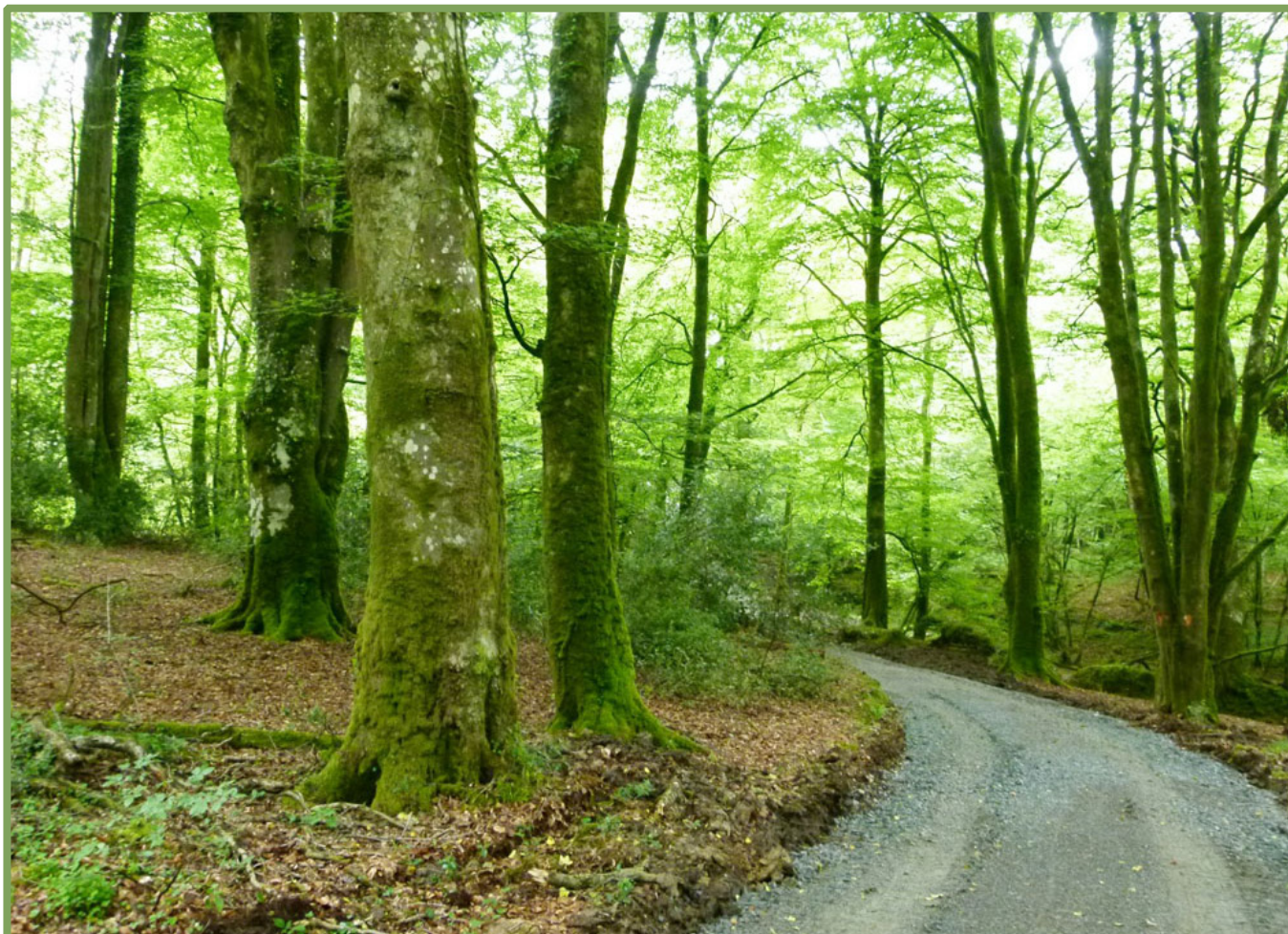


# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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



## Garland Wood

near Tiverton, Devon. 2.29 acres of attractive mature broadleaf woodland in a prime rural location.  
£27,000 (freehold)

A mix of mature oak, ash and beech surrounded by woodland and agricultural land, with good access to Exeter and North Devon.



