

WOODS 4 SALE

Phone: 01248 364 362
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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.



Bury Bridge Wood
4.95 acres of young oak and Douglas fir with
excellent access, 8 miles from Crediton, Devon,
£34,500 (freehold)

A mixed species woodland of primarily young oak and Douglas fir set on a small hilltop overlooking Knightly Brook, in the Devonshire countryside.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Bury Bridge Wood, CREDITON, Devon



Description

Bury Bridge Wood occupies a small hillock which tapers to a point to the south, between Cornbury Hill to the east and the River Yeo to the west. It is a few miles north west of Crediton along the A377 towards Barnstaple. The woodland benefits from a concrete road leading from the public highway into the wood and continues along the northern boundary. There is a well-maintained soft track that runs through the middle of the wood, wide enough for a 4WD vehicle.

This is a delightful woodland featuring a stand of Douglas fir and European larch growing adjacent to a stand of primarily red and pedunculate oak, but also has a small quantity of ash. The average age of the trees is believed to be approximately 25 years old.

In the lower part of the woodland to the south is an area dominated by old coppice hazel, self-seeded ash trees, flourishing dogwood and bramble. This area has been fenced off and an existing pedestrian gate allows access.

Under the canopy of the conifers where little light reaches the floor, very little grows beyond a sea of different mosses. In the more open areas under the oak plantation, there is a swathe of ash saplings, bramble, bluebells, lesser celandine, hart's tongue and creeping ivy.

With views out over the meandering brook to the west and the agricultural fields beyond, this hilltop woodland has a very secluded feel despite its proximity to the road.

The previous owner of the woodland has created a miniature version of 'Hundred Acre Wood', the fictional home of Winnie the Pooh and friends. You



will find 'homes' for Owl, Tigger, Pooh and Piglet and with a little restoration of the wooden signs, the story could continue for a new generation.

Bury Bridge Wood is a delightful place, with great access and is perfect for a young family to enjoy some private woodland.

If It Were Mine

I would definitely clean and repaint the homes for Winnie and his friends, perhaps clear the undergrowth to allow the younger children in the family to run free within the woodland.

From a forest management perspective, I would also clear the lower part of the woodland in the south and plant up this area with wild cherry and walnut, or perhaps with a series of fruit trees.

Please remember some management operations require approval and/or a licence.

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: 113

Ordnance Survey Grid References:

- Roadside gate: SS 737067

- Centre of wood: SS 738066

Nearest postcode: EX17 5LU

Bury Bridge Wood, Crediton, Devon



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.

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Directions & Access

- Driving from Crediton along the A377, head north westerly towards Barnstaple for approximately 8 miles.
- A mile after Morchard Road train station the road will begin to dip down and bear right.
- The wood is on the right, there is a Woods4Sale sign on a gate, this is the southern most tip of the woodland.
- There is a public layby opposite the entrance.
- The entrance to the woodland is found on the right hand side approximately 30 metres from the public highway along the concrete road, a Woods4Sale sign is found on the road side as well as one on the entrance to the gate.

Boundaries

- The western boundary is the edge of the road
- The eastern boundary is indicated by a 1.5 metre high fence.
- The northern boundary is the northern edge of the concrete road.

Sporting Rights

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

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.



Rights Of Way

- There is a public right of way through the centre of the woodland.
- There is an alternative access route at all times and for all purposes between **AB**.

Fencing Liabilities

There are no known fencing liabilities.

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.

