

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.



Moorland View

Princetown, Devon. 4.6 acres stand of high quality, mature conifer with good access for £28,000 (freehold)

A distinct, mature and well-maintained Sitka spruce plantation in the heart of the Dartmoor National Park.

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Moorland View, Princetown, Devon



Description

Moorland View as its name suggests, has stunning westerly views of the moorlands of Walkhampton Common and in the distance the peaks of King's Tor and Leeden Tor. The property is situated on the outskirts of the village of Princetown, deep in the heart of the Dartmoor National Park. By car Plymouth is half an hour south and Exeter less than an hour north.

The property has been well maintained by the current owners, having been thinned a little while ago and now standing at around 250 trees per acre. Good quality Sitka spruce is highly sought after commercially; Moorland View offers a significant value in timber alone, the trees being of good form and approaching economic maturity. However, that is only part of Moorland View's appeal.

Set in a stunning region of southwest Britain, this private woodland would make a great camping location for those with a taste for the outdoors. Within the wood there are several informal paths and a pleasant stream flowing to the west.

The woodland has a circular track, laid with hardcore. A further track crosses over the stream to the highest point, providing the ideal location for camping and woodland activities.

There are several excellent hiking routes in the surrounding area and the scenic countryside is full of charm. Wild horses graze the neighbouring moorland, while curlews, lapwings and snipe are known to the area. Moorland View has a great combination of commercial and amenity potential for the aspiring woodland owner.

If It Were Mine:

I would continue to maintain the property, allowing the trees to increase in diameter. In the forthcoming years there is also the option to clear-fell and replant the property. There is an ideal opportunity to create a pond.

Please remember some management operations require approval and/or a licence.

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

Directions & Access

Take the B3212 towards Princetown. At the roundabout in the town take the B3357 towards Tavistock (Tavistock Road). Pass the Post Office on the right and take the second left into Station Road. Follow the road for 175 metres bearing right, and passing Dartmoor Brewery. Take the next left into Moorland View. At the end of the road you will see a gate, and our 'Woods4Sale' sign in the distance. Climb the gate, sorry we do not supply keys for viewings. Moorland View is ahead.

Locators

OS Landranger Series Sheet No: 191.
Ordnance Survey Grid References:
- Roadside gate: SX 586 734.
- Centre of wood: SX 585 734.
Nearest postcode: PL20 6QZ.

Moorland View, Princetown, Devon



Boundaries

The eastern boundary is marked by trees and wooden posts with green paint.

All other boundaries are marked by an agricultural wire fence.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

A right of way is granted at all times and for all purposes marked **AB** on the plan.

There is a right of way reserved **BC** for the benefit of the Transferor.

A shared maintenance clause covers these rights of way and is according to use.

A bridleway passes through the south west corner of the property, although it does not appear to be in use.

Fencing Liabilities

We believe there are no fencing liabilities.

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.

