

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.



Leighton Copse Cullompton, Devon. 1.36 acres of mature mixed woodland for £14,500 (freehold)

Mature conifers and hardwoods overlooking the Culm Valley in East Devon. A lovely quiet location just 3½ miles from junction 27 of the M5.

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Leighton Copse, Cullompton, Devon



Description

Leighton Copse lies on north-facing ground overlooking the Culme Valley towards Uffculme, a mile or so to the north. The market town of Cullompton is 5 miles to the southwest. Junction 27 of the M5 is ten minutes away giving easy access up-country or to Exeter.

The western part of the woodland is principally composed of production-phase Douglas fir interspersed with larch and a scattering of broadleaves. To the east is a pleasant stand of mature hardwoods including sweet chestnut, birch, holly and oak whilst the northern edge is fringed with some notable beech stems. The woodland lies on sloping ground – steeper to the north and nearly level to the south.

The ground beneath the trees is very clean making for easy access across the wood. A Byway Open to All Traffic (BOAT) skirts the northern edge of the property off which further access could be developed in the future. The current access is via an internal woodland ride.

This compact property in a lovely open setting will keep a woodsman happily engaged for many a day with the promise of a delightful spot in which to relax afterwards.

If It Were Mine

I'd obtain a licence to thin the conifers and in the long term steer the wood towards a native hardwood composition. Deadwood on the ground would feed both my hearth and campfire.

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

Directions & Access

From J27 of the M5 head east on the A38 for ½ mile to a roundabout and then take the second exit to head south on the B3181. After 0.9 mile turn left onto the B3440 signed for Uffculme.

At the T junction at the end of the road (just over ½ mile), turn left and then after 0.2 mile turn right where signed for Smithincott and the Working Wool Museum. Follow this road winding through Uffculme (crossing over the river twice) for a total of 0.7 miles, then fork left up the hill signed Stenhill and Bradfield.

After ½ mile take the first left signed for Ashill and Craddock. After another half mile turn first left into the lane at the end of the wood. The entrance to Leighton is the gate on your left about 30 yards in (**A** on the plan). Please park so as not to obstruct farm traffic. Climb the gate and follow the woodland boundary to the right until you see a white-topped post. You are now at point **B** on the plan looking into Leighton Wood

Please note that we do not give out keys for viewing.

Locators

OS Landranger map: Sheet 192.

National Grid Ref:

- Access point: ST 073 113.

- Centre of wood: ST 071 113.

Nearest postcode: EX15 2AW.

Boundaries

The north boundary (**BE**) is the woodland edge fence atop the earth bund.

The east boundary (**BC**) is marked by a line of white-topped posts.

The south boundary (**CD**) is marked a line of yellow-topped posts.

The southwest boundary (**DE**) is the line of an earth bund.

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Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

There is a right of access to the property for all purposes at all times over the route **AB**.

The track skirting the north side of the wood **ABE** is a Byway Open to All Traffic (BOAT).

There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

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.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Tree Preservation Order

The property is covered by a Tree Preservation Order dating from 1957. A TPO does not prevent felling or other woodland management but does require the consent of the Local Council Tree Officer. 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

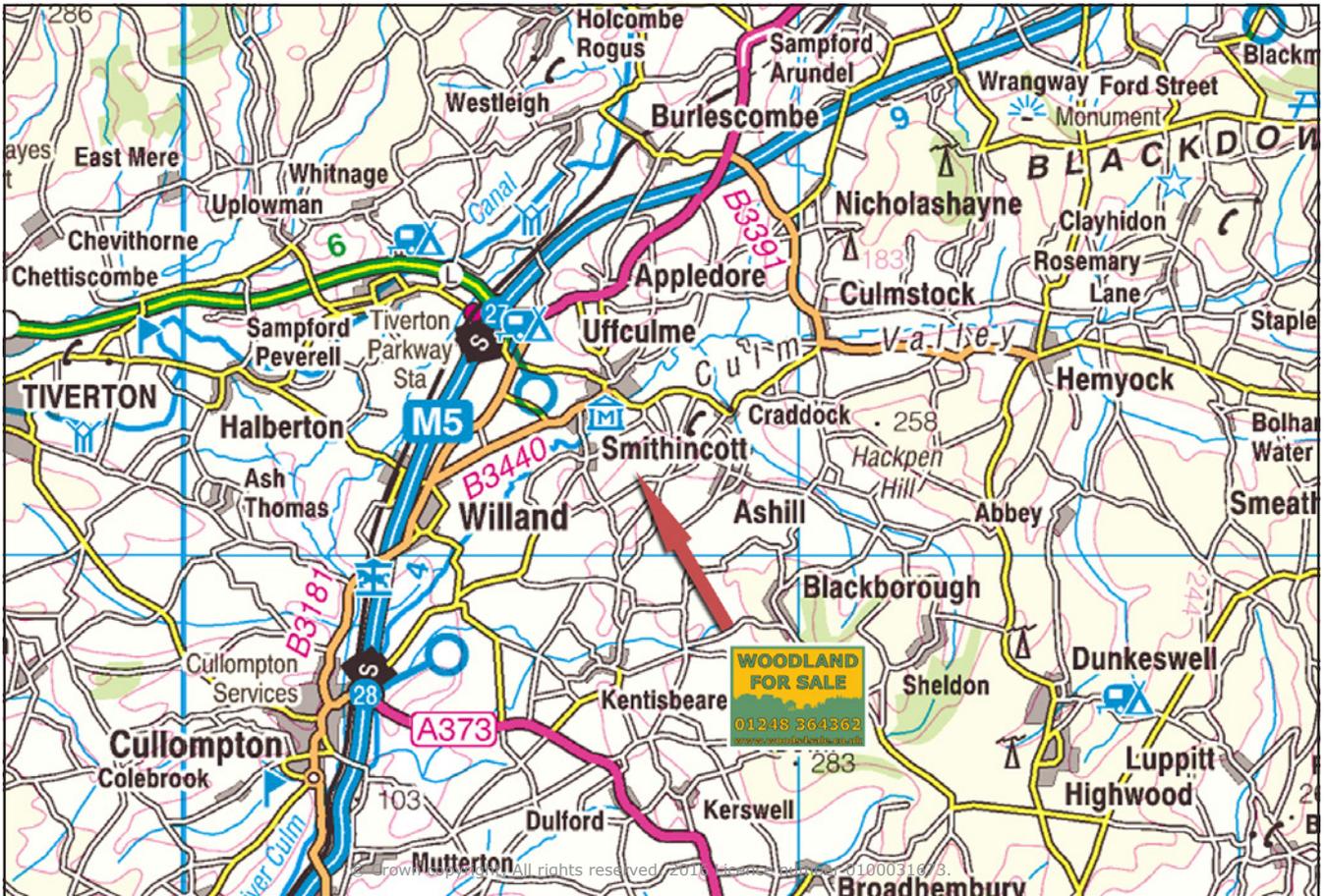
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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