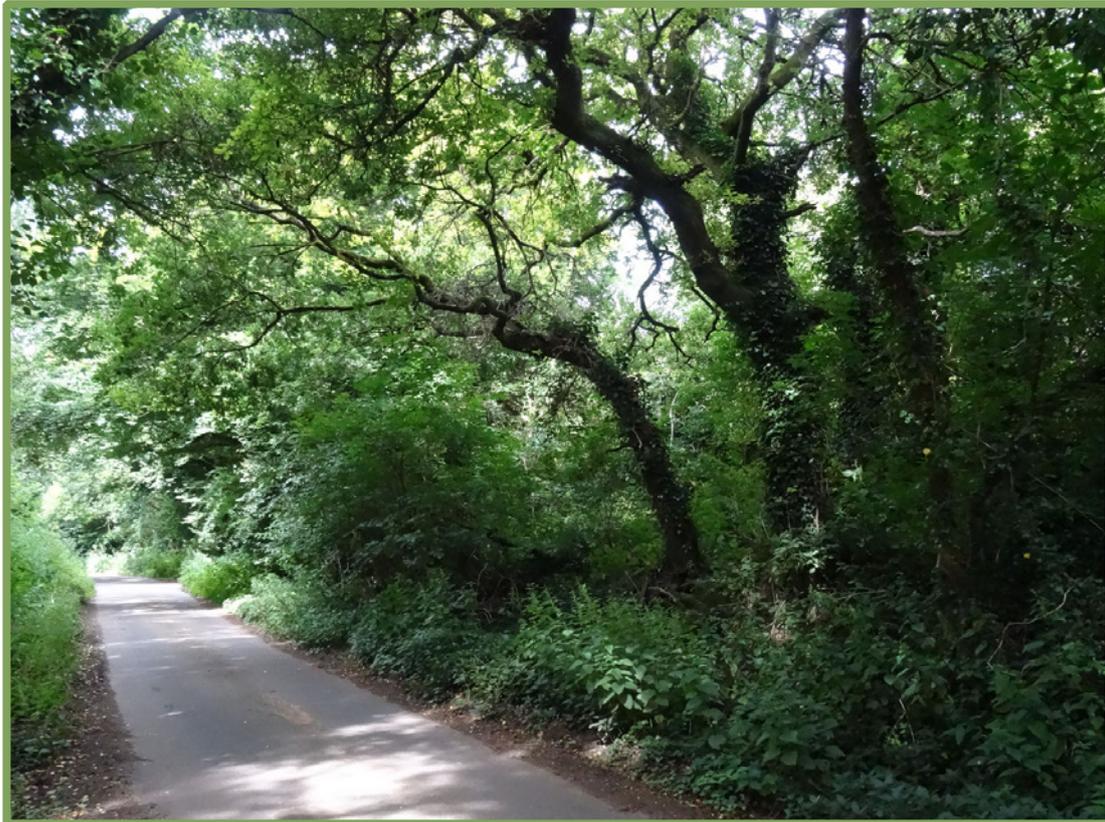


WOODS 4 SALE

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.



Ridden Copse

Cullompton, Devon. 1.85 acres of mixed woodland for £17,500 (freehold)

An interesting mix of tree species and ages with good access in a quiet location just 3½ miles from junction 27 of the M5.

Ridden Copse, Cullompton, Devon



Description

Ridden Copse is surrounded by woodland to all sides. It sits adjacent to a small county road and occupies level and gently sloping ground above the Culme Valley near Uffculme. 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 majority of the wood was planted about 15 years ago with a mix of sycamore, beech and Corsican pine, along with minor elements of oak and birch. Towards the roadside boundary there are some older specimens including ash, oak, sweet chestnut and sycamore. The diverse ground flora varies from woodland associates like dog's mercury, ferns, ivy and woodrush, to grasses and wild flowers in the more open central areas.

Ridden Copse fronts a minor public road and benefits from a full right of access over the hard track that runs along its north-eastern boundary. This could easily be extended into the wood itself if desired.

The woodland occupies the site of a former local tip which was covered, soil capped and then planted with trees - hence the rise in terrain towards the centre. An indemnity policy is in place to cover remediation if ever it were needed.

This compact, private and accessible property presents a delightful package for those venturing into woodland ownership or seeking an affordable sylvan hide-away.

If It Were Mine

The young trees are now well-established, so it's time to remove the remaining tubes. The central glades are a real feature, so vegetation management would also be on the to-do list, followed by camping and barbeques.

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 for Stenhill and Bradfield.

After ½ mile take the first left signed for Ashill and Craddock. After 450 metres on the left there is a timber gate with a Red Rock Forestry sign (point **A** on the plan). Please park clear of the access, climb the gate and Ridden Copse is on your left.

