

WOODS 4 SALE

Phone: 01248 364 362
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.



Honeymead Wood
near Tiverton, Devon. 4.17 acres of attractive mature
broadleaf woodland in a prime rural location.
£42,000 (freehold)

A tranquil and secluded woodland with mature beech, a mixture of ash, birch and the occasional Scots pine. Situated at the end of a private track with good access and located 22 miles from Exeter.

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Honeymeade Wood, Tiverton, Devon



Description

Honeymeade Wood is located towards the northwest corner of a wider and peaceful woodland in rural Devon, 18 miles south of Exmoor National Park.

The woodland has a canopy of majestic beech and oak trees, under which many birch and hazel are growing. Occasional tall Scots pine provide a colourful contrast to the fallen beech leaves in winter. These trees are growing on fertile loam over clay soils and the site slopes gently down to the stream that forms the northern boundary. Where light breaks through the canopy, areas of grass form more open glades which would be great locations for a picnic. Where the canopy gets a little thicker, you will find a variety of ferns, mosses and fungi along with more shade tolerant tree species such as holly and beech saplings vying for light.

In and amongst the trees and undergrowth, regular visitors include a variety of birds such as little owls, skylarks, rooks and a multitude of tuneful songbirds. The mammal population includes roe deer, badgers, foxes and dormice. Down by the stream front you may even see a small water shrew scurrying around looking for food. And on the lazy, warm summer days, you can often hear the calls of a buzzard as it soars on thermals above the woodland.

The woodland benefits from great access along a recently upgraded hard surfaced track, suitable for a 2WD car all year round, taking you from the public highway right up to the woodland and then along the whole of the southern boundary.

If It Were Mine

I would clear a track down to the stream front and cut a few of the smaller birch trees to create a nice location for the family to come and spend a lazy summer day away from the hustle and bustle of the



town/city, with nothing but the sound of the wild woodland around you and maybe the kids playing near the stream for company.

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 744 175
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 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

Honeymead Wood, Tiverton, Devon



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 approximately 150 metres you will come to a set of white painted wooden posts, this is the the start of Honeymead Wood (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 the inside edge of the track.
- The northern boundary is the earth bank of the meandering stream.

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 **XABC** on the plan below.
- 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
 - (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.

Additional Restrictive Covenants

- Not to use the Property at any time for any purpose other than for agricultural forestry equine or amenity purposes

Honeymead Wood, Tiverton, Devon



- 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.

