

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.



Champles Wood, Bampton near Tiverton, Devon

3.79 acres of mixed broadleaves for

£32,000 freehold

Broadleaves with vehicular access, privacy and fishing rights just south of Exmoor National Park.

Champles Wood near Tiverton, Devon



Description

Champles Wood is part of a larger ancient wood on the southern edge of an archetypal combe valley just outside the southern boundary of Exmoor National Park. The pretty market town of Bampton is 4 miles to the east and the wider facilities of Tiverton are 15 minutes by car. The M5 (junction 27) is 17 miles to the southeast.

The wood occupies a lower valley situation with a north-westerly aspect and overlooks a delightful trout stream, and although it does not quite extend to the river bank, the associated fishing rights will allow access thereto. It sits amidst other ancient woodland within a wider Devon landscape of rolling pasture, woods and hedgerows.

Champles and the adjacent woods are designated as 'Ancient Semi-Natural Woodland' suggesting it has been continuously wooded for at least 400 years. Most of the trees here are the natural successors of many previous generations. Champles itself is unequivocally an oak wood, with the slopes above the road being dominated by 50-70 year-old stems. On the lower slopes the oak is intermixed with some birch (a natural associate of oak) and closer to the stream there are also a few sycamore and beech.

The shrub layer is principally hazel and holly accompanied by naturally regenerating young hardwoods including oak and beech. The ground flora is typical of ancient woodland and includes bluebell, primrose, wood anemone, wood sorrel and a range of ferns amidst a mass of bilberry, all of which makes for easy walking within the wood.

The Iron Mill valley is delightfully detached from the modern world and the ancient woodland habitat means this is still the preserve of wildlife. Red deer feed in the glades, woodland birds abound in the tree canopy and buzzards wheel overhead. At night the air is charged with the sights and sounds of its nocturnal inhabitants including owls, foxes and badgers, whilst bats patrol the river and rides in pursuit of insects.

Champles offers excellent recreational opportunities, with fishing rights for two rods on the Iron Mill stream effectively giving access along the riverside to the north of Champles Wood. Meanwhile the upper southern edge (accessed by a driveable soft track) offers a secluded place on modest slopes for quiet enjoyment and wildlife watching, along with the possibility of the occasional pheasant for the pot. The camp fire will be supplied by fallen dead-wood, and standing thinnings (a felling licence is in place) will allow those of a more active mind to indulge in a little silviculture and woodcraft.

There is a full vehicular right of access on a recently upgraded all-weather hard track that is suitable for 2WD, all the way to the soft ride which runs along the top southern edge (which is also suitable for cars in dry weather).

This modestly sized wood really delivers in terms of the quality and variety of attributes it offers, and we strongly recommend early viewing.

Directions & Access

From junction 27 of the M5 head west on the A361 for about 6½ miles. Turn right at the first roundabout onto the A396 signed for Bampton. Continue for 5 miles until the next roundabout (by the Exeter Inn) and take the first exit left (staying on the A396) signed for Minehead.

After 1¾ miles follow the road to the left as it crosses the River Exe, at which point it becomes the B3227. Continue up the hill for exactly one mile and then take first left signed for Oakford. After 200 metres fork left onto Hangmans' Lane and after a further 600 metres cross the bridge at the bottom of the hill. Please park on the hard-standing area on the right immediately after the bridge (keeping clear of all gates), and continue on foot.

Take the footpath west through the gate (with the Red Rock Forestry sign) crossing a stream after about

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500 metres (**B** on plan). Continue for a further 250 metres to a sharp turn (**C**) on your left. Champles Wood is above and below the road after this point.

Locators

OS Landranger map: Sheet 181.

National Grid Ref:

- Viewer parking: SS 917 208.

- Centre of wood: SS 911 205.

Nearest postcode: EX16 9EN.

Boundaries

The north boundary (**CD**) is the base of the steep banking between the road and the river.

The northeast boundary (**CF**) is the southwest side of the road.

The south boundary (**EF**) is the south side of the soft track.

The west boundary (**DE**) is marked by a line of orange-topped posts.

