

Coed Gifan Gwynedd

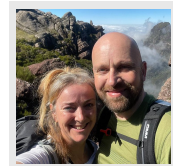
Coed Gifan is a superb planted ancient woodland (PAWS) with many native broadleaves situated in the the heart of Parc Eryri, Snowdonia National Park.

Details

Price: £35,000 Leasehold
Location: Llanfihangel-y-traethau, Harlech, Gwynedd
Size: Nearly 2 ½ acres for sale
OS Landranger: OS No 18
Nearest post code: LL46 2UR

Local manager

Ash Charlwood and Helen Iles
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Description

Coed Giftan is an ancient woodland nestled in the heart of Eryri, Snowdonia. It is approached via a track suitable for vehicles. On a north west facing hillside the views from the top of the woodland look over Portmeirion, the Dwyryd Estuary, Ynys Giftan, and the Snowdonia range.

The trees are a mix of mature towering Oak, Sycamore and there are many large Yew trees. All of the woodland would benefit from some gentle woodland management in line with the Tree Preservation order placed on the woodland to protect it's unique qualities. Parts of the woodland are steep, whilst parts are flat, lending the woodland to a mix of planting benefits.

It is protected by a [Tree Preservation Order \(TPO\)](#), in place to protect its visual impact. This will not prevent use of the wood, or management of the woodland as long as it is covered by an agreed management plan.

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

This woodland is a rich diverse tapestry of mature and young trees. Having being part of Lord Harlech's estate until the war, there is some evidence of an historic loved woodland with some majestic mature large trees. More recently a coniferous woodland has been cleared, and this regrowth largely hides the recent history, but has led to an explosion of growth.

Within the woodland there are magnificent mature Yew, Oak and Sycamore amongst others. Whilst the bottom woods support many new Birch, Beech and Hazel saplings.

The larger woodland has been designated as Ancient and Semi-natural Woodland (ASNW) as shown on the Natural Resources Wales Land Information Search map. This designation indicates the land has been under continuous (mainly broadleaved) tree cover since at least 1600 AD.

Coed Giftan hasn't been managed for a long time, and as such would benefit from some woodland management to make it easier to access all parts of the wood. Coed Penmaen, of which Coed Giftan is part, is visible from a large area, so it is protected by a [Tree Preservation Order \(TPO\)](#), in place to protect its visual impact. This will not prevent use of the wood, or management of the woodland as long as it is covered by an agreed management plan.

Wildlife

The wildlife suits all types of birdlife - twitchers will delight in all the "little brown jobs" in amongst the canopy, as well as larger raptors soaring overhead.

Mammals are as you'd expect in this area of Eryri - badgers, stoats and the occasional deer. It's possible that there are other more elusive mammals about that maybe a trail cam might pick up.

The woodland is lucky in its proximity to some big and small SSSI's (sites of special scientific interest) and of course being part of the internationally important landscape that is Eryri national park.

Features

Coed Giftan is accessed via an old logging track that is now over grown. The woodland here is steep in parts but levels out in the upper parts. There is a old wall amongst the new growth that borders the south and eastern boundaries.

Access, tracks and footpaths

The woodland is quiet, with no public rights of way. A private right of way over a track exists from the road to a turning circle. The track passes the base of the woodland. This track is just over 2km from the tarmac road, but this is accessible by a normal car.

There isn't currently vehicle access into this sensitive woodland. A car could be parked in the turning circle above or on a wider area of track beneath, (both retained by woodlands.co.uk) whilst the owner of Coed Giftan enjoys their woodland

Rights and covenants

The land is leasehold, with 929 years left to run, and a fixed, very low, ground rent that can never be increased. The freehold is owned by Lord Harlech, as part of a larger estate (Glyn Estate). The estate retains both shooting and mineral rights over the land. A copy of the lease is available on request.

As is the case for all our woodlands, the purchaser will be asked to enter into a [covenant](#) which serves to protect the peace and quiet of the woodland.

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Activities

It's central position means that Coed Gifftan is perfect for exploring the stunning [Snowdonia National Park, \(Parc Eryri](#) in Welsh). Parc Eryri boasts mountains, tracks, cycling, stunning [beaches](#), and a wealth of heritage.

Nearby, and visible from the woodland is [Portmeirion](#), an incredible village designed by Clough Williams-Ellis in 1925. Wandering around it's cobbled streets on a summers day you feel like you are in Italy.

[Lon Las, Route 8](#), the famous north south through Wales cycle track, passes next to the woodland.

There really couldn't be a better location for exploring Eryri, Snowdonia.

Local area and history

Coed Dwyrdd is part of the intriguing [Glyn Cywarch Estate](#) which dates back to 1615. Full of history the woodlands whispers of years gone by. From the woodlands there are views of [Harlech Castle](#) and [Ynys Gifftan Island](#), both interwoven with the estate at various times through the centuries.

Nearby at Lasynys is the house of [Ellis Wynne](#) (March 7, 1671 – July 13, 1734). He was a Welsh clergyman and author of one of the most important and influential pieces of Welsh language literature.

