

WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Broomhill Copse

Zeal Monachorum, near Crediton, mid Devon. 6.74 acres of paddock and mature oak woodland with river frontage. £68,000 (freehold)

A rare combination of a paddock and an oak woodland with river frontage in the heart of Devon, offering excellent potential and appeal.

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Broomhill Copse, Crediton, Devon



Description

Broomhill Copse is composed of around 3½ acres of mature oak woodland with the remaining 3 acres or so being fertile paddock. The property is nestled in the rolling hills of the Devonshire countryside in a region of significant historical reference - the nearby village of Zeal Monachorum (translating to the "Cell of the monks") is mentioned in the Domesday book. The historic market town of Crediton lies around 10 miles to the southeast.

The undulating woodland floor is steep in places but with fairly flat areas in the south east corner, on the high ground and in the northern part of the woodland. With a sunny westerly aspect, the woodland gently slopes to the wending River Yeo, which defines the western boundary. The paddock is mainly flat, gently sloping down to the river's edge – an ideal location to enjoy the late evening sun. Just a few trees shade the riverbank, thus giving free access to the river; a likely place for kingfishers to be spotted by the careful observer, or a spot for the speculative fisherman!

Within the woodland, a smattering of mature ash competes for space with the tall pedunculate oak in the towering upper canopy, beneath which grows holly, hazel and occasional hawthorn making its presence known along the edges of the wood. The understorey teems with ivy, hart's tongue and other ferns, making for a truly wild looking woodland. Deer have shown their presence with trails criss-crossing the wooded slopes. Other woodland mammals that visit include squirrels, rabbits, badgers and foxes.

The sheltered, well-fenced paddock could be used for variety of purposes, ideal for a small flock of sheep or a few horses to graze on. Or, perhaps it would be suitable for a campsite given the correct permission. Access is off a quiet country lane, through a gate into the paddock with a second gate leading to the wood. Here, in the paddock, there are sheltered

areas, perfect for camping, hidden from view by a tall hawthorn edge along the roadside. A public right of way runs across the paddock from the roadside gate, into the woodland and exits over a delightful wooden bridge, although this path seems rarely used.

If It Were Mine

I would thin out the undergrowth, clearing the tracks to make access easier and maybe clear an area riverside to create a lovely place to camp to get away from it all. It is an excellent place to let the children run wild to explore the woodland or get their feet wet at the water's edge. I would maybe cast a line into the river to see if there are any fish interested in a nibble.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

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

Locators

OS Landranger Series Sheet No: 191
Ordnance Survey Grid References:
- Roadside gate: SS 716 031.
- Centre of wood: SS 716 030.
Nearest postcode: EX17 6DE.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From Crediton take the A377 northwest, after approximately five miles you will arrive at the village

Broomhill Copse, Crediton, Devon



of Copplestone.

- At the junction keep ahead passing the ancient Copplestone Cross to your right. Take the next left signposted Okehampton (A3072).
- Continue along this road for 1 $\frac{3}{4}$ miles and take the right turn with a traditional white signpost for 'DOWN St MARY' and 'ZEAL MCHM'.
- After 50 metres take the next left and follow this road for 1 $\frac{1}{2}$ miles, at the T-junction turn right - signposted Zeal Monachorum $\frac{3}{4}$ miles.
- Follow this road for 200 metres passing our 'For Sale' sign on the left.
- You will come to a metal gate on the left. This is point **A** on the plan below, with Broomhill Copse beyond.

Boundaries

- The west and northwest boundaries are the centre of the river.
- All other boundaries are fenced.

Sporting Rights

We believe that the full fishing and sporting rights are included and not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights Of Way

There is a public right of way passing through both the paddock and woodland although it does not appear to be in regular use.