## Garland Wood, Tiverton, Devon



### Description

Garland Wood is a well established mixed species woodland in the heart of the Devonshire countryside, not far from Tiverton. Exmoor National Park lies a few miles to the north and the popular coastal towns of Westward Ho! and Croyde are about 20 miles to the west. The woodland is relatively flat, with a slight gradient that runs downhill in a northerly direction.

The woodland is a wonderful mix of mature oak and beech with a smattering of tall Scots pine. The upper canopy is relatively dense and there are only a few natural breaks between the trees. Underneath the canopy you will find a vigorous shrub layer of self-seeded and naturally regenerating hazel, holly and the odd hawthorn growing. Between these, is a lush bed of ferns, wild grasses, and a fine display of bluebells in the spring. Among the undergrowth, if you forage around you will find a variety of mushrooms giving this woodland a truly wild feeling.

A careful observer will notice the nibbled ends to the ground vegetation - signs of the local roe deer population that wander through the woodland. Badger setts have been noted elsewhere in the wider woodland and the animal tracks found throughout Garland Wood are likely used by the badgers. On our visit, squirrels were seen scampering up the beech and oak trees, foraging for nuts to see them through the coming winter. The only thing disrupting the quietness of the wood are the many songbirds flitting through the trees and the occasional squawk of a rook chasing a nosey buzzard overhead.

This beautiful woodland is easily accessed from the main road along the recently upgraded stone track, accessible to 2WD cars year-round, meaning you can enjoy the wood whatever the weather.

### If It Were Mine

There are already several varieties of wild mushrooms growing in the wood. To enhance this, I would fell a few trees (which could also fuel the home hearth) around a naturally forming clearing and I would try and 'plant' fungal spores in some deadwood, and grow mushrooms for my own consumption. I would set up a little campsite and cook scrumptious food and enjoy the quiet solitude of the woodland.

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: 180  
Ordnance Survey Grid References:  
- Roadside gate: SS 751 168  
- Centre of wood: SS 745 174  
Nearest postcode: EX18 7EF

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 Witheridge, proceed out of the village passing Mole Valley Farmers on the left and continue northwest on the B3137 towards South Molton.
- After 3.2 miles, turn left at the crossroads sign

## Garland Wood, Tiverton, Devon



posted to Chulmleigh and Chawleigh.

- Continue along the single lane road for half a mile to a second crossroads with a cream bungalow and wooden fence ahead.
- Continue over the crossroads towards Chulmleigh and Chawleigh along the single-track road for 1 mile and you will see our Wood4Sale sign on a telegraph pole on the left, and a double wooden gate opposite on the right (point **X** on the plan below).
- Please park in a suitable safe place off the road not obstructing the gates or through traffic. Sorry we do not provide the code or keys for viewing. (Please note, buyers will have full vehicular access into the wood upon completion).
- Climb the gates and continue north along the forest track for 285 metres. Climb over the first and second steel gates in the field.
- Continue north on the new stone track for 110 metres and climb over two further steel gates, where the track crosses over a rough farm track.
- Continue north down the track keeping the new fence on the left for 185 metres and climb the steel gate.
- Continue down the track for 95 metres and climb the steel gate with the Wood4Sale sign attached, entering the wider woodland (point **A**).
- Proceed along the forest track passing a pond on the right and after approximately 150 metres you will come to a set of wooden posts with white paint, this is the eastern boundary of the woodland (point **B**).

### Boundaries

- The eastern boundary is indicated by wooden posts marked with white paint
- The western boundary is indicated by wooden posts marked with blue paint.
- The south boundary is indicated by an earth bank with mature trees growing on it.
- The northern boundary is outside edge of the

hard-stoned track.

