

WOODS 4 SALE

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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.



Hooper's Copse, Kingsteignton, Devon 4.85 acres of ancient mixed woodland £33,000 freehold.

Elegant and productive Douglas fir and a charming gully of hardwoods with good access in rolling Devon countryside.

Hooper's Copse, Kingsteignton, Devon



Description

Hooper's Copse is part of an ancient woodland on the side of a small combe valley in a beautiful South Devon location. It is accessed by quiet lanes and yet is just 15 minutes from the end of the M5 at Exeter. The pretty estuary village of Bishopsteignton is two miles to the southeast and the resort town of Teignmouth is just a mile further on.

The wood is warmed and lit in the afternoons thanks to a westerly aspect. The upper northeast part of the wood is gently undulating. Elsewhere the terrain is more diverse with intermediate slopes and folds descending to the fields below.

The larger part of the wood is populated by a thinned stand of maturing Douglas fir intermingled with a few European larch. The well-spaced stems exhibit very good form and testify to a careful history of stand management, aided by easy access within the stand and an approved thinning licence from the Forestry Commission. Within the firs are a few scattered hardwoods including ash, cherry, and oak. Towards the southwest corner of the wood there is a pretty gully of mixed hardwoods - ash, oak, birch and sycamore dominate atop some robust regeneration of these same species, intermixed with woody shrubs like elder, hawthorn and holly. The lower field edge is adorned with some ancient beech.

Hooper's Copse is a 'plantation on an ancient woodland site' implying at least 400 years of continuous woodland cover. This designation is confirmed by the rich ground flora that only uncultivated centuries can foster, including bluebells, dog's mercury, wood sorrel, ferns, wood anemone, wild garlic, primroses and violets to name but a few.

This rich flora is complemented by an equally rich fauna with an abundance of woodland songbirds in the tree canopy. Their song is complemented by

the hooting of tawny owls and the laughing call of green woodpeckers, whilst the mewing of buzzards and cawing of ravens is clearly audible overhead. On the ground things are also pretty busy - whilst on site we saw stoats, roe deer, field mice and plenty of evidence of badgers and foxes.

A car-accessible stone track leads to Hooper's Copse giving good access to the larger part of the property. This is supplemented by a winding soft track on the southwest side giving access to the lower wood.

If you seek a manageable property that combines privacy and beauty with the added prospect of some quality timber production then Hooper's Copse may well fit the bill.

Directions & Access

From the end of the M5 continue southwest following the A38 and then the A380, exiting at Kingsteignton onto the B3195. Continue to the centre of the village and then turn left at the traffic lights into Longford lane. Continue for 500m and then turn left at a mini roundabout onto Humber Lane. Continue up the hill out of the village to the bridge over the A380 dual carriageway. From this bridge continue northeast for 0.8 miles until you see a metal gate on your left side with a wooden sign 'Kingswood' and a Red Rock Forestry management sign.

Please park your car in a lay-by and climb this locked gate into the wood to continue on foot.

Follow the main woodland track to the right for about 500 metres until you see blue-topped posts to either side of the track (**B** on plan). Hooper's Copse is on your left after this point.

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Locators

OS Landranger map: Sheet 192.

National Grid Ref:

- Entrance to Wood: SX 886 748.

- Centre of wood: SX 891 752.

Nearest postcode: Midway between TQ12 3DJ and TQ14 9TD.

Boundaries

The west boundary (**DE**) is the ancient bunded hedge adjacent to the field.

The north boundary (**EFG**) is marked by a line of orange-topped posts to left and right of the track.

The east boundary (**GH**) is the ancient bunded hedge adjacent to the field.

The south boundary (**BH**) is the south side of the main track, cutting out to a personnel gate (**H**) marked by two yellow-topped posts.

The southwest boundary (**BCD**) is the left side of the soft track (as you descend) marked periodically by blue-topped posts.

Sporting Rights

The sporting rights are reserved to an individual third party for private use only. For more details on this please contact the agent.

