

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.



Quarry View near Braunton, North Devon. 1.10 acres of idyllic Atlantic oak and mixed broadleaf woodland for £23,000 (freehold)

A former quarry with ancient woodland and views of the North Devon Area of Outstanding Natural Beauty, two miles from the coast. Benefiting from good access and private hardstanding.

Quarry View, near Braunton, North Devon



Description

Quarry View is a delightful ancient oak woodland, part of which is a former quarry dating back to before the 1850s. The woodland has a southwest aspect and enjoys far reaching views of the surrounding landscape. By car Barnstaple is 15 minutes and the M5 motorway an hour, with Bristol two hours north.

Stunning views from the woodland westwards open out to the North Devon Area of Outstanding Natural Beauty. The largest sand dune system in England, Braunton Burrows, with over 400 vascular plant species, is just two miles to the west. Beyond lies Saunton Sands, a popular surfing and longboard beach.

Quarry View benefits from easy vehicular access off Corilhead Road, a quiet country lane. The entrance leads onto a large private area of hardstanding, dotted with mature ash and sycamore and flanked by the steep walls of the disused quarry. The woodland extends beyond and above this area.

The species composition reflects that of Atlantic oak woodland, a priority habitat in Britain. Indicated by the combination of sessile oak, holly and hard-fern and coastal position, there are over 500 species of bird and plant associated with this habitat. A row of large beech runs along part of the southern boundary, which is delineated by a metal fence.

There is an abundance of biodiversity within this property. Ground flora includes primrose, bluebell, wood anemone and wild daffodil. There are lesser spotted woodpeckers and nuthatches, whilst deer roam the wider woodland – a perfect setting for the keen naturalist.

If It Were Mine

As a keen conservationist I would control regenerating sycamore, or invasive species protecting this valuable habitat. There's scope to collect moderate quantities of woodfuel from this manageable plot. For management and wood extraction, I would construct a track with wooden steps to the top escarpment and open a viewpoint (between the gnarly old oak trees) west to enjoy the stunning views. It would make an ideal central camping spot to explore and enjoy the West Devon country side and coast.

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:

- Centre of wood: SS 489 377.

Nearest postcode: EX33 2EW.

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 Barnstaple take the A361 west towards Braunton.
- At the roundabout take the second exit along the A361 towards Ilfracombe.
- Stay on the A361 passing a BP garage on your right.
- Leaving Braunton you will come to a sharp bend

Quarry View, near Braunton, North Devon



to the right.

- After 250 metres take the sharp right turn signposted Corilhead Road.
- There is a 40 mph sign just before the turn.
- Continue along the lane for 150 metres, you will see our 'Woods4Sale' sign on the left.
- Park in the entrance immediately after on the left, taking care not to obstruct the lane; Quarry View is beyond.

Boundaries

- The northern boundary is an earth bank and adjacent quarry side.
- The eastern boundary is marked by wooden posts and trees with green paint.
- The southern boundary is a green metal fence and earth bank.
- The western boundary is marked by an old wire fence in parts and is an earth bank set back from the road.

Sporting Rights

"The transferee hereby covenants with the Transferor so as to bind the property in perpetuity not to exercise sporting rights over the property and not to discharge firearms on the property."

This does not restrict the occupier controlling pests as defined under the 'Ground Game Act 1880'.

Mineral Rights

We believe the mineral rights are included.

Rights of Way

There are no public rights of way within the property.

Fencing Liabilities

There are no known fencing liabilities.

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.

Contact

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

Quarry View, near Braunton, North Devon



Quarry View, near Braunton, North Devon



Legend

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

© Crown copyright, All rights reserved. 2016 Licence number 0100031673.