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

The wood is entered next to a lodge -

Glasfryn Lodge - LL46 2UR

<https://maps.app.goo.gl/rBxx5JctmqozalYh6>

What 3 Words - [///hers.preparing.jobs](https://www.what3words.com/here-preparing-jobs)

Directions to the lodge from the North East

Follow directions to Blaenau Ffestiniog/Llan Ffestiniog then take the A496 road towards Talsarnau. Pass through Talsarnau, but when the A496 turns right towards Harlech, continue straight on the B4573. Follow this road for approximately 1 mile until you reach Ysgubor Glasfryn on the right and Glasfryn Lodge on the left.

Directions to the lodge from the South

Follow signs towards Harlech castle. This will bring you onto the 'top' road, the B4573.

Follow this through the narrow roads in the town of Harlech, keeping the Castle on your left hand side. (You can't miss it - it's stunning!).

Pass signs for Lasynys on the left until you reach Glasfryn Lodge on the right.

Take this turning right.

Directions to Coed Gifftan from the lodge

From either direction, pass the lodge on your left and follow the track alongside a meadow to your right.

After about 150m a left fork leads towards a metal gate (usually closed). Pass through this gate and follow the track.

After about 850m from the tarmac the road hairpins back to the right. Park (with consideration for others) by the stone quarry. Please do not obstruct the track as it is in use.

Just round the corner, pass through the hand gate to the left of the locked vehicle gate. The new owner will have vehicle access through this gate.

It is approximately 1km walking from this gate Coed Gifftan.

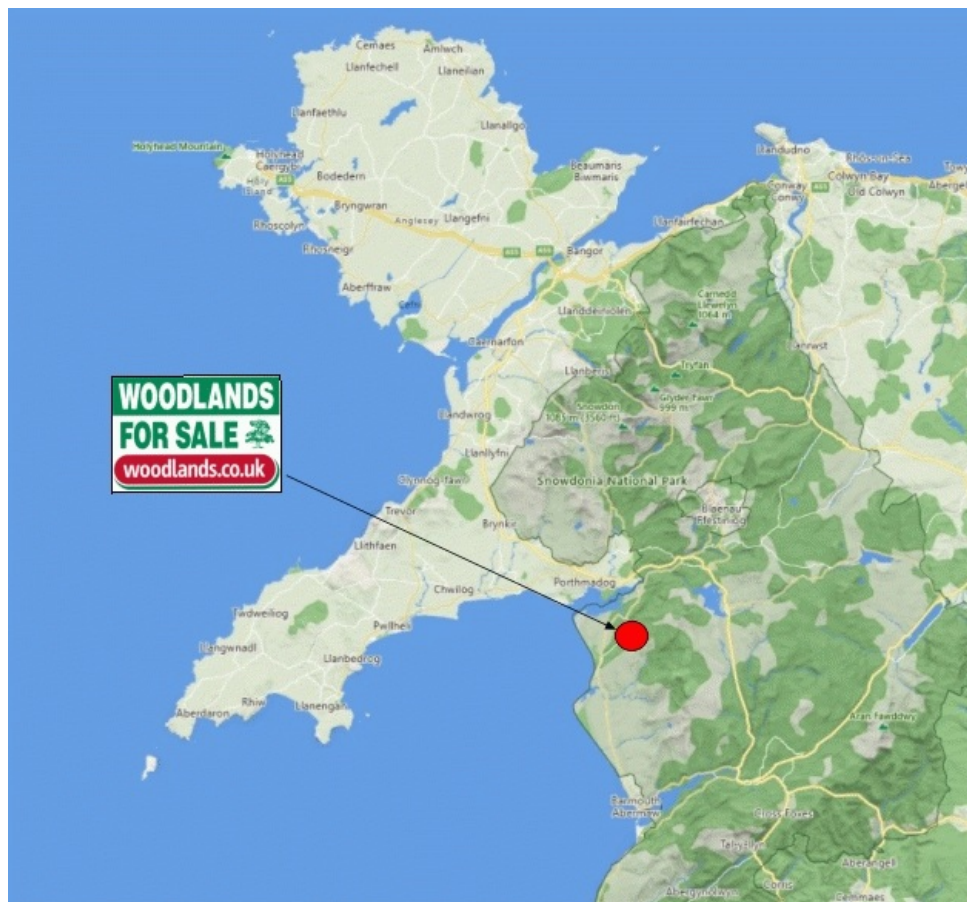
After about 400m the track turns a hard left between two wooded posts. Follow this track to the remains of an old fence line, This is where Coed Giftan starts. The entrance to Coed Giftan is just before the turning circle, a Woodlands for Sale sign denotes where best to enter the woodland.

