

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.



Combewater Wood
Honiton, Devon. 2.59 acres of mature conifers
for £23,000 (freehold)

A fine stand of mature Douglas fir in a secluded valley in South Devon.

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Combewater Wood, Honiton, Devon



Description

Combewater Wood is situated in the Blackdown Hills Area of Outstanding Natural Beauty in southeast Devon. Honiton is about 2 miles to the west, from where the A30 gives good access up country or west to Exeter (some 25 minutes away). A number of Devon's famed coastal resort villages like Sidmouth and Lyme Regis are a short drive to the south.

The wood lies on gentle slopes looking north over a secluded and un-roaded valley. There is a railway cutting below, but aside from the occasional train there is little here to disturb the peace, beyond birdsong and the rustle of wind in the trees.

The photographs bear testimony to a most appealing stand of mature Douglas fir – the gentle giants of the conifer world. The stems have been well thinned in the past with the result that this is a light and airy woodland. A few mature oak and ash are dotted through the wood, along with a line of full-canopy broadleaves framing the east edge of the property. There are also a few willow and birch at the west end.

Access is via a well-found hard stone track which is navigable by cars with reasonable clearance. There is a pull in at the west end of the property enabling in-wood parking. The woodland floor is remarkably 'clean' allowing for easy pedestrian access across the entire site amidst light bracken, moss and ferns. Camping here would be a delight.

This wood is easy to manage and easy to enjoy. Douglas fir is a valuable red wood so the more eager will also have plenty of opportunity to exercise their chainsaw skills.

If It Were Mine

I would hope to find a small local mill interested in individual stems. If so, then gentle selective felling

would meet my management ambitions whilst preserving the feel of this cathedral stand of trees well into the future. Where possible I would halo thin round the hardwoods both to release them and in the hope of encouraging some natural regeneration. 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 map: Sheets 192 or 193.
National Grid Ref:
- Access point (A): ST 196 005.
- Centre of wood: ST 197 009.
Nearest postcode: EX14 9SG.

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

- Head east out of Honiton on the A35 for a little over a mile until you see a garage on your right.
- Take the second left turn after the garage (about 650 metres) onto a minor county road.
- The woodland entrance **A** (on the plan) is found on the left after 300 metres, where the road bends sharply right.
- **PLEASE DO NOT DRIVE INTO THE WOODLAND**, but park in the layby on the right 70 metres before

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the woodland entrance (**F**).

- Walk down the main hard track from **A** for about 300 metres until it bends sharply to the left to enter the wood at point **C** on the plan (marked with red-topped posts to either side of the track).

Boundaries

- The north boundary (**DE**) is a line wire fence.
- The east boundary (**CE**) is the line of a small ditch beneath a line of mature hardwoods.
- The south boundary (**CD**) is the south side of the hard track.
- The short west boundary (**D**) is marked by red-topped posts to either side of the track.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner with rights to compensation in the event that they are ever exercised.

Rights Of Way

- There is a right of access to the property for all purposes over the route **ABC**.
- A right of access is reserved to the neighbouring woodland for all purposes over the route **CD**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the property.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

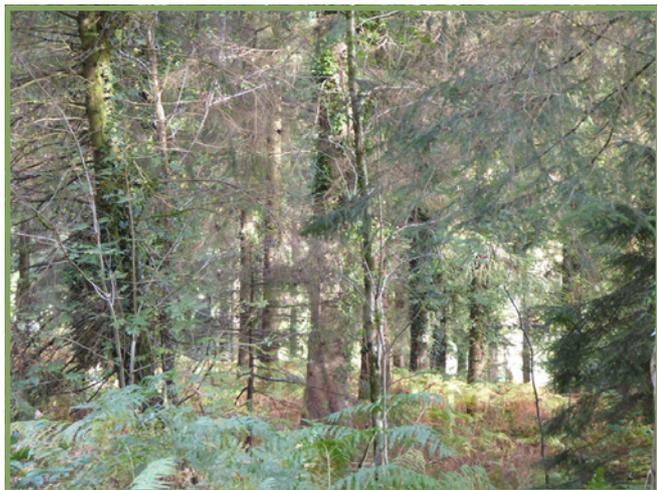
1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (iii) unreasonably damage the said tracks.
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
 - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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

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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.

