

# 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.



## Keepscombe Wood

Looe, Cornwall. Mature mixed hardwoods and conifers two miles from the Cornish resort of Looe. 8.09 acres for £23,000 (leasehold)

Maturing hardwoods and a stand of towering redwoods with stream frontage near the South Cornish coast.

## Keepscombe Wood, Looe, Cornwall



### Description

Keepscombe Wood lies within an archetypal combe valley just above the lower reaches of the Looe River. The famed fishing port and resort of Looe is just 2 miles downstream. Plymouth is 20 miles to the west and the main A38 trunk road at Liskeard is about 8 miles to the north.

The larger part of the wood occupies a northeast-facing bowl – steeper near the top, giving way to gentle slopes and level ground lower down. The southern spur is an east-facing bank with views across the valley.

The majority of the wood is a mixed stand of maturing hardwoods dominated by beech supplemented by ash, occasional sycamore, oak and a scattering of mature Norway spruce atop a light understorey of hazel and holly. An unusual and attractive feature of this wood is the stand of sizeable coast redwoods that occupy the banking near the south of the property. This long-lived species holds the record for the world's tallest tree. Though not quite in that league, the Keepscombe stand none-the-less boasts some impressive stems.

Most of the wood is designated as a 'Plantation on an Ancient Woodland Site'. This is evidenced by a rich seasonal herb layer, which being free of brambles allows easy pedestrian access across the whole property. Come springtime the wood is a carpet of bluebells.

A small stream runs through the woodland bowl, linking to a curious double stream on the north boundary. The community-owned Looe Valley Railway runs just below the wood. Hop on at Sandplace Station 5 minutes' walk away, for a shopping run to Liskeard or day-trip to Looe.

A number of management operations have been

carried out in the wood without the required consents/licences including the construction of a road opening with concrete access apron, the construction of a shed and the felling of trees below the shed. The vendor is contractually willing to remove the shed and concrete access track prior to completion of a sale without cost. Alternatively the new owner may try to negotiate retrospective consents/approval from the appropriate bodies. Liability for any outstanding issues would pass to the new owner.

Keepscombe is in need of remedial work to restore it to its former glory. This in conjunction with its leasehold status and potential liability in respect of past management is reflected in a very competitive ticket price which also underlines the vendor's commitment to an early sale. Consequently it is probably one of the most competitively-priced woodland on our website.

### If It Were Mine

My main priority would be the remediation of the felled area through re-profiling the soils and planting with native broadleaves and shrubs. I might then tackle a couple of the redwoods which have fallen.

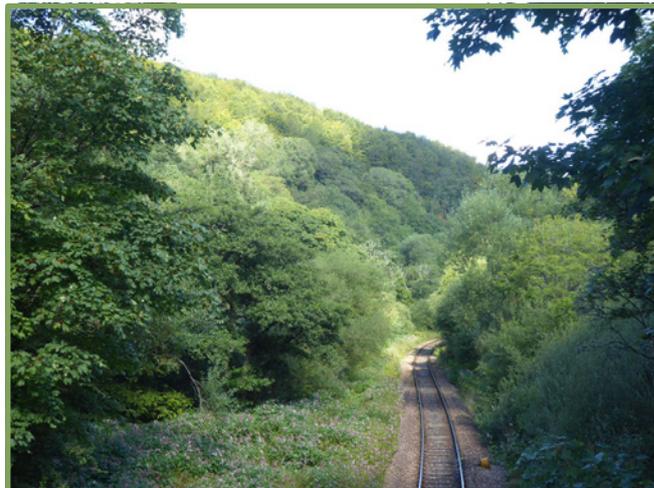
The lower east side offers a delightful woodland location for the occasional night under canvas.

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.

## Keepscombe Wood, Looe, Cornwall



### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 201

Ordnance Survey Grid References:

- Access point: SX 244 575

- Centre of wood: SX 246 575

Nearest postcode: PL13 1PL

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 Liskeard head south on the B3254 towards Looe, passing through the villages of St Keyne and Duloe.
- A mile after Duloe the road enters woodland on both sides. You will see a Woods4sale sign on your left indicating Keepscombe Wood.
- Park on the roadside verge where safe to do so.
- Please note your GPS may lead you to the extremely narrow lane above the hamlet (**GEF** on the plan). You are strongly advised not to drive this route.

### Boundaries

- The west boundary (**AB**) is an earth bund near the edge of the wood.
- The north boundary (**BC**) is the southernmost of the two streams.
- The east boundary is variously a garden fence (**CD**), an earth bund (**DE**) and the minor road (**EF**).
- The southwest boundary (**AF**) is the verge of the B3254.

### Sporting Rights

The sporting rights are reserved to another party.

### Mineral Rights

The mineral rights are reserved to another party.

### Rights Of Way

There are no public rights of way within this woodland.

### Fencing Liabilities

Fencing obligations are mentioned in the lease, but there are no functional fences visible on any boundaries.

### Other Liabilities

Keepscombe Wood is sold under a 999 year lease dating from 1956. Please click on the button below to view the current lease and the original underlease. View details.

### 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

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satisfy themselves, and we will give as much help as possible with all information we have available.

### 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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