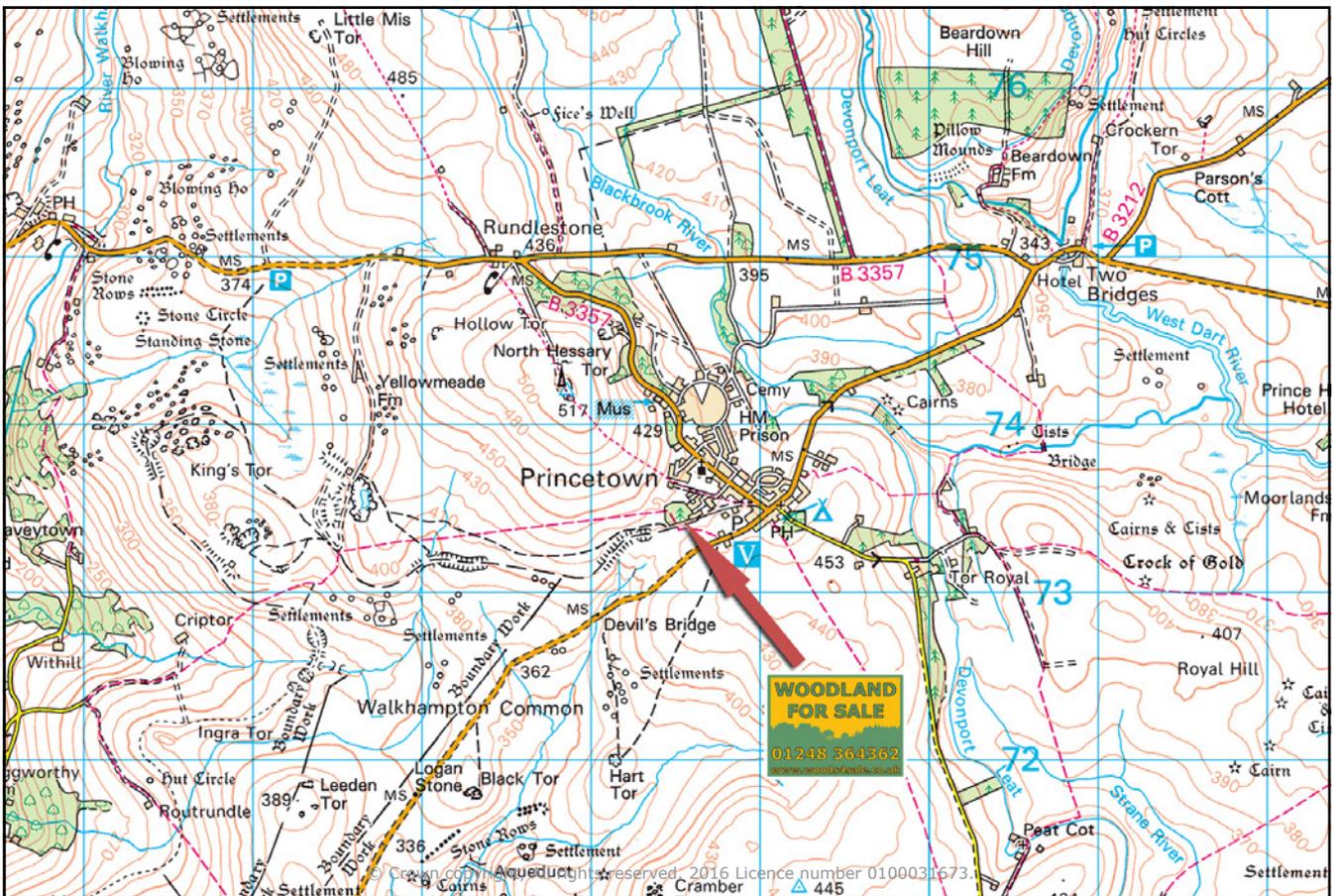
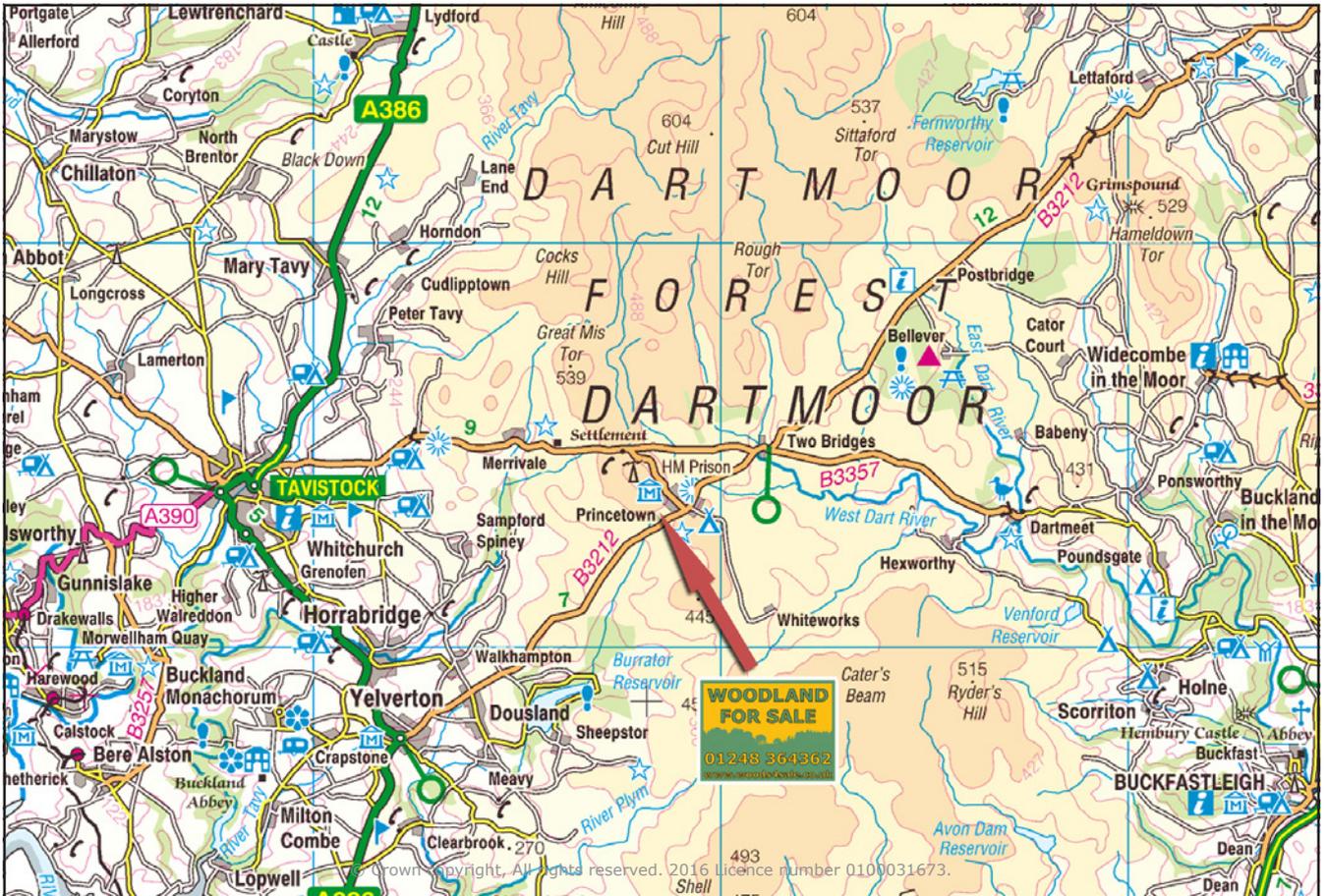
How to Buy this Woodland

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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