### 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 right of way granted for all times and all purposes over the route **XAB** on the plan below.
- A right of way is reserved to others over the route **BC**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

### 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



## Garland Wood, Tiverton, Devon



- (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.
  - Not to use the Property at any time for any purpose other than for agricultural forestry equine or amenity purposes
  - Not to erect or allow to be erected on the Property any wind turbines, ground based photovoltaic equipment or anaerobic digestion plant
  - Not to do or allow to be done anything on the land which would be or could create a nuisance or annoyance for the owners or occupiers of the Retained Land

### **Not to permit on the Property:**

- motorsports or the use of recreational motorised vehicles
- clay pigeon shooting target shooting nor any form of commercial shooting provided that this shall not preclude the shooting of game on a non-commercial basis nor the control of vermin
- amplified music
- commercial operations except forestry
- chainsaws or other machinery to be used on Sundays

### **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.

### **Woods4Sale Interest**

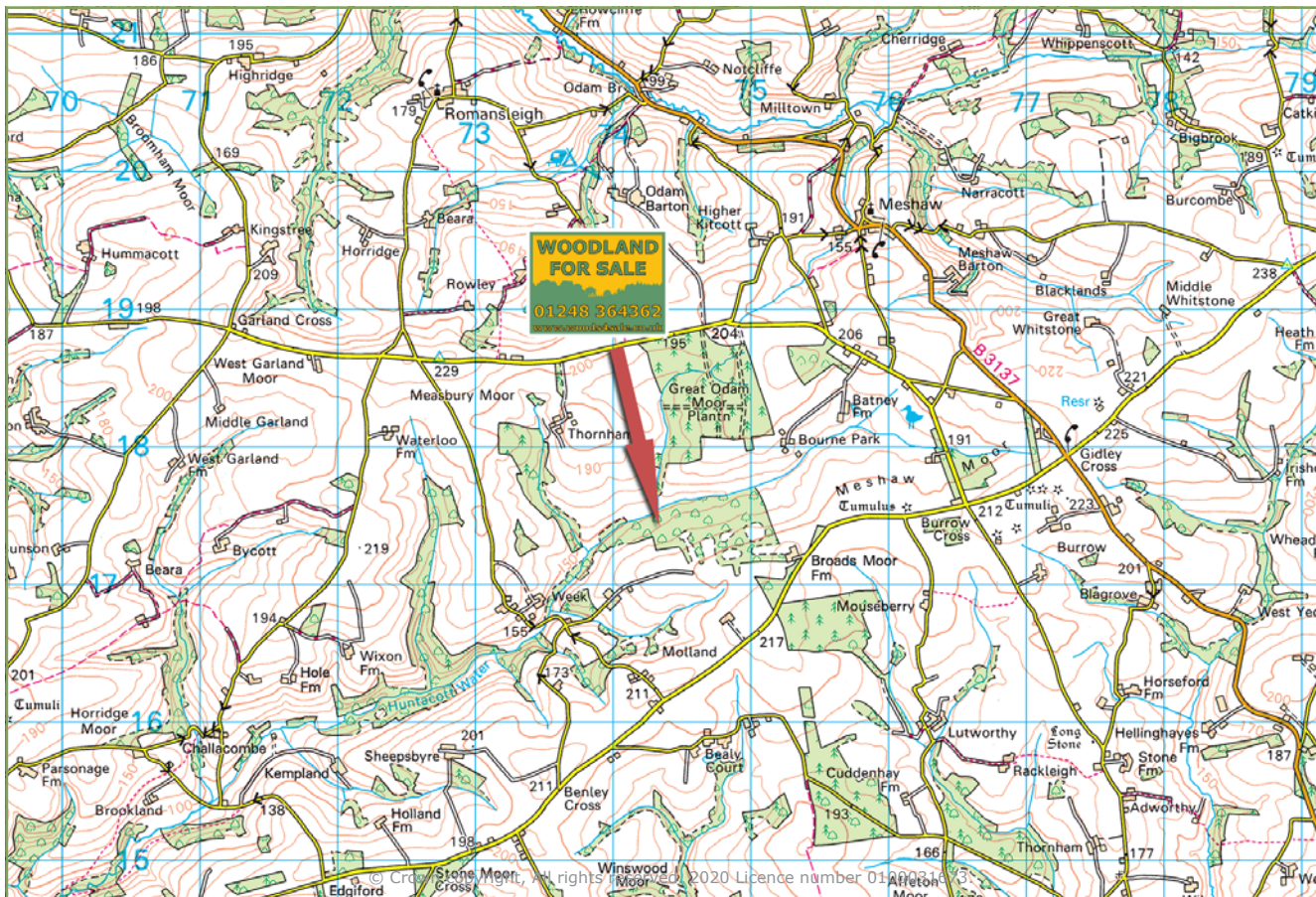
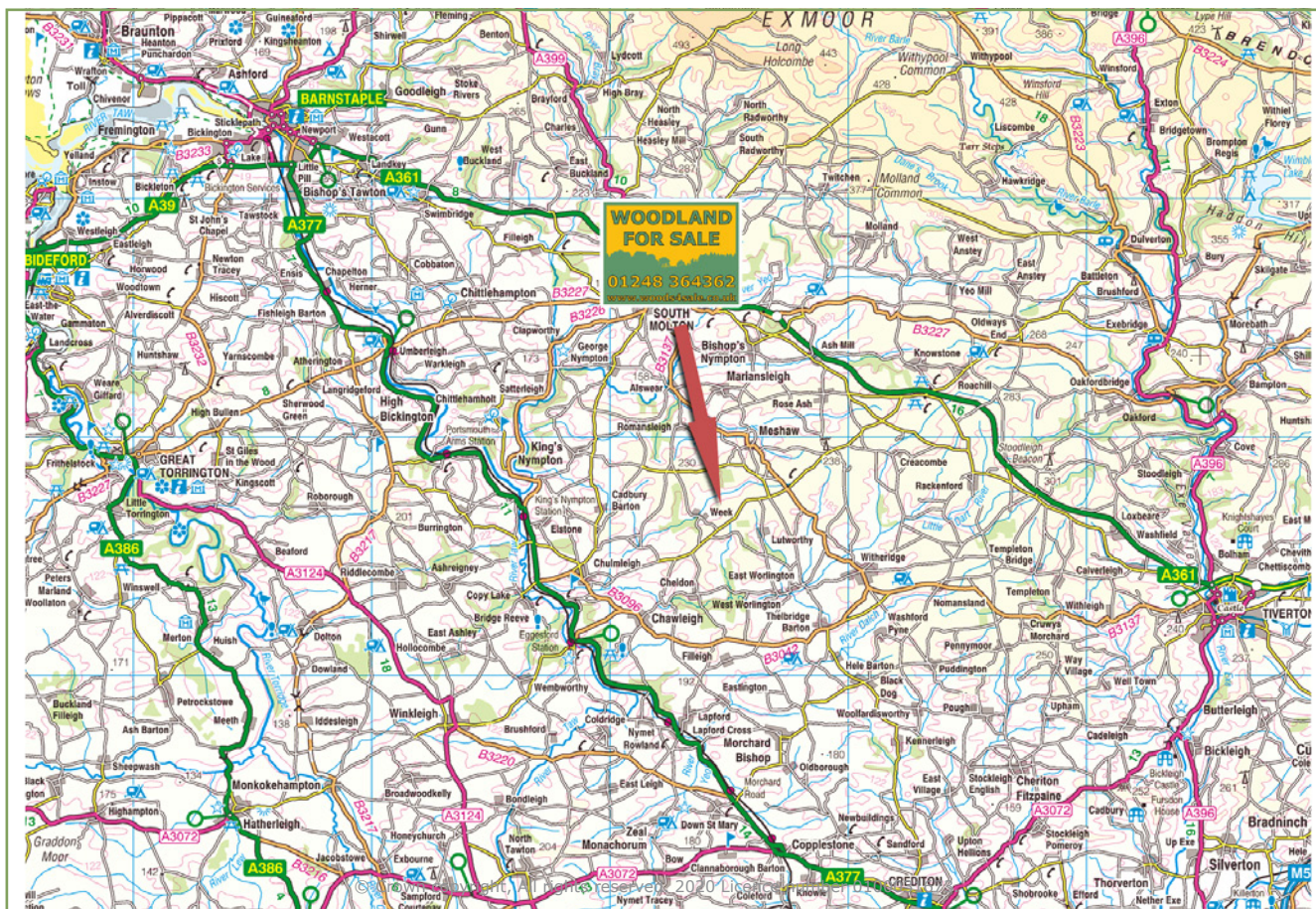
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### **Contact**