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

Locators

OS Landranger map: Sheet 192.

National Grid Ref:

- Access point: ST 071 111.

- Centre of wood: ST 070 111.

Nearest postcode: EX15 2AW.

Boundaries

The northwest boundary (**CD**) is marked by a line of yellow-topped posts on the southeast side of the track.

The northeast boundary (**ABC**) is marked by a line of white-topped posts on the southwest side of the track.

The southeast boundary (**AE**) is the roadside fence.

The southwest boundary (**DE**) is marked by a line of

Ridden Copse, Cullompton, Devon



blue-topped posts.

Sporting Rights

The sporting rights are included. 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**.

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.

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

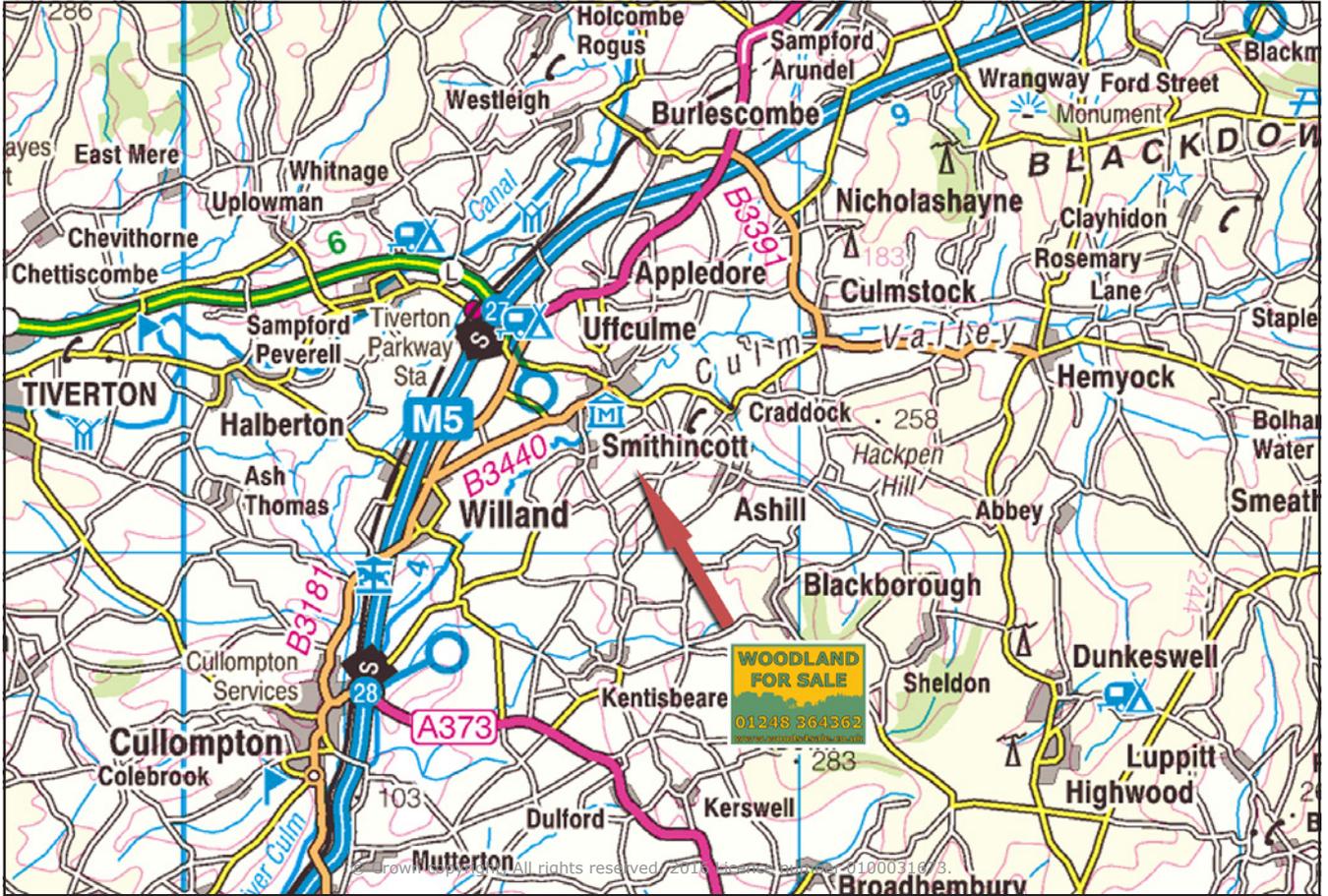
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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.

Ridden Copse, Cullompton, Devon



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