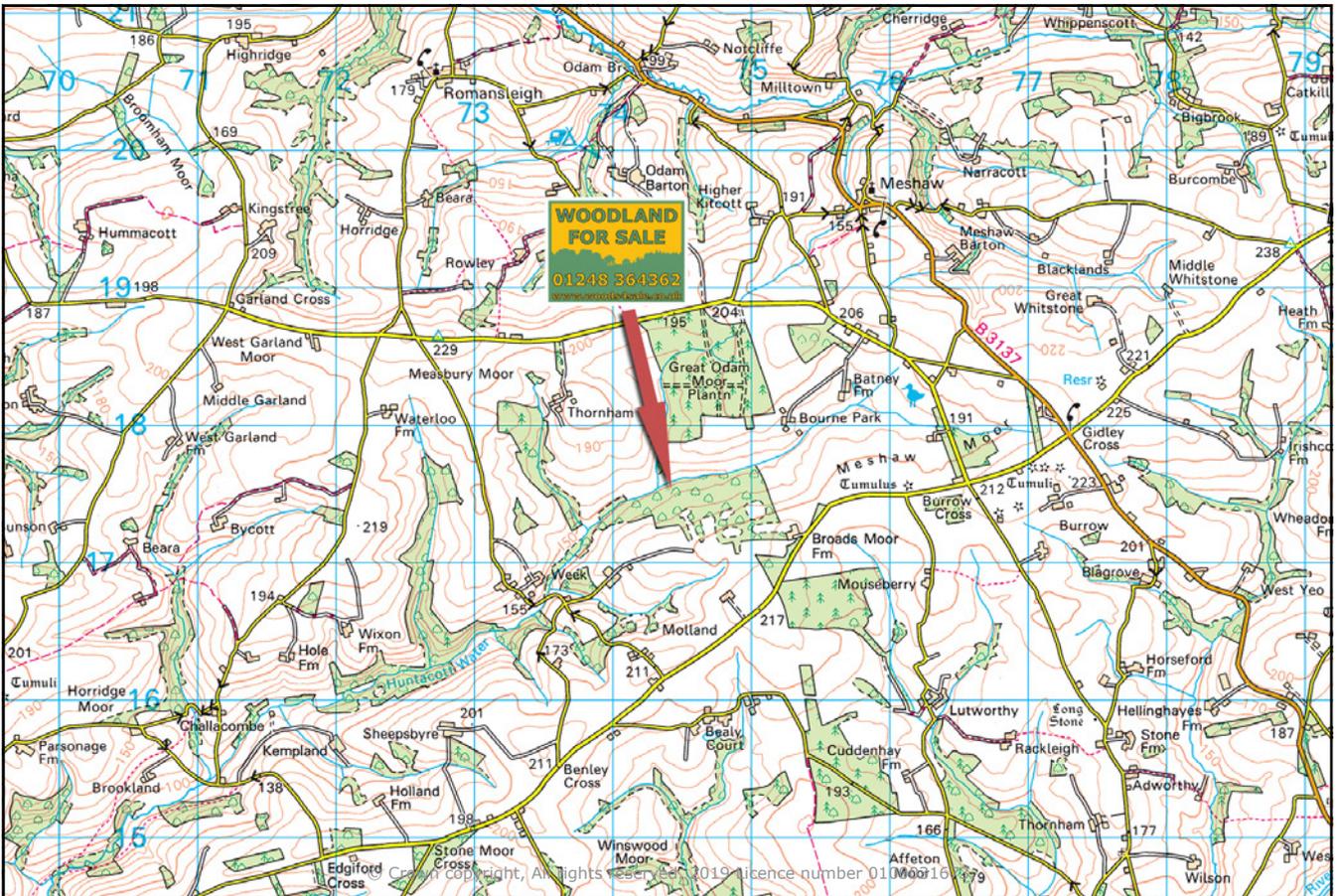
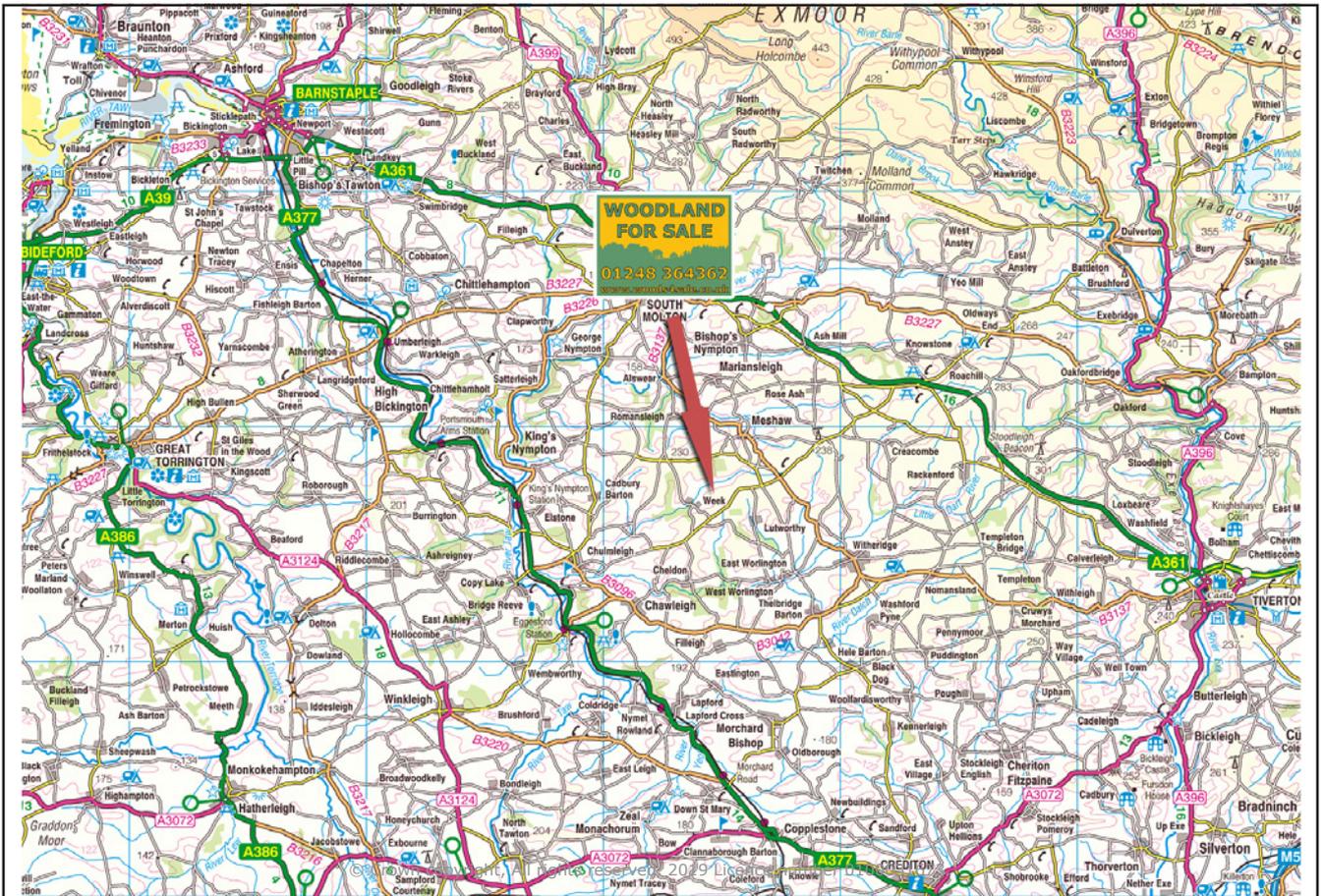
Woods4Sale Interest

