

Coed y Brenin

# A pioneer in outdoor recreation

Dolgellau, Gwynedd, LL40 2HZ

Seeking a long-term partner to  
lease part of the Coed y Brenin site



**NEWMARK**



Stunning forestry  
9,000  
acres  
in the heart of Eryri



 The king's  
forest



## Overview

We work for the people of Wales driven by the vision of nature and people thriving together.

We are the biggest Welsh Government Sponsored Body and our work to protect and enhance Wales' natural environment impacts everything that matters most - our communities, our wildlife, and our future.

We are custodians of 7% of Wales' land, including the Welsh Government Woodland Estate, flood defenses, and National Nature Reserves. It is our duty to pursue the Sustainable Management of Natural Resources (SMNR) as laid out in the Environment (Wales) Act 2016.

## Adventure in the heart of Eryri National Park

Coed y Brenin — meaning “The King’s Forest” — stands proudly as Britain’s first purpose-built mountain biking centre and one of Wales’ premier outdoor recreation destinations. Set within **9,000 acres** of stunning forest in the heart of **Eryri (Snowdonia) National Park**, the site offers an unrivalled blend of adventure, heritage and sustainability

We are seeking a long-term, sustainable partner to **lease** part of the Coed y Brenin site — helping to enhance local communities, strengthen the visitor economy, and shape the next chapter in the story of this world-renowned recreational hub.



# A destination of national significance

Coed y Brenin is widely recognised as a trailblazer in outdoor recreation.

Developed in the mid-1990s, it became the UK's first purpose-built mountain bike trail centre, setting a benchmark that inspired countless others across the country. Today, it offers over 130 km of promoted trails for mountain biking, walking and trail running — catering to all abilities from beginners to elite athletes.

The site is also home to the UK's first dedicated trail running centre, with a network of scenic routes weaving through forested valleys, rivers and ancient roads once used by Welsh kings and miners. Whether visitors come for a gentle family stroll, a competitive endurance race or an adrenaline-fuelled ride, Coed y Brenin delivers an unforgettable outdoor experience.



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# Location

Located just north of **Dolgellau** in **Gwynedd**, Coed y Brenin sits at the heart of **Eryri National Park** and is easily accessible via the **A470**. Its convenient location offers both dramatic mountain views and the tranquillity of remote woodland, drawing visitors year-round for recreation and relaxation alike.



**14.2 miles**

From **Eryri National Park**



**7.8 miles**

From **Dolgellau** in **Gwynedd**



**North Wales**



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what3words.com





# Core investment



The primary investment opportunity comprises the non-negotiable land, assets, and activity elements that form the heart of the site:

- 1 Visitor Centre Building and Conference Room
- 2 Visitor Centre Extension Building
- 3 Car Park with Automated Number Plate Recognition (ANPR) system (140 spaces)
- 4 Designated Play Areas

## Visitor centre

The circular, timber-framed Visitor Centre is a landmark in sustainable design. Combining natural materials with modern functionality, it offers approximately 4,306 sq ft across three levels:

- Middle Floor (Main Entry): Commercial kitchen and open-plan café seating area
- Lower Floor: Toilets, showers, boiler room, kiosk, and storage facilities
- Top Floor: Office space and staff room
- In 2013, a wrap-around entrance was added, creating a visitor shop and information point that welcomes thousands of guests annually.

### Visitor centre extension

Completed in 2013, the 4,000 sq ft Extension Building nearly doubled the centre's footprint. Constructed using Brettstapel, a revolutionary solid-wood building system made from home-grown Welsh timber, it showcases Coed y Brenin's commitment to sustainability. This energy-efficient structure features excellent airtightness, abundant natural light, and a living green roof.