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

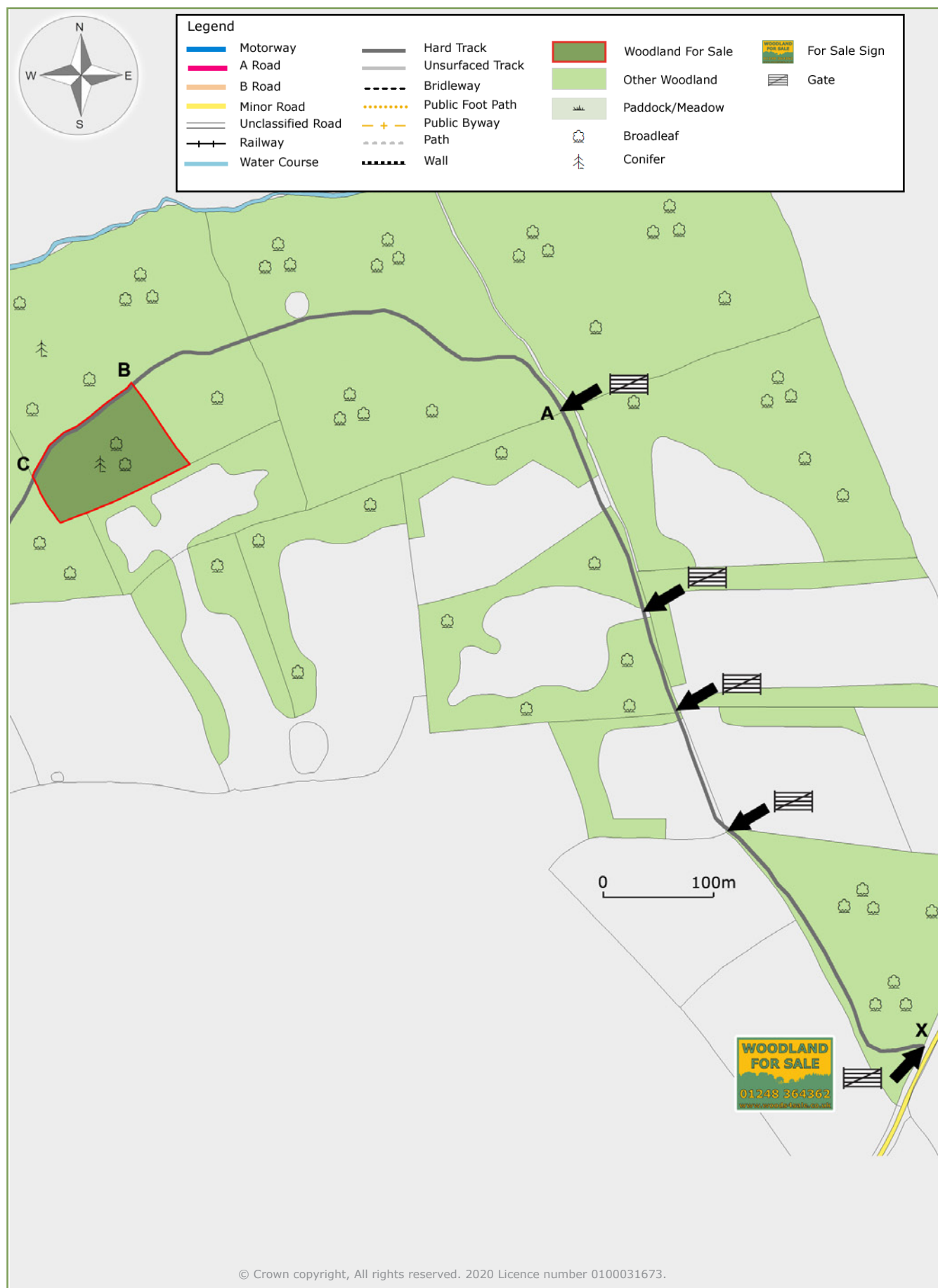


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