dyfi nature reserves.

It is a young plantation style woodland of alder and birch with an open ride under the power line which crosses the woodland east west in its northern section. Adjacent to Coed Ynys, outside its northern boundary is a large area of wetland, but within the woodland the ground is dry and firm underfoot throughout, grassy in the main with ferns and various wildflowers in parts such as meadow sweet. Inside the entrance to the woodland there is a large stoned area which would provide a great place for setting up an area for woodland activities, stacking wood or camping. There's plenty of space for a camper van and access is easy for a vehicle.

Further into the woodland, are pretty and more private areas for camping among the stand of birch trees established on the northern section of Coed Ynys.

The roadside boundary is hedged, so valuable for birds and wildlife, and there are also areas of bramble along that southern boundary.

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.

Trees

The planting was carried out in this woodland according to species, resulting in a woodland divided roughly into quarter strips. The roadside, southern quarter is comprised of alder.

The mid quarter is planted with ash, much of which has unfortunately succumbed to die-back. Although it is sad to lose the ash, this can be put to good use as firewood and the cleared area presents a great opportunity for new planting.

A power line runs across the third section meaning that growth here needs to be kept in check, below 5 metres, which suggests coppicing as an ideal management method.

The northern quarter of the wood is planted with birch.

Wildlife

With [Ynys-hir](#) nature reserve to the west and the Osprey project at [Cors Dyfi](#) to the east, and the Dyfi estuary to the north this is a haven for bird and wildlife.

Features

Flat, level, no hills, completely flat.

Access, tracks and footpaths

Access is excellent with a gated entrance directly off the A487 leading to a shared turning circle, and Coed Ynys' entrance opens directly off this.

There are no public footpaths through Coed Dyfi.

Dovey Junction train station is a short distance from the woodland but only accessible by footpath.

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

The excellent access and level ground provide great opportunities here for using the woodland for workshops or educational projects.

There is opportunity to take out the stand of ash and to plant the cleared area with a variety of native broadleaf, or there is potential to establish a coppice rotation of perhaps willow or alder, extending under the power line with a view to producing material for basketry, or firewood or charcoal. There are of course numerous other uses for coppiced wood including hurdles, poles, material for fencing, gates and general building or garden products.

Local area and history

The nearby town of [Machynlleth](#) is a thriving and interesting place with much to offer from good food and pubs, to the [Centre for](#)

The [Ynys-hir RSPB Nature Reserve](#) is situated to the west of the woodland and the Osprey project at [Cors Dyfi](#) is to the east.

Michelin starred restaurant [Ynyshir](#) is 1 mile away....

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.

Directions

Take the A487

---- towards Aberystwyth if travelling from Machynlleth or the north.

After passing through the hamlet of Derwenlas, and passing the signposted turning for Cors Dyfi Osprey Project Nature Reserve, look out for the entrance to Coed Dyfi on your right, a gated entrance with a Woodlands for Sale sign. Please pull in carefully and park.

---- or towards Machynlleth if travelling from the south.

Just after exiting the village Eglwys Fach, and after passing the sign for Dovey Junction railway on your left and the stone gabion slope reinforcement on your right, you will see a gated entrance on your left with a Woodlands for Sale sign. Please pull in carefully and park.

