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Coed Foddhyd

Denbighshire

Coed Foddhyd is a beautiful mix of mature towering Cedar and riverside broadleaf in the area of Clocaenog Forest.

Details

Price: £75,000 Freehold
Location: Clacaenog, Ruthin, Denbighshire
Size: About 5 ½ acres for sale
OS Landranger: OS No 116
Grid ref: SJ 083 548
Nearest post code: LL15 2BB

Local manager

Dan and Lucy Capp
07763 314988
danandlucy@woodlands.co.uk

Description

Coed Foddhyd is a woodland of three distinct parts. At the higher area, the woodland is a mature cedar tree forest, well spaced and serene. The trees are a haven for all types of birdlife, bats and other small mammals.

On the flanks leading down to the water, there are swathes of bluebells in the spring time and a mix of broadleaf trees and shrubs. This is a wonderful environment for wildlife, dormice, badgers - the purchasers will become custodians and protectors of some of the UK's protected animals. A trail cam would be fantastic!

At the lower part, the trees are more spaced out and the Nant Melin-Dwr stream trickles beautifully through the woodland. Here there are gentle pools in the summertime.

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

There are mature Cedar at the higher part of the woodland. They provide a quiet canopy of the woodland floor. Mixed with the cedar are oak, sycamore, beech to name a few.

Closer to the stream, the trees are a mix of broadleaf: willow, hazel, oaks, beech etc.

Wildlife

From raptors overhead, to small mammals under the ground, this woodland has a huge variety of wildlife.

This woodland is home to one of the cutest protected species in a woodland setting, the fabulous Hazel Dormouse. We've worked closely with a local licensed ecologist to make sure that everything in the woodland is as good as possible for these wonderful mammals. We're more than happy to put you in touch with the ecologist if you choose to become custodians of the land.

Other protected species, badgers, otters and big raptors are present, and need just as much TLC.

Whilst it's easy to get focussed on the nationally important species, there is a wealth of other flora and fauna that the owner will enjoy from damselflies and brown trout to butterflies and blackbirds; this woodland is genuinely amazing.

Features

From a recently improved vehicle track, Coed Foddhyd rises to a plateau on the left, and drops gently to the riverside on the right.

Access, tracks and footpaths

From the iron entrance gate, Coed Foddhyd is directly up the newly cleaned track.

Approximately 200m up the track you will see a parking space, from here you can either follow the old extraction track to a larger clearing (formerly a wood stacking area). We haven't extended the track for vehicles up to the clearing due to the proximity of badgers and other small wildlife.

Within the woodland itself there is plenty of scope for moving around. There are no public footpaths, but this is an Open Access woodland.

Rights and covenants

The woodland has no public footpaths, but is an Open Access woodland.

https://www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam

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

This area is packed with things to do. Here are some of our recommendations:

Clocaenog Forest - https://en.wikipedia.org/wiki/Clocaenog_Forest

Ruthin Gaol - https://www.denbighshire.gov.uk/en/leisure-and-tourism/museums-and-historic-houses/ruthin-gaol.aspx

Ruthin Craft Centre https://www.ruthincraftcentre.org.uk/

Wrexham Football https://www.ruthincastle.co.uk/see-do/wrexham/

Loggerheads Country Park https://www.clwydianrangeanddeevalleyaonb.org.uk/article/loggerheads-country-park/
Ruthin Castle https://www.ruthincastle.co.uk/

If you fancy something a little more active:

Pincyn Llys https://naturalresources.wales/days-out/places-to-visit/north-east-wales/clocaenog-forest-pincyn-llys/?lang=en

- **Bod Petryal** - a peaceful lakeside picnic site with a short walk and a cycle trail
- **Boncyn Foel Bach** - scenic viewpoint with a picnic area and short woodland stroll
- **Coed y Fron Wyllt** - ancient woodland with riverside walk and wildlife viewing hide
- **Pool Park** - easy to find woodland with short walk
- **Rhyd y Gaseg** - short woodland walk to waterfall
- https://www.routeyou.com/en-gb/location/routes/47295474?route-type=1

Local area and history

The nearby town of Ruthin is a historical market town and community hub that has had historical links stretching back to Celtic times.