Fencing Liabilities

We are not aware of any fencing obligations.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not

been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

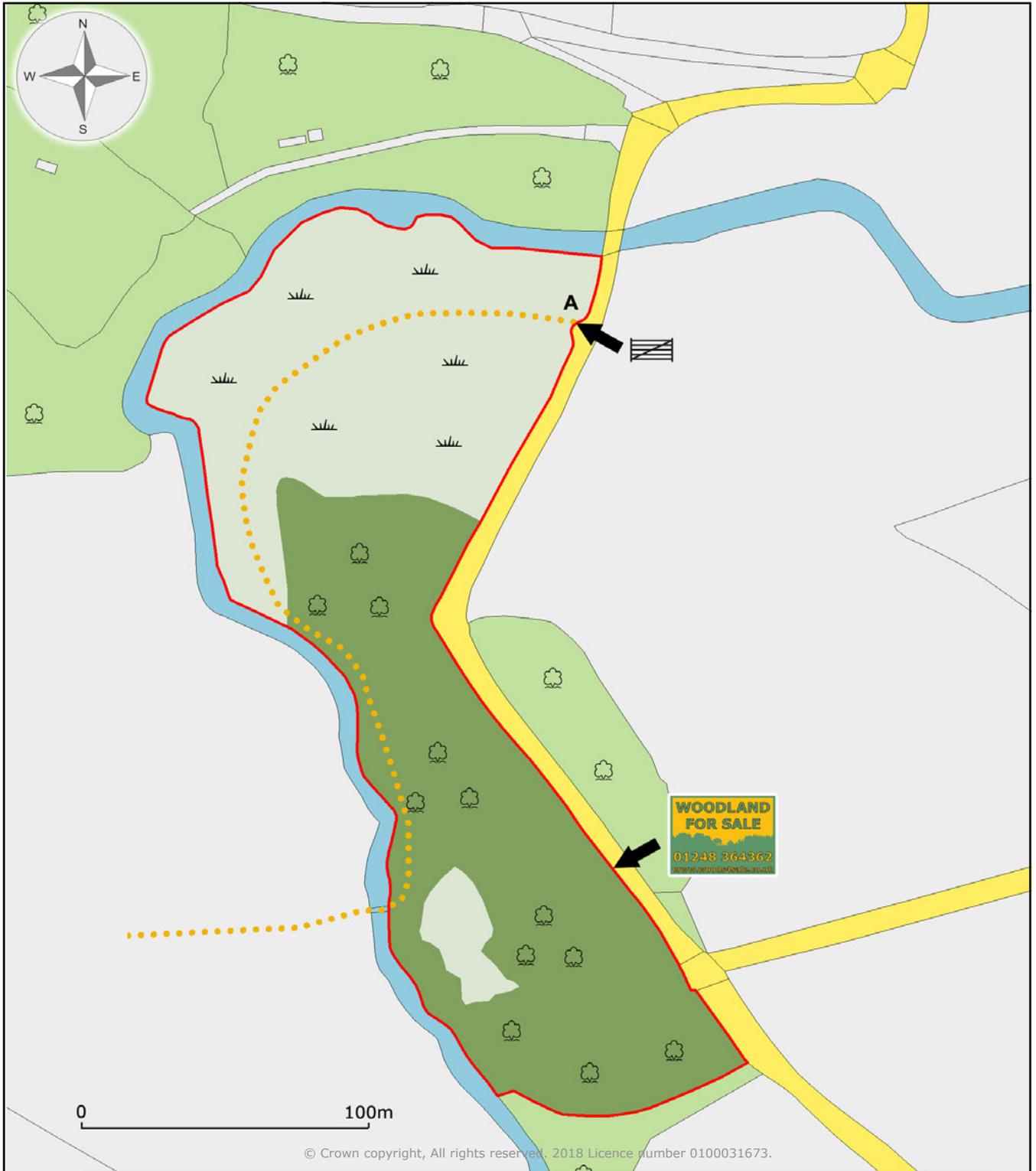
Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Broomhill Copse, Crediton, Devon



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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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				