

THE SACRED GROVES

WOODLAND APPRAISAL - GIGGIN
PRYSG, RHAYADER, POWYS, MID
WALES - 11.8 ACRES

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1.0 INTRODUCTION AND BACKGROUND

1.1 Introduction

1.1.1 Carter Jonas Forestry Woodland and Arboriculture Department were asked to carry out a woodland appraisal on behalf of The Sacred Groves on the property known as Gigrin Prysgr, Rhayader, Powys, North Wales, to assess the woodlands suitability for purchase. The site was visited by Marc Liebrecht of Carter Jonas on the 23 December 2020.

1.2 Description and Area

1.2.1 The woodland of Gigrin Prysgr comprises of 11.8 acres (4.7 hectares) of mature oak woodland and is situated half a mile to the south east of the town of Rhayader, Powys.

1.2.2 There is a stream on the northern boundary the centre of which is the boundary of the Woodlands and the boundary on the remaining three sides of the wood is denoted by a stock fence. The fence line was walked, and the stock fencing is in good order with some stretches along the roadside being recently replaced.

1.2.3 The Woodlands themselves comprise of predominantly oak high forest and some management has been carried out, but the canopy is dense, and the Woodlands would benefit from some selective filling. The map portal on the National Resource Wales website shows most of the woodland is Ancient Semi Natural Woodland the extent of which is shown in the screenshots in Appendix 1.

1.2.4 On the eastern boundary there are some open areas adjacent to the fence with occasional mature trees and some regeneration of birch and ash as well as some areas of bracken which may be preventing some regeneration in places.

1.2.5 The site itself is adjacent to the A470 road and access to the Woodlands is via a gate from the layby into the north western corner. The Woodlands themselves are on westerly facing slope. As stated earlier it is predominantly sessile oak with occasional regeneration of holly, hazel, ash and rowan on the lower slopes and birch, sycamore, and ash on the upper slopes.

1.2.6 Initial inspection of the woodland Flora community in the winter months reveals that there is a significant area of bilberry and mosses on the woodland floor and as stated in the particulars the area is low in pollution and has a significant lichen population.

1.2.7 It was noted that the fence had been recently replaced on the western boundary and the dilapidated fence that had been removed had been left on site in places.

1.3 Terms of Reference

1.3.1 These are understood to be and are as detailed in the Letter of Engagement: -

- Visit the location and take pictures and video (if possible) of the location.
- Map out GPS coordinates for us to geo-map the boundaries. (Low accuracy.)
- A high-level description of the biodiversity of the area. This will be used to describe the woodland to our Guardians on our website.
- Any existing rights or claims on the land and constraints.

2.0 WOODLAND APPRAISAL

2.1 Photographs

2.1.1 A range of photographs were taken and are included in Appendix 2.

2.2 Co-ordinates

2.2.1 These were mapped as best possible and a plan is included in Appendix 3 showing where these were taken and the output of the latitude and longitude of these points. Note as stated previously this was not a measured survey but used ESRI Survey 123.

2.3 Biodiversity

2.3.1 The Woodlands themselves comprise of predominantly oak high forest and some management has been carried out, but the canopy is dense, and the Woodlands would benefit from some selective thinning in places.

2.3.2 The map portal on the National Resource Wales website shows most of the woodland is Ancient Semi Natural Woodland the extent of which is shown in the screenshots in Appendix 1.

2.3.3 On the eastern boundary there are some open areas adjacent to the fence with occasional mature trees and some regeneration of birch and ash as well as some areas of bracken which may be preventing some regeneration in places.

2.3.4 As stated earlier it is predominantly sessile oak with occasional regeneration of holly hazel and rowan on the lower slopes and birch, sycamore, and ash on the upper slopes.

2.3.5 Initial inspection of the woodland Flora community in the winter months reveals that there is a significant area of bilberry and mosses on the woodland floor and as stated in the particulars the area is low in pollution and has a significant lichen population.

2.3.6 A very valuable restored woodland.

2.4 Existing rights or claims on the land and constraints

a) Access

It appears that the access to the woodland is from a gate off a layby offsite which will allow vehicular access to the north western corner across the stream. Some stone has been dropped here, but there is no infrastructure in place to enter the woodland with forestry machinery and any woodland operations would need to be carried out with small-scale forestry machinery and motor manual chainsaw operator.