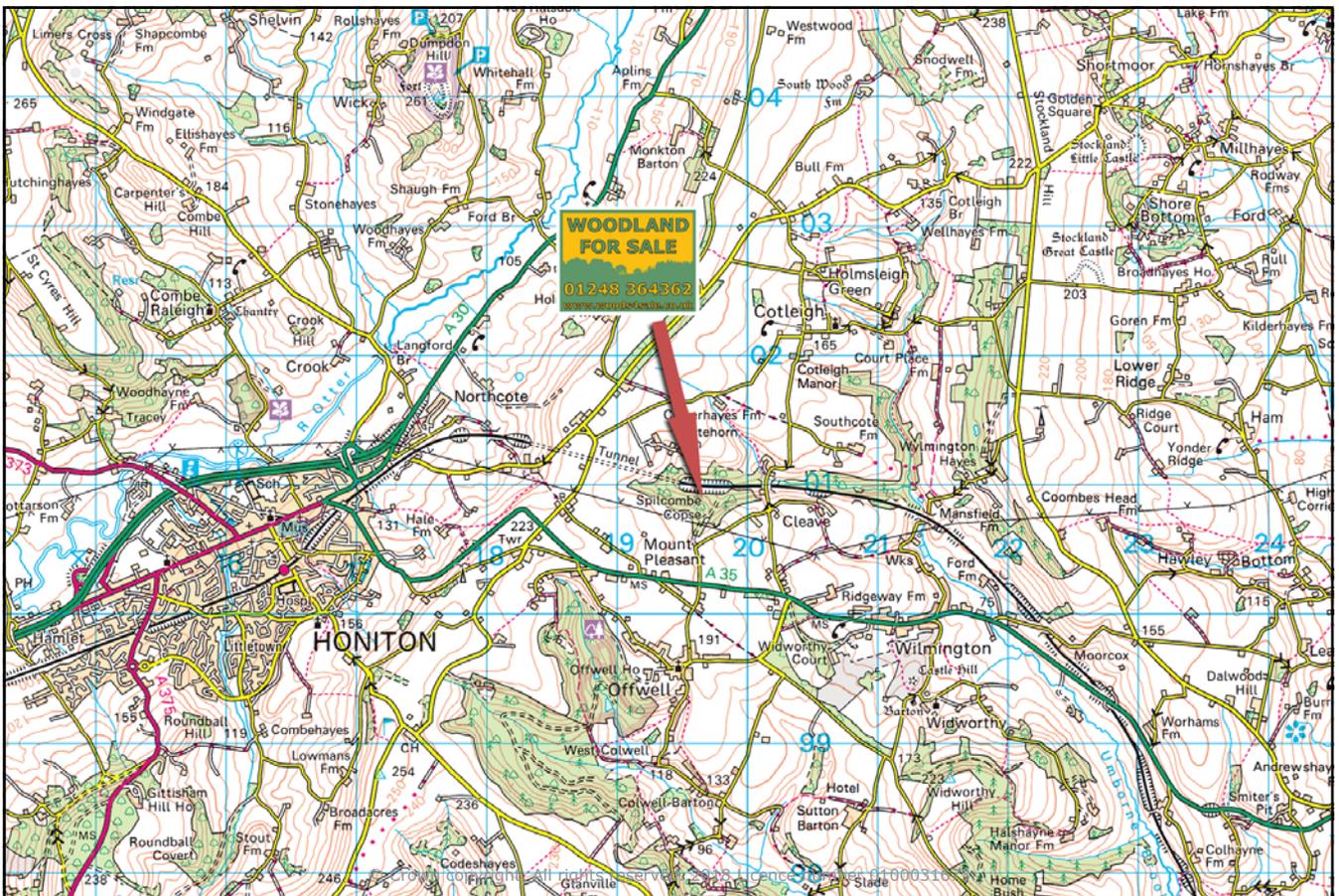
Woods4Sale Interest

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

Contact