The name Ruthin comes from the Welsh *rhudd* ('red') and *din* ('fort'), after the colour of sandstone bedrock, from which the castle was built in 1277–1284.

Ruthin Castle is worth a visit - Ruthin Castle https://www.ruthincastle.co.uk/

As is Clocaenog Forest https://en.wikipedia.org/wiki/Clocaenog_Forest

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

Driving Directions

Head to the village of Clocaenog.

From the village, follow the road north towards Bont Uchel past the Church for 500 m.

The turning and Public Right of Way for Coed Cooper is on the right at https://maps.app.goo.gl/4VKHqFXLvNZ23paM9

Please note that this Public Right of Way may not be suitable for your vehicle / conditions. There is a ford crossing at the bottom.

We recommend walking down for your initial visit.

Please be very aware of parking sensibly and respectfully.

Entrance to the woodland here:

https://maps.app.goo.gl/dxjyK3RK3PaBj1o56

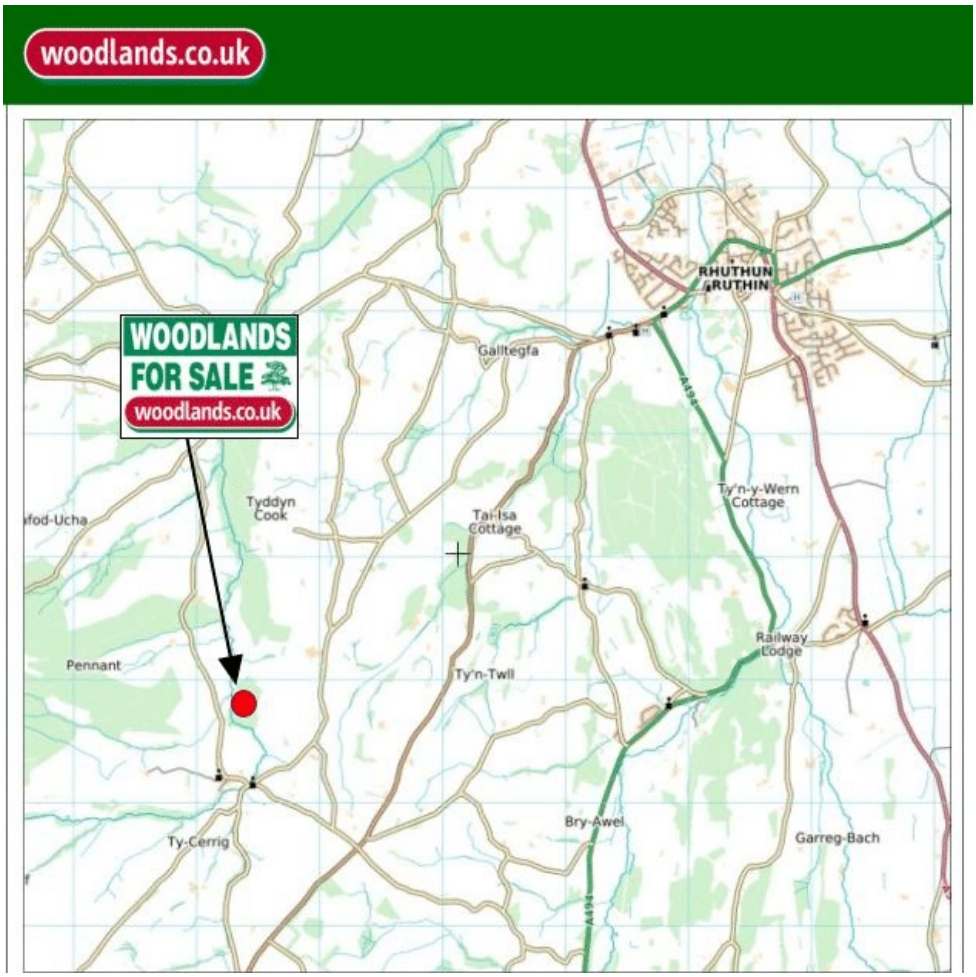
W3W: hobby.fuel.alley

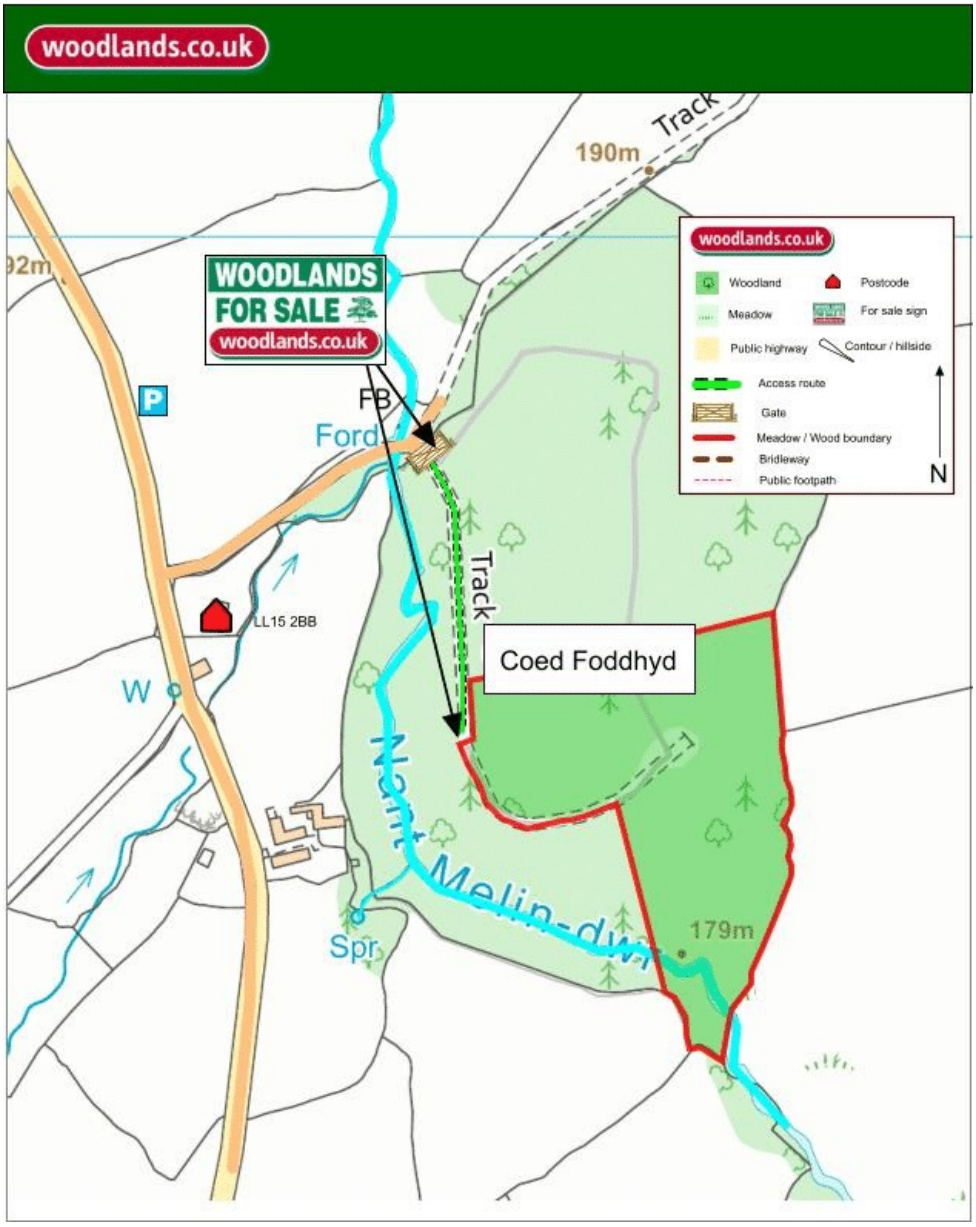
Boundaries:

Boundaries are marked in red. They are indicative.

The eastern boundary is the fence adjoining the fields.

The northern boundary is a line running through the woodland, from the bend in the fence line to a mark on the track. This extends round trackside to a clear mark, where the boundary runs south to the fence line on the other side of the stream.





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.