It is also unclear whether the access is for use for forestry machinery/vehicles for forestry use as opposed to simple access to the Woodlands for its quiet enjoyment which should be checked in advance of any purchase as while there may be a desire to carry out non-intervention management, access may still be required for reactive works such as managing trees along the roadside.

b) Extraction

The site is steep and difficult to work so it is likely that any operations would need to be carried out using a skidder winch tractor. There is a range of management prescriptions, but these depend on the objectives for the woodland and can be discussed separately.

c) Mineral Rights

The mineral rights are not included in the sale.

d) Sporting Rights

The sporting rights are included in the sale and are not let.

e) Fencing Liabilities

As stated in the particulars there is a fencing liability along the eastern Boundary and it is clear from inspection that the fence is in good order and that replacement of the fence will not be required for 10 to 15 years, but some ongoing maintenance may be required.

Note that the remains of the old fence along the roadside boundary have been left within the woodland and ideally these should be removed from site and taken to a registered tip to allow the scrap metal to be recycled. There would be a small cost involved in this and it is suggested the vendor deal with this issue.

f) Operational Access

Please also note that the current access infrastructure is not suitable for forestry machinery for woodland operations and timber extraction. Management should be intermittent and is likely to be minimum intervention, but active management may be required to maintain the ancient woodland though selective thinning for light management.

g) Tree Risk Management

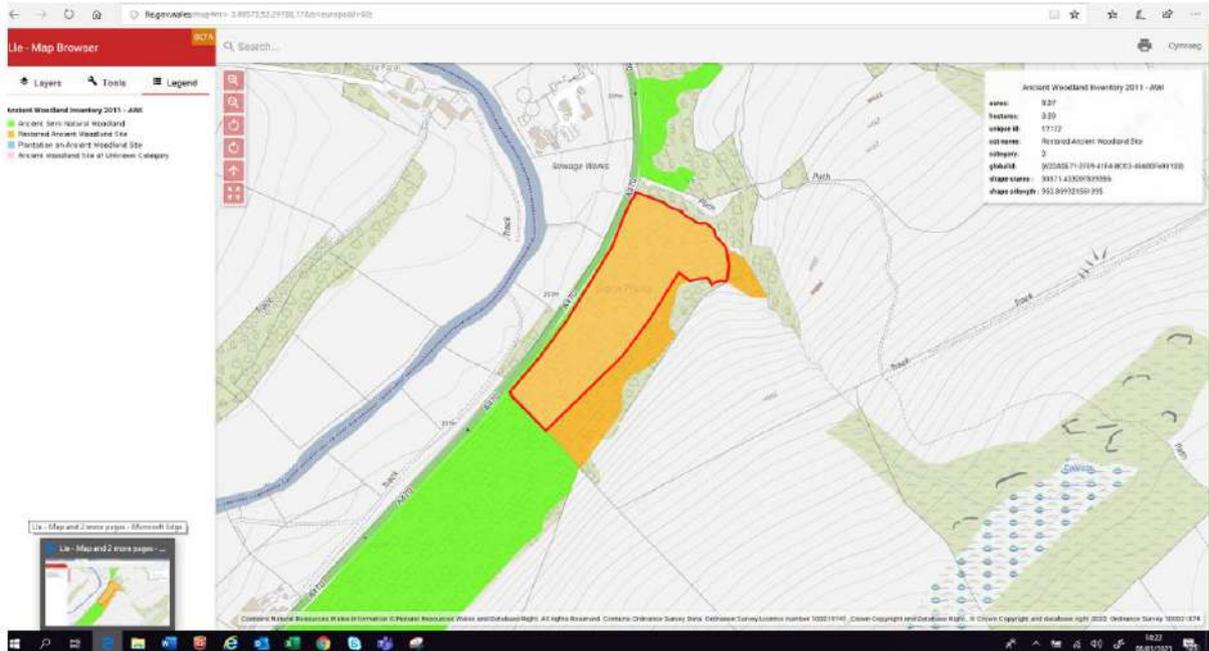
The woodland is adjacent to the A470 and as such there will be a liability for management of trees adjacent to the roads, there are no current issues, but it is suggested that the roadside trees are inspected within a year of purchase and any remedial works carried out to ensure the long-term mitigation of any risks which are small trees along the roadside.

