



## Coed Ffridd Defaid, Near Bala, North Wales

**14.18 acres, Offers in the region of £60,000 (freehold)**



**Woods4Sale**

**Nearest postcode:** LL23 7EY **OS Map No:** 125 SH 954 337 **What3Words:** Entrance: [///binds.passages.notifying](https://www.what3words.com/?q=///binds.passages.notifying)



**A valley side hybrid larch and Douglas fir plantation intermixed with mature oak trees, set in the national park of North Wales.**

Coed Ffridd Defaid is found in one of the most beautiful valleys in Eryri (Snowdonia) National Park, situated between Bala and Lake Vyrnwy. The woodland occupies the northern side of the valley with a very quiet road along the southern boundary and with a guide price of just over £4,000 an acre, represents an excellent investment opportunity for both the amenity and commercial market.

The woodland is made up of a plantation of semi-mature/mature larch at the southern end and a mix of mature Douglas fir and large mature oak in the northern half. A small block of young silver birch can be found growing in the east and throughout the whole woodland you will find rowan, ash, sycamore and Norway spruce.

The majority of the woodland is classified as Ancient Semi Natural Woodland (ASNW) according to the Countryside Council for Wales, however with Douglas fir and larch both being non-native species, the actual classification is likely to be a Plantation on Ancient Woodland Site (PAWS). This means that the land

has been under continuous tree cover since the 1600s.

The woodland rises up from the quiet countryside road and in some places is quite steep but levels out towards the top and is much more open where smaller trees, heather and bilberries can be found growing. A useful shed is sited here – ideal for tool storage and somewhere to sit with a cup of tea at any time of the year. Selective felling of a few trees would create stunning views across the beautiful countryside.

Whilst the woodland could remain untouched as it has done for many years, there is the potential for some management work to be undertaken – a relatively good quantity of timber could be felled immediately in the larch and fir areas, once access into the woodland was established and a stacking area cleared. This would provide a modest income, and should offset costs incurred to facilitate this.

**Our Forester's Thoughts**

**Jude says...**

*"I would initially observe Coed Ffridd Defaid through the seasons. Spending time here with the family would not be a chore and it would be a delight to watch the children enjoy the freedom of being able to build dens and perhaps camp out in the level area of the woodland. An initial project might be to establish an access gate.*

*Medium to longer term I would investigate working with a contractor to create a stacking area and fell the larch at the very least and perhaps selectively fell some of the Douglas fir at the same time.*

*Establishing a soft track to the top of the woodland whilst a digger is on site would allow better access to be able to reach this area to sit and enjoy the views."*

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

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### Directions

- From Bala, leave the town on the B4391 heading south towards Llangynog.
- After about one mile turn right onto a minor road signposted for Lake Vyrnwy.
- Continue on this road through the tiny village of Rhos-y-Gwaliau for about one mile.
- You will pass a house on the right, and almost immediately afterwards a small lay-by also on the right.
- You will see a Woods4Sale sign on the left just beyond the layby (point **X**).
- Please park in the lay-by, and access the woodland behind the sign.

### Rights of Way

*There is a public footpath just inside the western boundary.*

**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.**



### Boundaries

- The southwest boundary is the roadside edge.
- The short western boundary runs from the road up to the field. There is a low fence along this boundary and a public footpath follows just inside (**AB**).
- The northwestern boundary is the agricultural fence along the field edge (**BC**).
- The northeastern boundary is a low stone wall (**CD**).
- The southeastern boundary is an old fence running up from the road to the stone wall (**DE**).

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### Sporting Rights

The sporting rights are reserved to a previous owner but we believe they have not been exercised for some time.

### Mineral Rights

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

### Fencing Liabilities

There are no known fencing obligations.