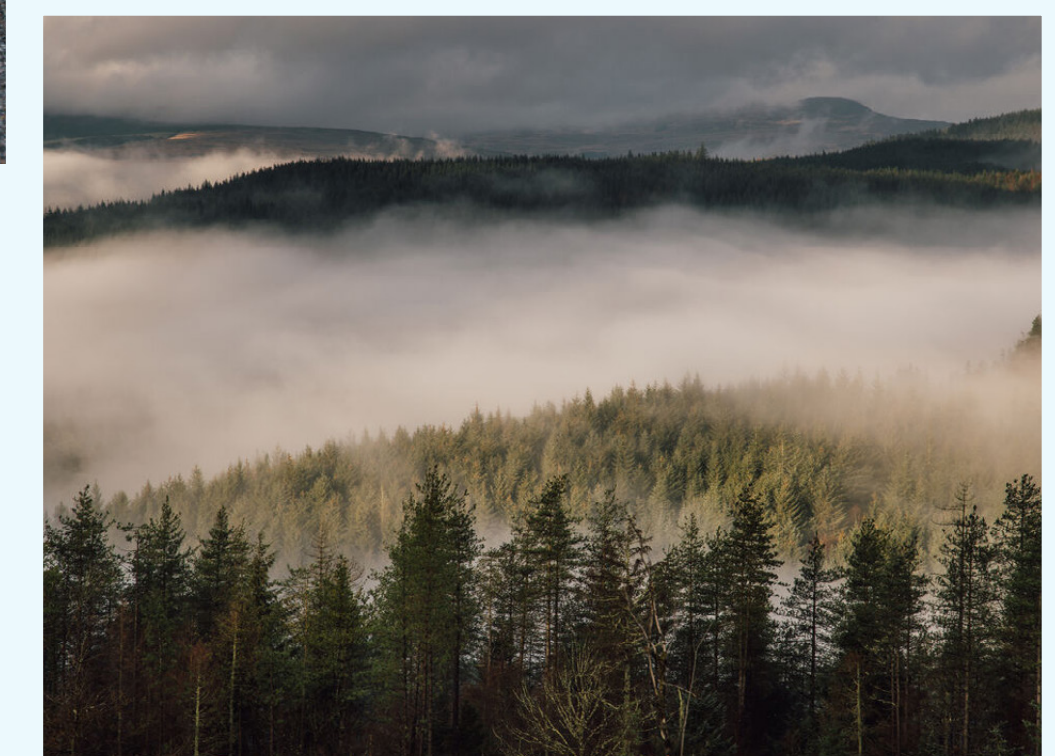
- Ground Floor: Bike shop and hire facility
- First Floor: Multi-functional conference/meeting space, café overflow area, and 24-hour public lavatories



### Secondary scope - development potential

The Secondary Scope includes optional assets bidders may wish to include, offering significant potential for growth and revenue generation:

- The full network of recreational trails (mountain biking, walking, running)
- The land and building footprint associated with the Maesgwm site







### Mountain bike trail network

Coed y Brenin's legendary trails are graded by difficulty and known worldwide for their design and flow. Highlights include:

- Yr Afon (Green) – 10.8 km: Gentle forest tracks ideal for beginners
- MinorTaur (Blue) – 13 km: Four linked loops for progressive skills
- Temtiwr (Red) – 8.7 km: Short, steep and technical
- Cyflym Coch (Red) – 12.6 km: Intermediate singletrack adventure
- Dragon's Back (Red) – 31.1 km: A true cross-country classic
- MBR (Black) – 18.4 km: A condensed but demanding expert route
- Tarw Du (Black) – 20.2 km: The site's oldest trail, featuring the iconic "Y Slab" rock section
- The Beast (Black) – 35 km: The ultimate Coed y Brenin challenge

### New gravel and adventure cycling network

A recent addition is an extensive gravel/adventure cycling network of over 100 km of new routes, suitable for gravel or hybrid bikes, including long-distance routes such as Y Wrach Wen (36 km).

### Walking and trail running

Recognised as the UK's first official trail running centre, Coed y Brenin offers spectacular running and hiking routes through the southern Eryri valleys:

- Blas ar Redeg – 1.8 km (easy)
- Sarn Helen Short – 4.9 km (moderate)
- Sarn Helen Long – 8.4 km (historic route via Roman road)
- Goldrush – 13.6 km (scenic ridge route with mining heritage)
- Half Marathon Trail – 22.4 km (follows the iconic Trail Marathon Wales course)
- For accessibility, trails such as Afon Eden and King's Guards feature smooth, wide paths ideal for wheelchairs and pushchairs, ensuring Coed y Brenin remains open to all.



### Maesgwm site – redevelopment opportunity

Directly opposite the Visitor Centre lies the Maesgwm site, a 0.8-hectare brownfield plot with exciting redevelopment potential. Once home to the original visitor facilities before 2006, this area offers space for innovative leisure, accommodation, or hospitality development — subject to relevant planning proposals.





# A living legacy

Beyond its world-class recreation, Coed y Brenin is a symbol of sustainable Welsh forestry.

The forest is managed to balance tourism, wildlife and conservation, with visitor parking revenue directly supporting trail maintenance and environmental protection.

From the roar of waterfalls like Pistyll Cain, to panoramic mountain views and the hum of bike tyres on forest trails, Coed y Brenin stands as both a testament to Welsh innovation and a cornerstone of outdoor adventure in Britain.



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## Enquiries

For more information or to discuss your bid, please contact:

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