h) Ash Dieback

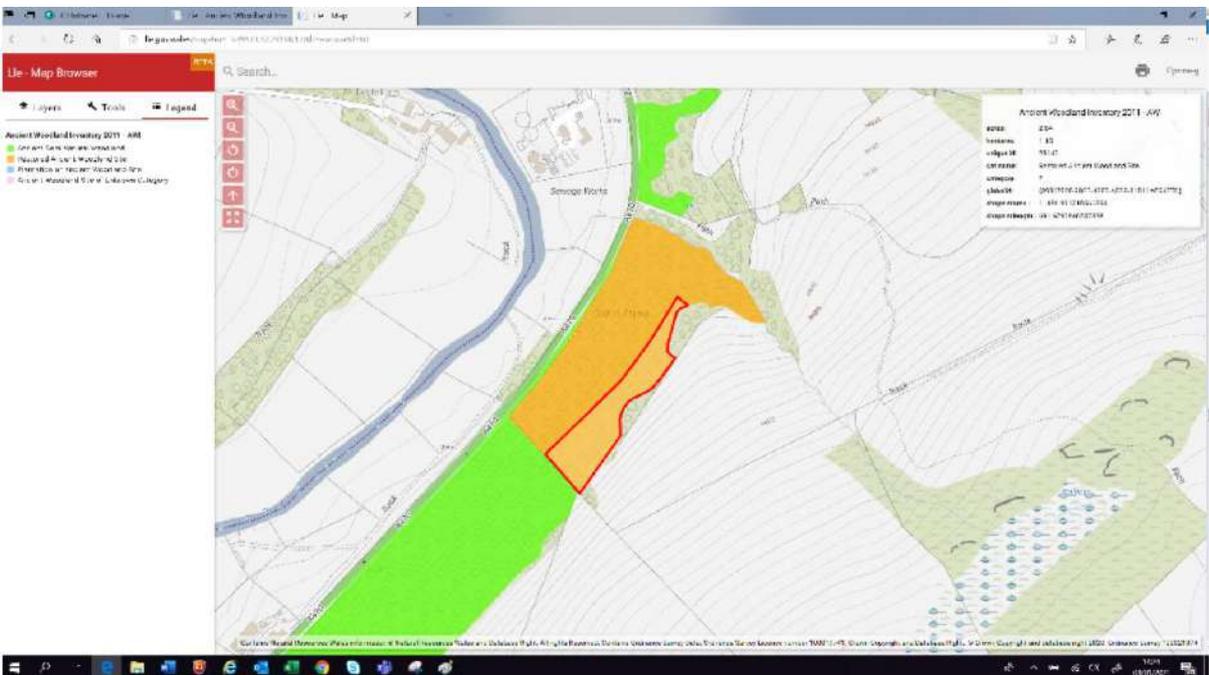
There is a small percentage of Ash in the crop mainly natural regeneration which is showing signs of Chalara Fraxinea or Ash Dieback which is significant issue regarding ash nationally but due to the low proportion of ash in the crop this is not a threat to the overall woodland.

APPENDIX 1

Appendix 2a Gigrin Prysgr ASNW 1



Appendix 2b Gigrin Prysgr ASNW 2



APPENDIX 2



Mature tree in more open area on the higher slopes towards the eastern Boundary



Oak High forest on the lower slopes



Areas of bracken with some regeneration on the upper slopes



Oak high forest



Southern boundary as seen on the left of the photograph



Biodiversity – Mosses in foreground, Bilberry in the background and Lichens on tree stems