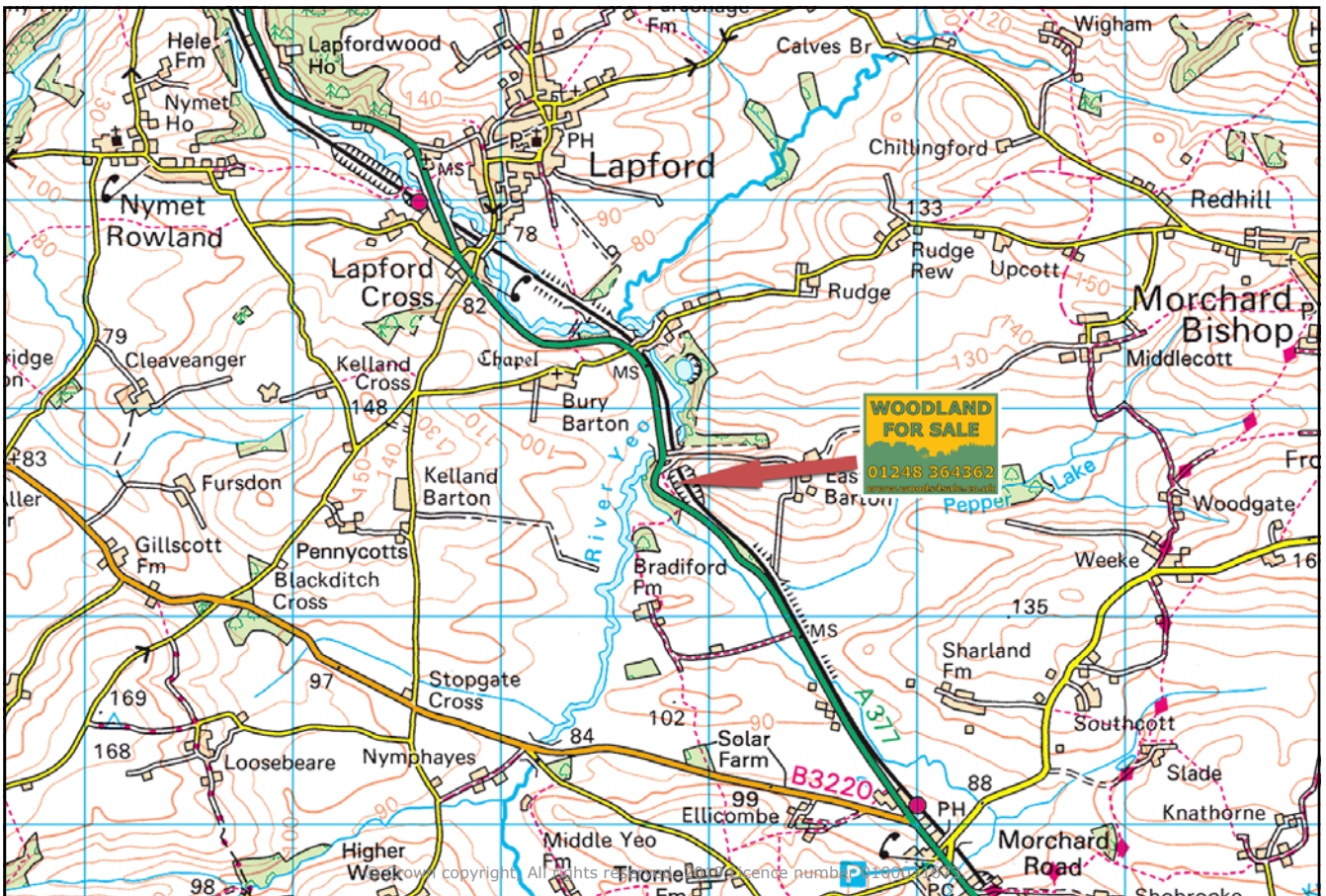
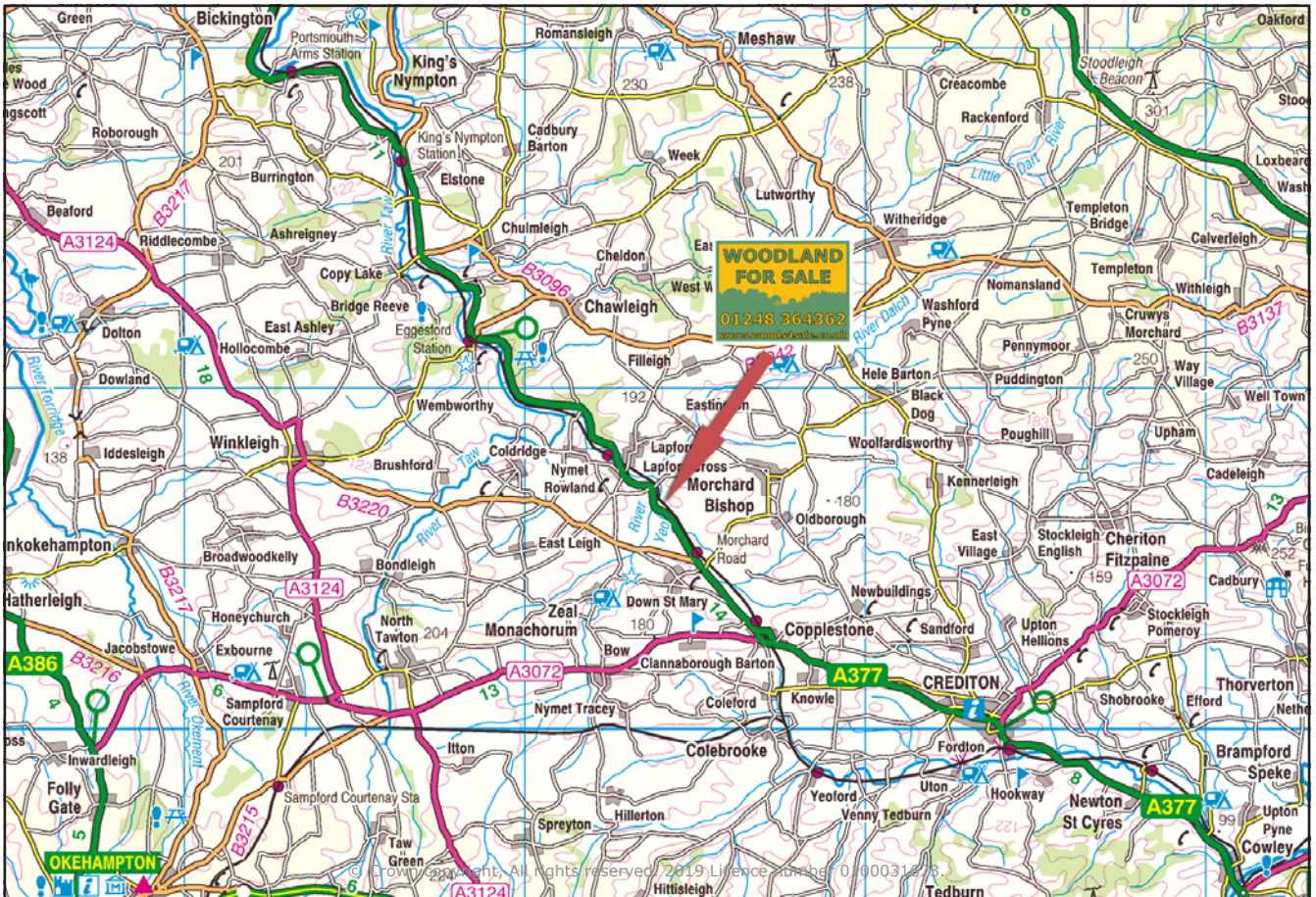
Note

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

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