### Residential Planning Permission

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

### 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

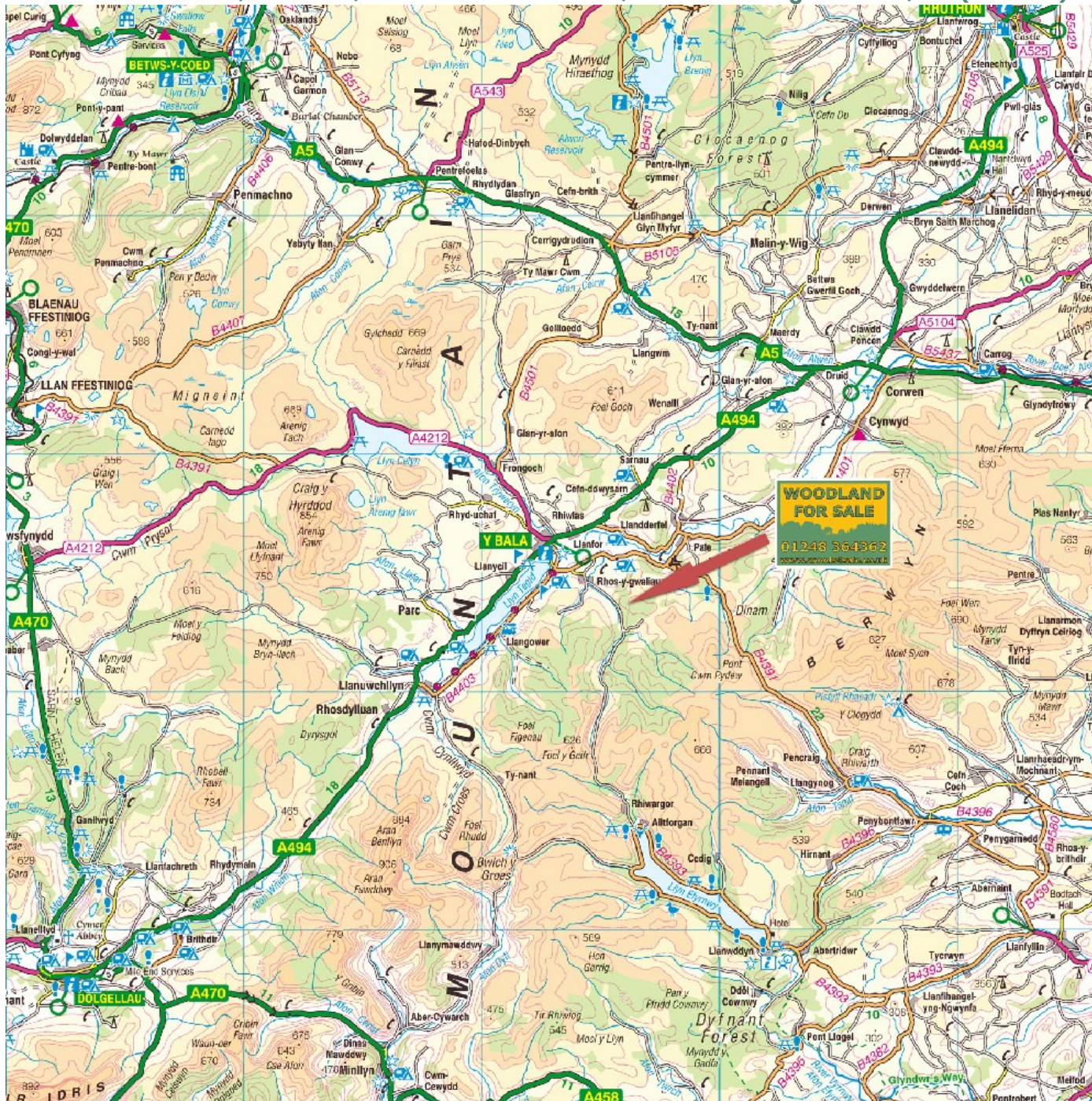
*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *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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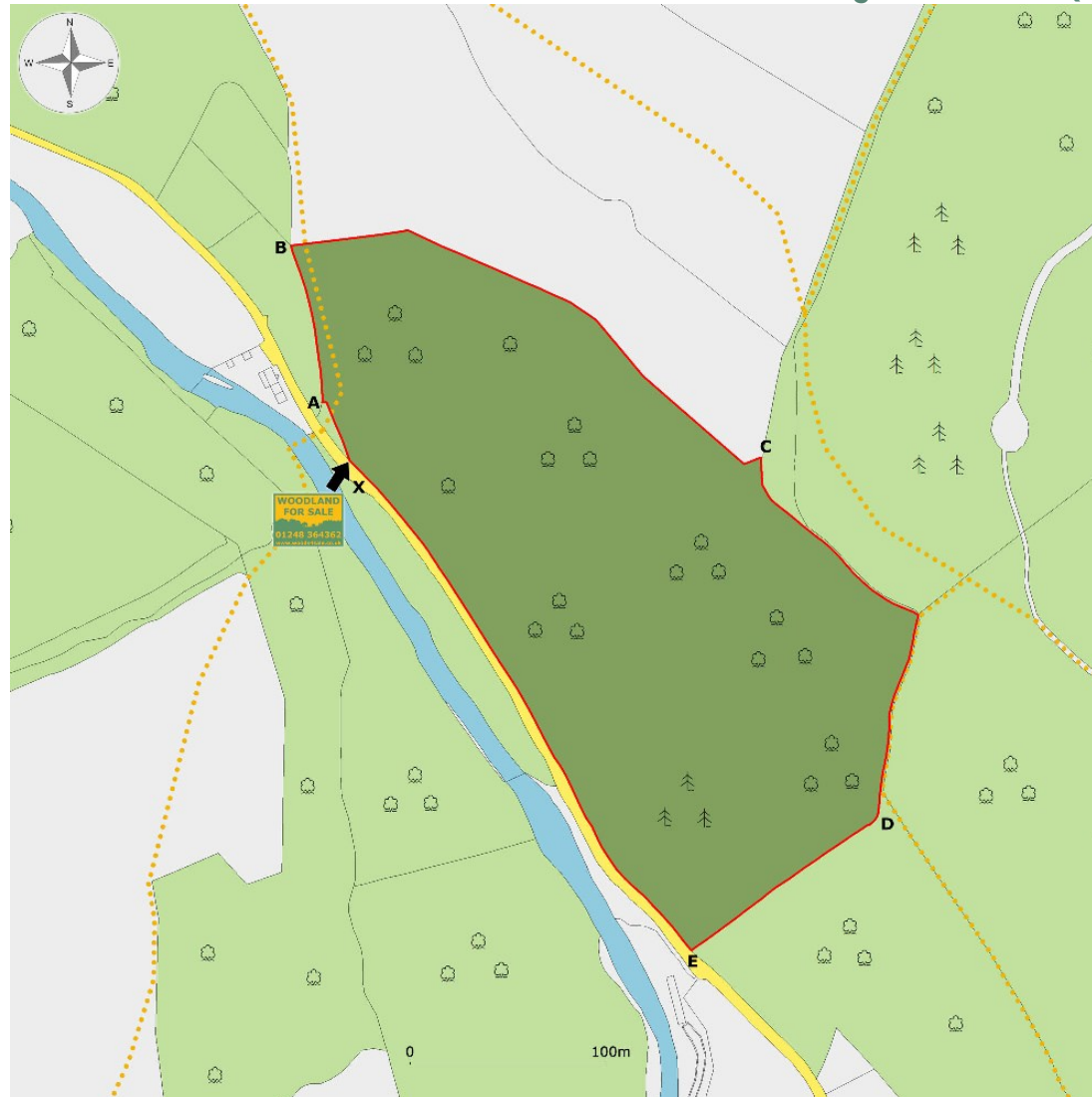
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**Legend**

	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Footpath				Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Watercourse		Wall				

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**Woods4Sale**

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