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

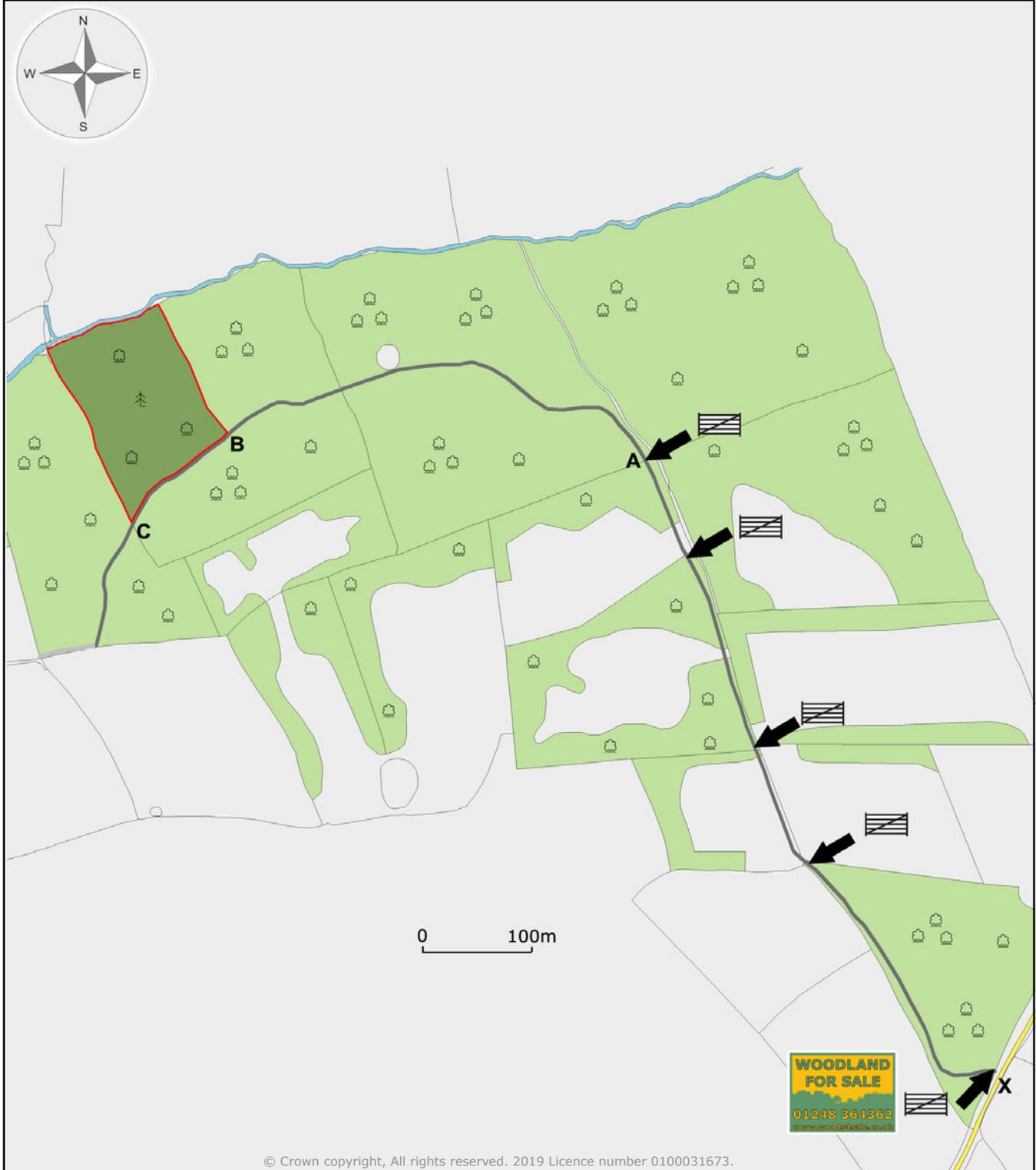
Contact

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

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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path				Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				