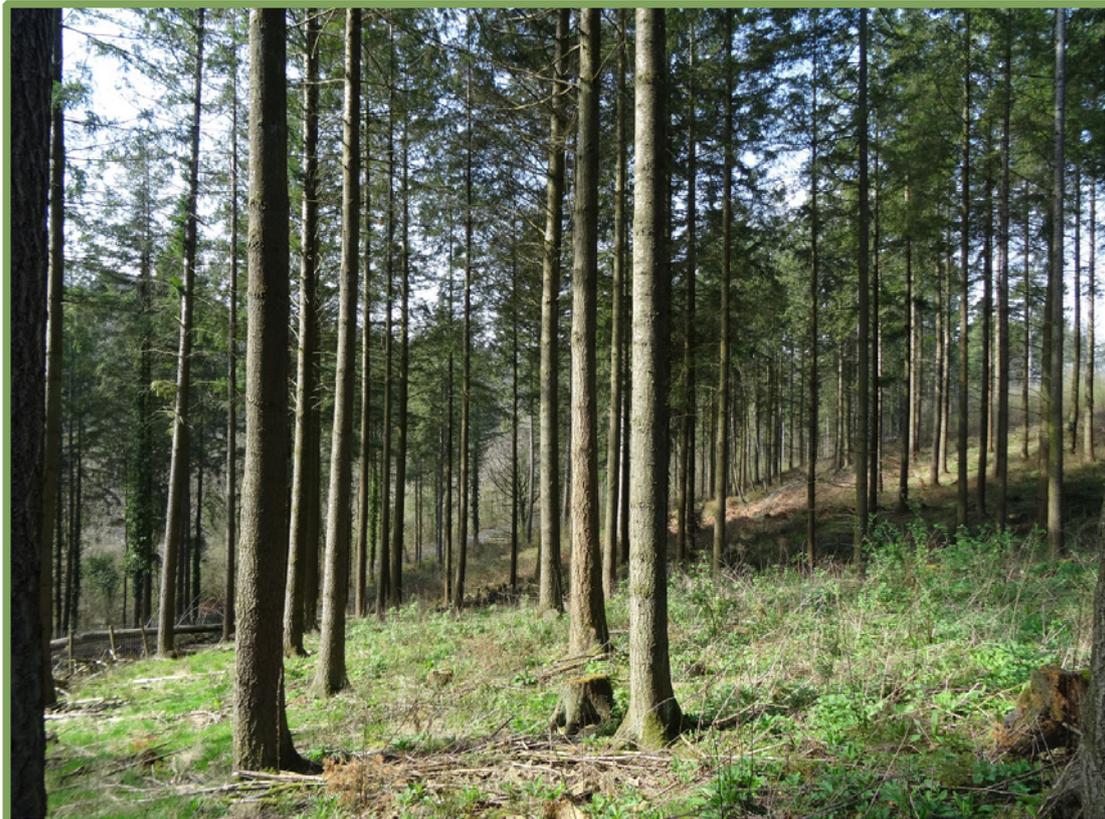


WOODS 4 SALE

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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.



Upper Wonham Wood

near Dulverton, Devon. 8.52 acres of Douglas fir, mixed broadleaves and open glades with excellent access for £67,000 (freehold). Smaller parcels within may be available on application.

Mature Douglas fir, scattered broadleaves of various ages and a mosaic of woody glades with a gated access directly off the public road.

Upper Wonham Wood, Dulverton, Devon



Description

Upper Wonham lies on the east side of the Exe valley, a short distance outside the south boundary of Exmoor National Park. Dulverton and Bampton are both about 4 miles distant. The A361 dual carriageway is about 15 minutes by car and junction 27 of the M5 is a further five minutes' drive.

The wood has a light open aspect on gentle west-facing slopes. It has direct access from the public road on its west side which connects to a newly upgraded internal track network giving vehicular access across the site.

The majority of the middle swathe of the wood is populated by mature Douglas fir at final crop density. These clean straight stems have value both for their quality timber and the amenity they afford.

Between the firs there is a mosaic of open glades, some with young broadleaf saplings such as birch, and rowan whilst others are dominated by a rich ground flora including bluebell, sorrel, primrose, blueberry and soft grasses. The fringes of the wood support a range of larger native broadleaves including oak, ash, alder and birch. Hazel, hawthorn, holly and other shrubs are scattered across the wood.

With such a diverse range of species, ages and habitats (including a small stream), it is not surprising that Upper Wonham also hosts a flourishing fauna. On most nights red deer lie up in a birch thicket at the top of the wood and they can also be seen transiting to the river below. Quiet watching will be amply rewarded. When there we noted a wide variety of woodland birds including nuthatch, woodcock and green woodpecker whilst those of a sporting mind may also appreciate the healthy pheasant population.

Upper Wonham is an attractive wood - small enough to manage and large enough to keep the most energetic

well-occupied, whether it be wildlife watching, silviculture, recreation, conservation management or just plain enjoyment.

The land to the south of the dotted line marked **JK** on the plan is owned under a possessory title. Possessory title refers to the ownership of land by someone who does not also possess deeds.

If it were mine:

In the short-term I would re-space some of the natural regeneration. Longer-term I would initiate a slow transformation to native species through phased felling of the Douglas fir.

On the recreation front, I'd strim a small clearing on the upper east side for quiet enjoyment and camping. I would also look to resurrect the shed near the southern boundary.

Directions & Access

From Junction 27 of the M5 head northwest for about 6½ miles on the A361 dual carriageway to Tiverton and then turn right at the roundabout onto the A396 signed for Dulverton and Bampton.

Stay on this road for 5 miles to the Exeter Inn and then turn left at the roundabout to stay on the A396, and then on for another 2¾ miles to Oakfordbridge (signed to your left). Staying on the A396 continue towards Dulverton for a further mile and the entrance to North Wonham is on your right - a white steel barrier set back from the road about 100 metres before a sharp right bend.

Please park outside the barrier and enter the wood at point **A** on the plan.

Upper Wonham Wood, Dulverton, Devon



Locators

OS Landranger Series Sheet No: 181.
Ordnance Survey Grid References:
- Access: SS 924 233.
- Centre of wood: SS 924 231.
Nearest postcode: EX16 9HJ.

Boundaries

The north boundary (**BC**) is marked by an earth bund just inside an old stock fence.
The east boundary (**CDEF**) is the field-edge stock fence (**CD**) and deer fence (**DEF**).
The south boundary (**FGH**) is a deer fence (**FG**) and a stock fence (**GH**).
The west boundary (**HAB**) is the public road verge.

Sporting Rights

Hunting rights with hounds are reserved to another party. Since the Hunting Act 2004, the hunting of wild animals with dogs has effectively been banned. Drag hunting is still legal. Other sporting rights are owned and in hand.

Mineral Rights

The mineral rights are excluded from the title with compensation in the event that they are exercised.

Rights of Way

The property's access track links directly with the public road.
There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

Viewing

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.

Contact

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

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Upper Wonham Wood, Dulverton, Devon