Sporting Rights

The sporting rights are included and are not let. There are fishing rights for two rods on Iron Mill stream between points **A** and **G** on the plan.

These fishing rights are shared with other properties in the wider wood.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

There is a right of access for all purposes over the hard track **ABCF**.

A right of access is reserved to others over **CD**.

Maintenance of shared tracks is according to use.

A public footpath runs along the track **CD**.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

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

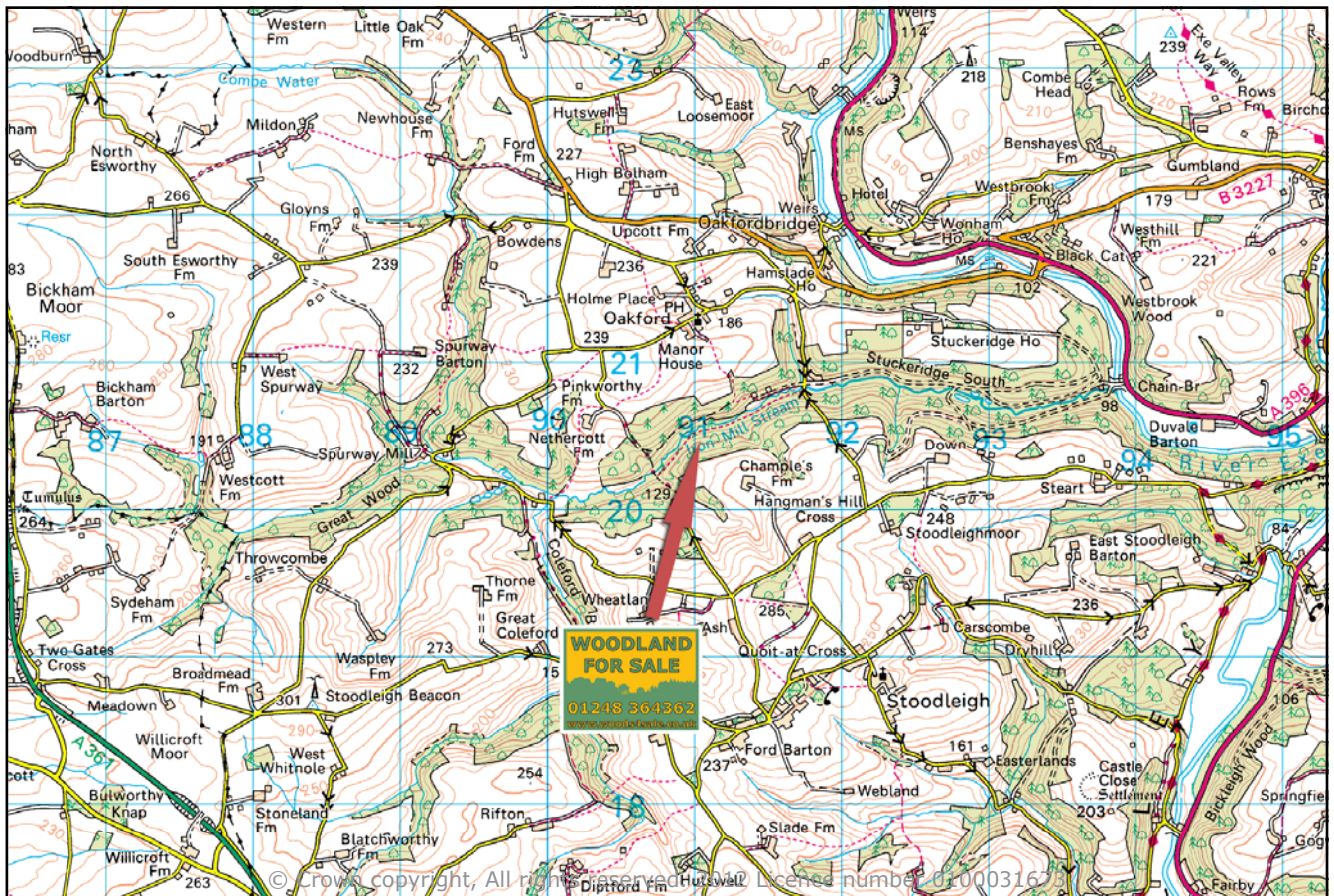
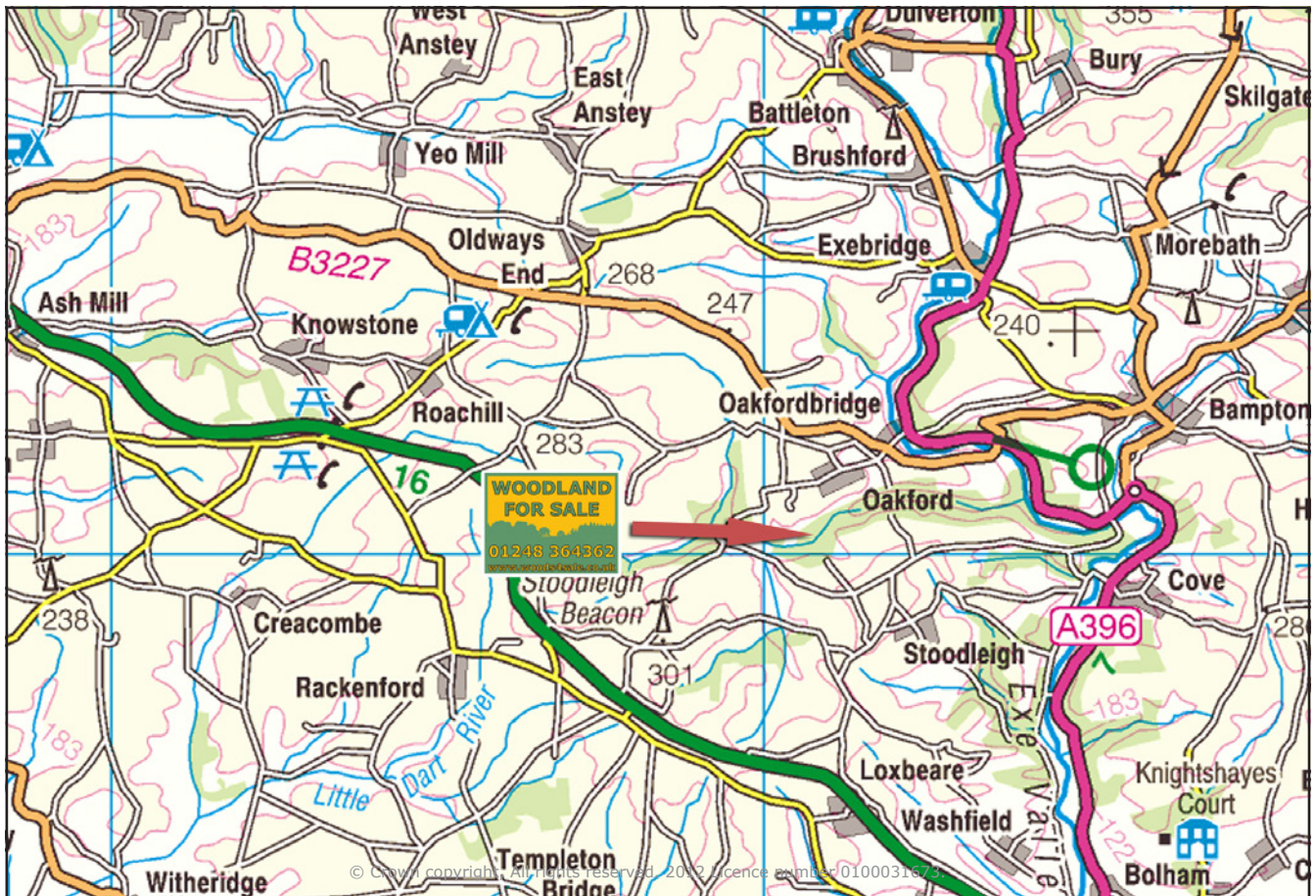
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want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

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