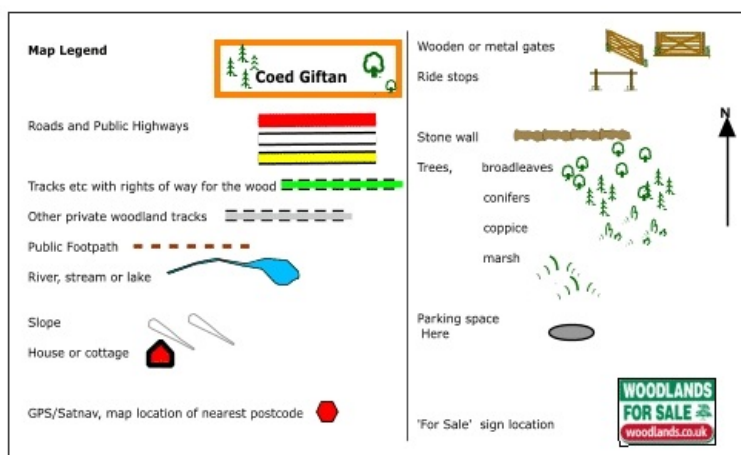
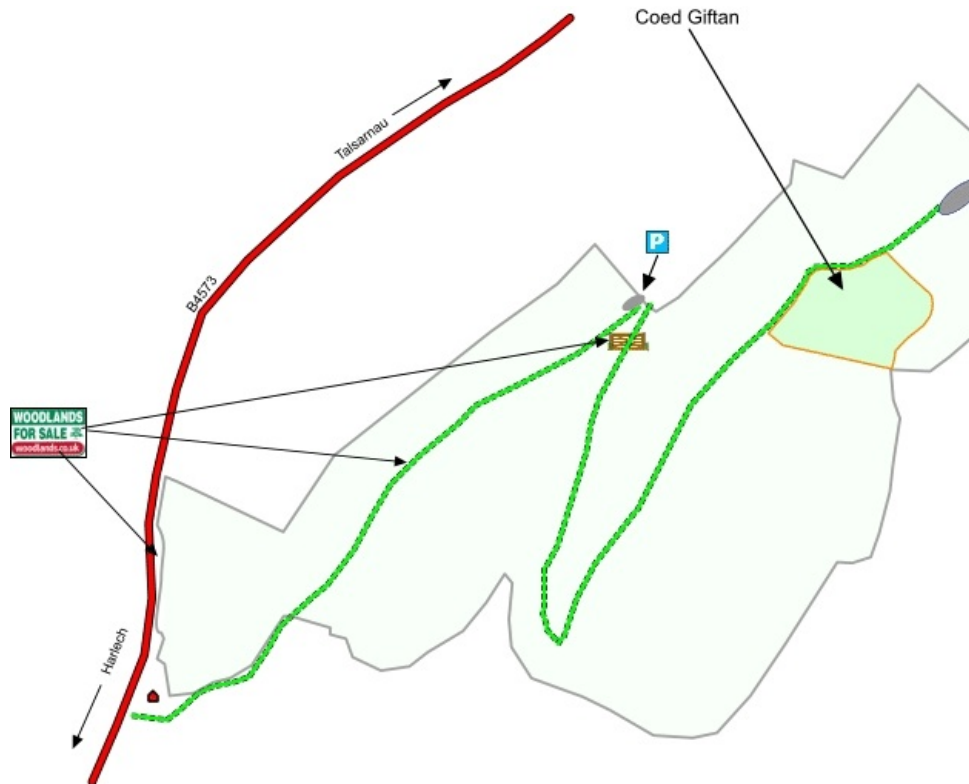
Boundaries:

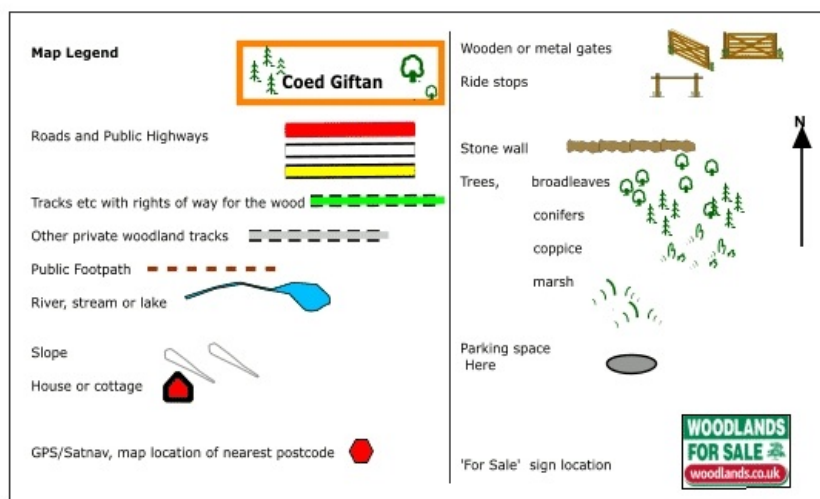
The southern boundary and eastern boundaries are denoted by an ancient wall hidden in the woodland growth. The line to this from the track is marked trackside with orange tape (location SH 60779 33880).

The North Western boundary runs parallel with the track.

The North eastern boundary is marked with posts, to the neighbouring woodland. Trackside the post has been marked with orange tape.







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.