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 route **AB**. A right of access is reserved to others over the route **BF**. Maintenance of all shared tracks is according to use.

There are no public footpaths within or adjacent to the property.

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.

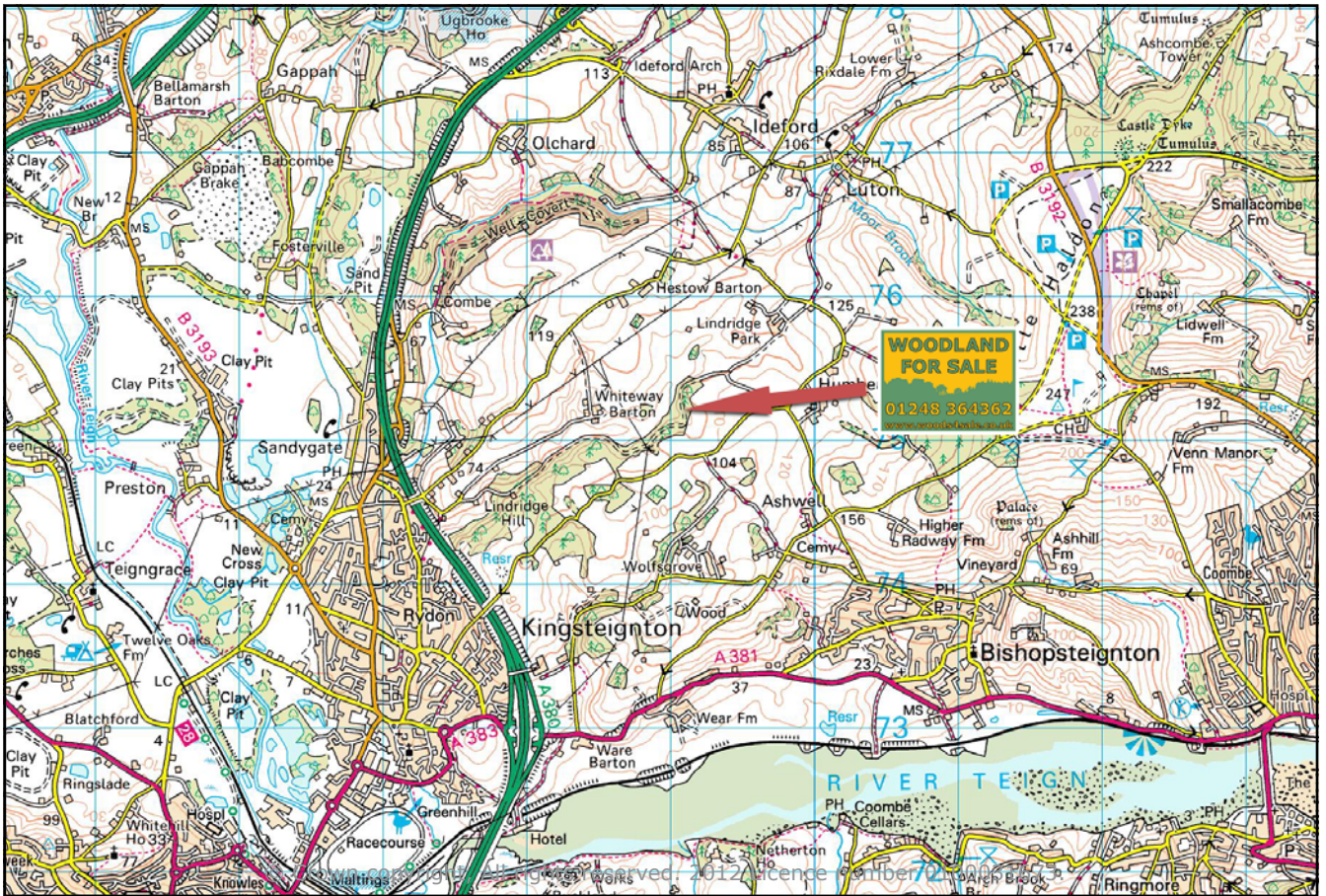
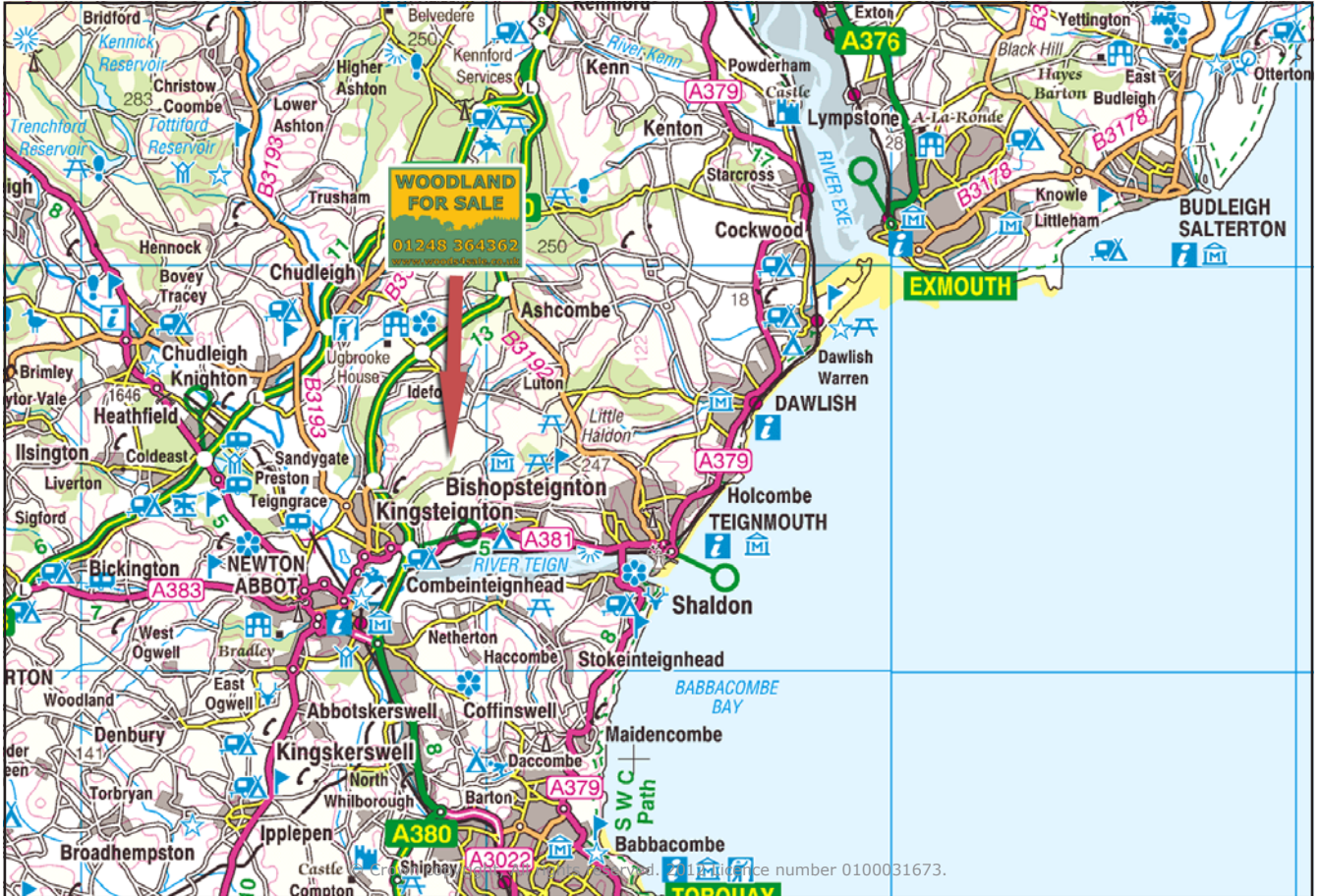
How to Buy this Woodland

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.

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