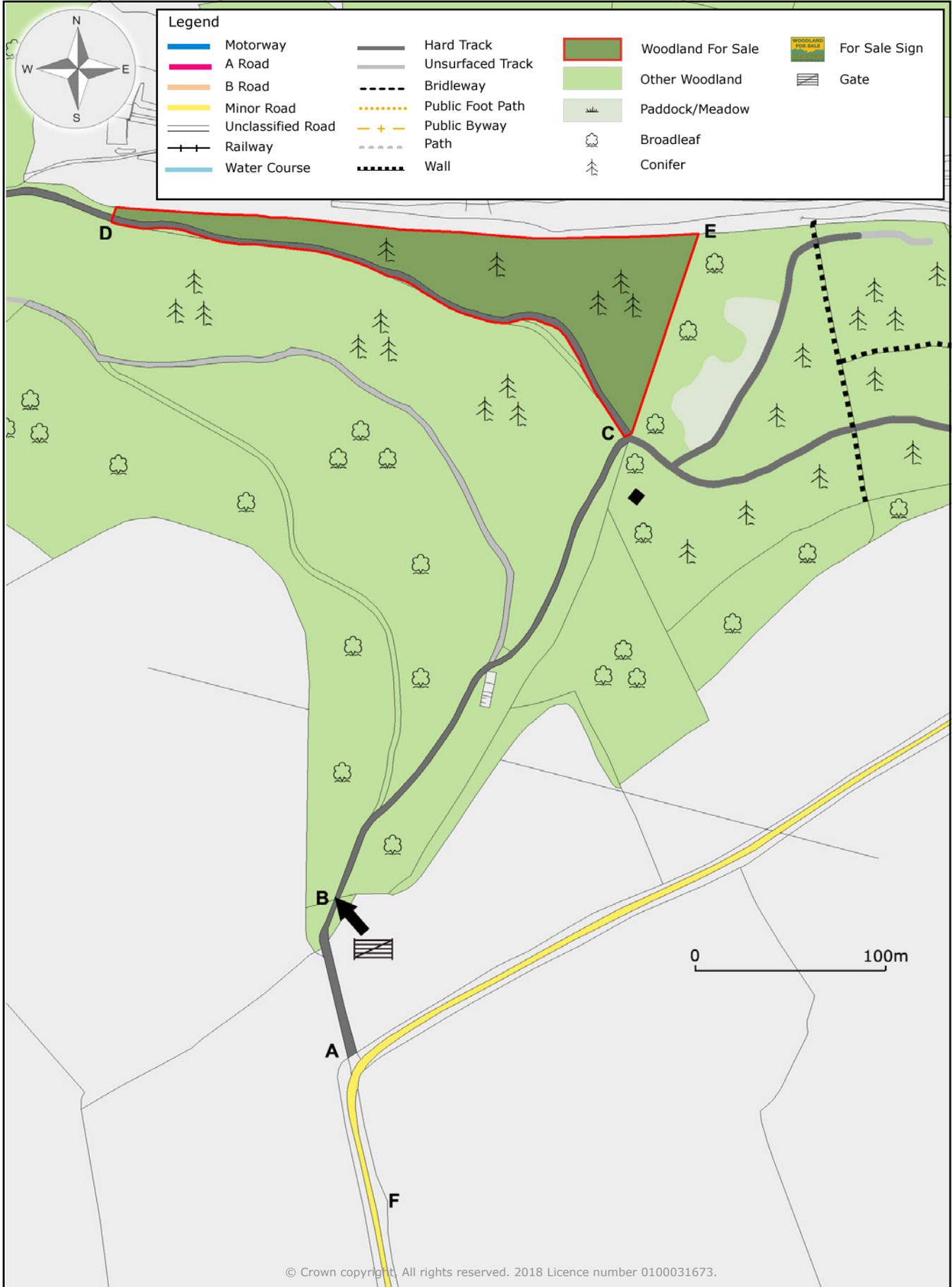
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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