

**COED DINNANT**  
**BERRIEW, WELSHPOOL, POWYS SY21 8BG**  
**JUST OVER 5 ACRES      FREEHOLD      £54,950**



**Description:** Coed Dinnant is a mixed woodland, located in a very quiet area, a good distance from the nearest road. The entrance to Coed Dinnant is marked by a rustic ride stop which is made from timber from within the woodland. At times of the year, the entrance is particularly inviting due to the vibrant flowers scattered across the path.

To the immediate left of the ride stop is a large, level clearing. This area is also suitable for other woodland activities, camping and picnicking. The surroundings of the clearing consist of a large mixture of semi mature broadleaf trees with some conifer providing variety. From this part of the wood, many different bird calls can be heard which emphasises the tranquillity and how peaceful an area it is.

The boundary of this woodland includes some fields containing livestock. In some areas of the woodland, bird nests can be spotted high up in the trees along with signs of other wildlife, including burrows. There are varied birds seen in and around the woodland such as pheasant, kite, buzzard, robin and even woodpeckers can be heard at certain times.

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In one area of the woodland, there is little ground vegetation which encourages exploration into the wood. The pathway is circular until it reaches another part of the woodland. This section is significantly more even in gradient but the ground vegetation is much more prominent. Therefore, with some improvements this area could become perfect for woodland activities and develop into a significant aspect of the woodland. Along with the ground vegetation comes much larger beech and ash trees.

Specifically, the ground flora of this woodland contains snowdrops and bluebells and several types of fungi. [Wood anemone](#) is also very common which is an indicator of ancient woodland.

**Access:** Coed Dinnant is accessed over a right of way from the road to the entrance to the wood, that is usable with an ordinary car in dry weather, but most likely needs a four wheel drive in wet weather. The track continues through the wood: this track is part of Coed Dinnant, but the neighbouring woodland owner has a right of way to their wood over this track.

**Boundaries:** The western and the majority of the southern boundaries are fenced from adjoining woodland and farmland. The majority of the northern boundary is the main access track, apart from the section beyond the ride stop, which is fenced. The eastern boundary is marked with blue paint on trees.

**Sporting rights:** Included

**Mineral rights:** Included, except as excluded by statute.

**Public footpaths:** a public footpath crosses the wood, but is believed to be little used.

**Local area:** This wood is two miles from the village of [Berriew](#), on the beautiful [Montgomery Canal](#), where an aqueduct takes the canal over the river Rhiw. The River Severn, and the [Dolydd Hafren](#) Nature Reserve, are just the other side of Berriew. Montgomery, Welshpool and Newtown are nearby for local amenities.

**Covenant:** in common with the neighbouring woodlands, there is a [covenant](#) designed to ensure that all can have quiet and peaceful enjoyment of their woodland.

**Photographs:** were taken in July 2022. Please note that the tents shown in the photographs are included in the sale.

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**For more information, Contact Sandra Colley**

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## DIRECTIONS:

From the A483 take the B4380 towards Berriew. Once past Berriew continue for one mile and take the left turning signposted Felindre.

Continue along this road and after you have crossed the bridge, keep left and continue up the hill.

At the top of the hill, just before a bungalow, there is a track on the right hand side, with a house name board Penygoron (see the last two photographs).

Turn right here and continue up the drive until you come to two wooden gates. The right hand gate has a Forests.co.uk 'Woodlands For Sale' sign (see photograph).

Please park to the side of the gate without blocking either track or the gateway, climb the gate with the For Sale board, and continue along the track on foot.

At the end of the track Coed Dinnant can be found on the left hand side. Coed Dinnant is marked with blue paint on trees, and the boundary is opposite the point where the fence on the woodland to the right of the track starts.

- **Postcode for SatNav:** SY21 8QY, but note that if coming from Berriew, this postcode is about three quarters of a mile beyond the turning for the track.
- **Coordinates for SatNav:** 52.60344,-3.23933 (the start of the track leading from the road)
- **What3words:** auctioned.senses.pigtails (the start of the track leading from the road)

**Grid Reference:** SJ 153 015

**OS Landranger map:** 216