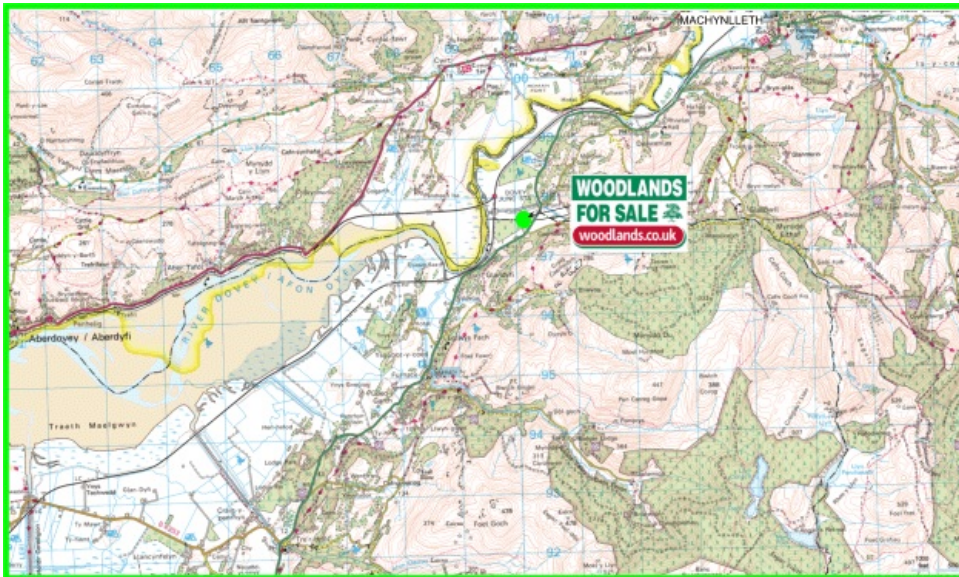
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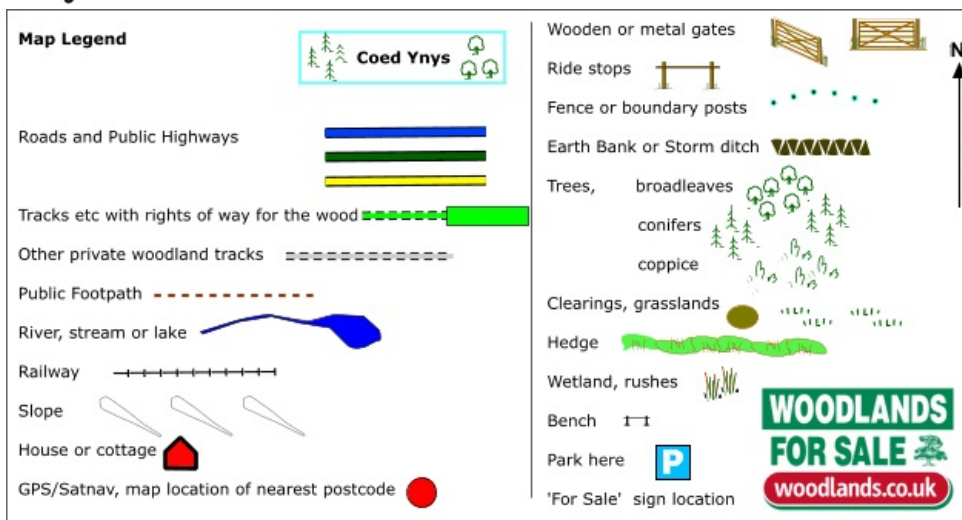
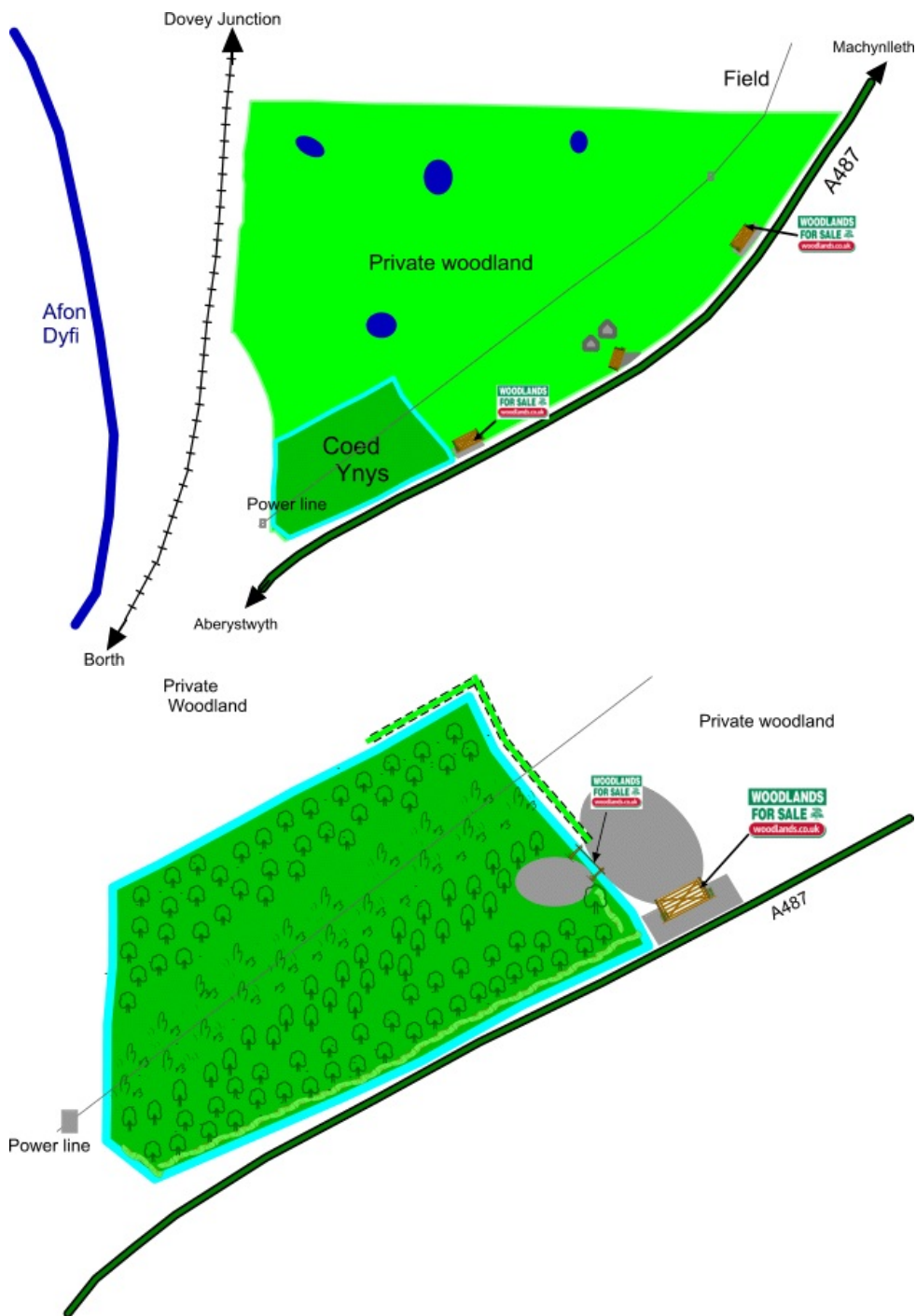
Continue into the woodland on foot.

Please take care when pulling back out on to the A487.

Boundaries:

The boundaries of Coed Ynys are marked in pale blue paint on fence posts. It is fenced on all sides.





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.