Recreational bench



Stream on Northern Boundary



Current access across stream



Culvert adjacent to roadside to prevent flooding from stream by holding up flow



Access gate – woodside view



Access gate – Roadside view



A470 – view of a boundary, note boundary is the top of the verge



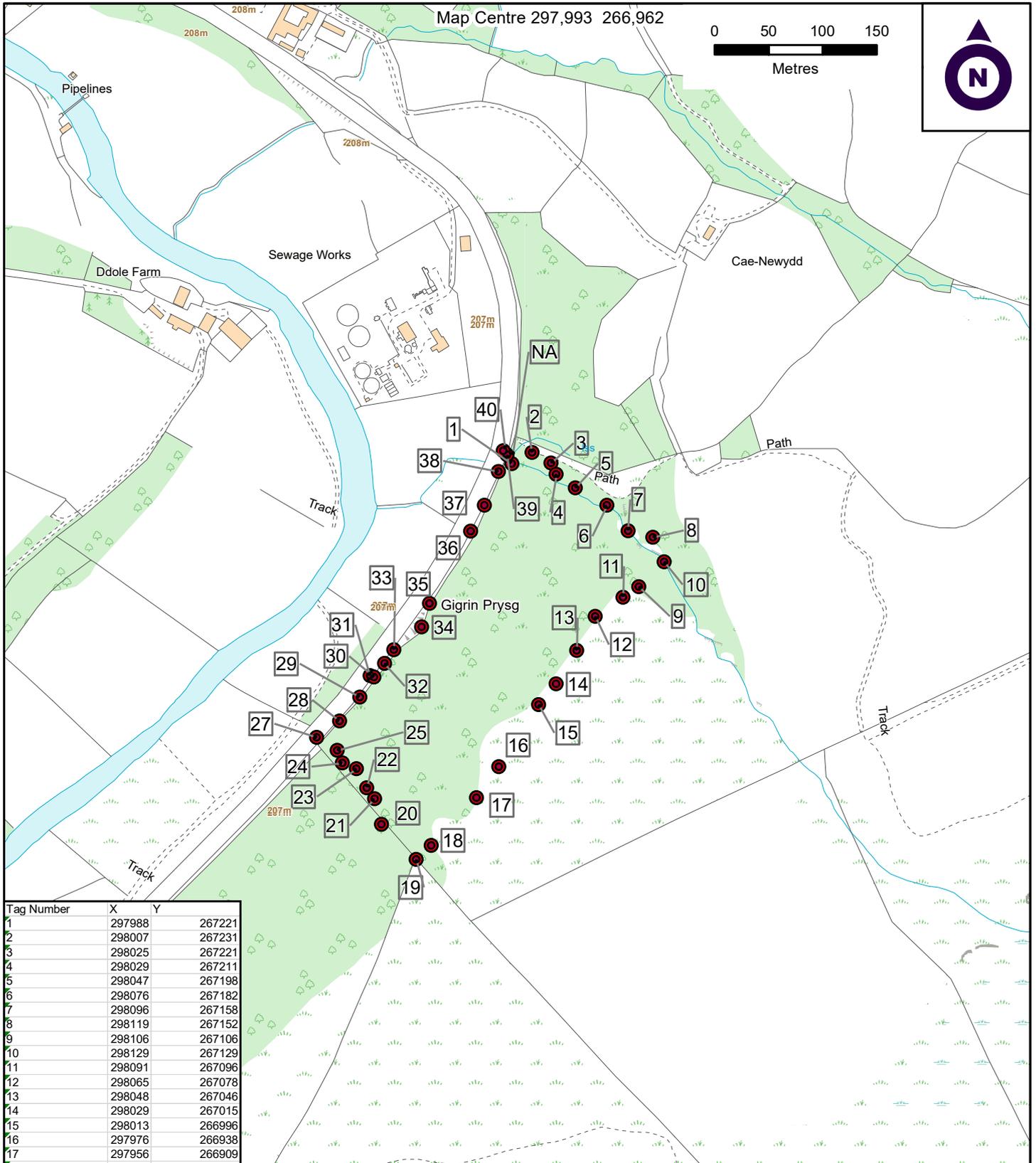
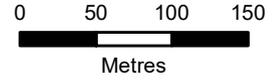
Parts of removed fence left on site



Ash regeneration showing signs of ash dieback

APPENDIX 3

Map Centre 297,993 266,962



Tag Number	X	Y
1	297988	267221
2	298007	267231
3	298025	267221
4	298029	267211
5	298047	267198
6	298076	267182
7	298096	267158
8	298119	267152
9	298106	267106
10	298129	267129
11	298091	267096
12	298065	267078
13	298048	267046
14	298029	267015
15	298013	266996
16	297976	266938
17	297956	266909
18	297914	266865
19	297900	266852
20	297868	266885
21	297861	266908
22	297854	266919
23	297844	266936
24	297831	266942
25	297827	266954
27	297808	266965
28	297829	266981
29	297848	267003
30	297861	267022
31	297857	267023
32	297870	267034
33	297879	267047
34	297905	267068
35	297912	267090
36	297950	267158
37	297963	267182
38	297976	267213
39	297984	267229
NA	297980	267233

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Client: **The Sacred Groves CIC**

Project: **Gigrin Prysg - Woodland Appraisal**

Title: **Point Location Plan**

Scale: 1:5000 @A4 Date: 11 January 2021

Drawn by: AS Dwg no: **J0042479-20-01**