

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.



Russet Wood

near Tiverton, Devon. 2.55 acres of attractive mature broadleaf woodland in a rural location. £31,000 (freehold)

A woodland with mature beech and oak and occasional Scots pine in a secluded location, with excellent year-round access.

SALE

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Russet Wood, Tiverton, Devon



Description

Russet Wood is a delightfully private woodland found in the middle of the Devon countryside, but easily accessible from South Molton which is only 10 miles away. Tiverton and the M5 are approximately 15-20 minutes to the east. Access to the woodland is along a stoned track across some agricultural fields via a few metal field gates between the roadside entrance and the woodland boundary, meaning the area is largely undisturbed, aside from fellow woodland owners.

Surrounded on all sides by agricultural fields, there is no road noise and the only intrusion to the peace found here is the wildlife around you and the distant mooing of cows in the fields. The woodland comprises ancient beech and oak, with some majestic and mature specimens growing throughout. In more recent years, a mixture of young oak, silver birch, hazel, sycamore and willow have grown up and around the big trees creating a diverse woodland.

Wildflowers are abundant, bluebells, wild garlic, wild campion, wood sanicle, yellow pimpernel and wood speedwell have all been identified throughout Russet Wood. An assortment of ferns, mosses and wild grasses can also be found.

This is a wonderfully quiet part of the Devon countryside, an unspoiled parcel of woodland and is a delightful place to relax in, perhaps wild camping on the flat ground or do a bit of bird watching.

If It Were Mine

I would clear a path through to the southern boundary and make a little camping area to pitch a tent under the majestic beech trees, using the earth bank as a natural shelter from any wind.

Some of the denser parts of woodland could do with being thinned out slightly, doing so will give more

space to the remaining trees (and produce a nice amount of firewood at the same time).

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.

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:

- Roadside gate: SS 751 168

- Centre of wood: SS 745 174

Nearest postcode: EX18 7EF

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.

What3Words

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Directions & Access

- From Witheridge, proceed out of the village passing Mole Valley Farmers on the left and continue northwest on the B3137 towards South Molton.
- After 3.2 miles, turn left at the crossroads sign posted to Chulmleigh and Chawleigh.
- Continue along the single lane road for half a mile to a second crossroads with a cream bungalow and wooden fence ahead.

Russet Wood, Tiverton, Devon



- Continue over the crossroads towards Chulmleigh and Chawleigh along the single-track road for 1 mile and you will see our Wood4Sale sign on a telegraph pole on the left, and a double wooden gate opposite on the right (point **X** on the plan below).
- Please park in a suitable safe place off the road not obstructing the gates or through traffic. Sorry we do not provide the code or keys for viewing (please note, buyers will have full vehicular access into the wood upon completion).
- Climb the timber gate (or walk around it) and continue down the stoned track for approximately 650 metres, passing agricultural fields on the left and right and there are 6 metal farmers gates to climb.
- You will ultimately reach a metal padlocked gate on the edge of the woodland (point **A**) with a Woods4Sale sign attached.
- Climb this gate and continue along the forest track for approximately 200 metres until you see blue painted posts on the left hand side, and there should be a wooden sign with Russet Wood on it. This is the northeastern corner of the woodland (point **B**).

Boundaries

- The east boundary is indicated by wooden posts and trees marked with blue paint.
- The west boundary is indicated by wooden posts and trees marked with Red paint in part and an earth bank with agricultural field beyond.
- The north boundary is the northern edge of the track indicated by green paint on wooden posts that may be off-set by a short distance.
- The southern boundary is indicated by an earth bank with agricultural field beyond.

Sporting Rights

The sporting rights are owned and included in the

sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **XAB**.
- A right of way is reserved to others over **BC**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing liabilities.

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
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

Russet Wood, Tiverton, Devon



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

- Not to use the Property at any time for any purpose other than for agricultural forestry equine or amenity purposes
- Not to erect or allow to be erected on the Property any wind turbines, ground based photovoltaic equipment or anaerobic digestion plant
- Not to do or allow to be done anything on the land which would be or could create a nuisance or annoyance for the owners or occupiers of the Retained Land

Not to permit on the Property:

- motorsports or the use of recreational motorised vehicles
- clay pigeon shooting target shooting nor any form of commercial shooting provided that this shall not preclude the shooting of game on a non-commercial basis nor the control of vermin
- amplified music
- commercial operations except forestry
- chainsaws or other machinery to be used on Sundays

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.

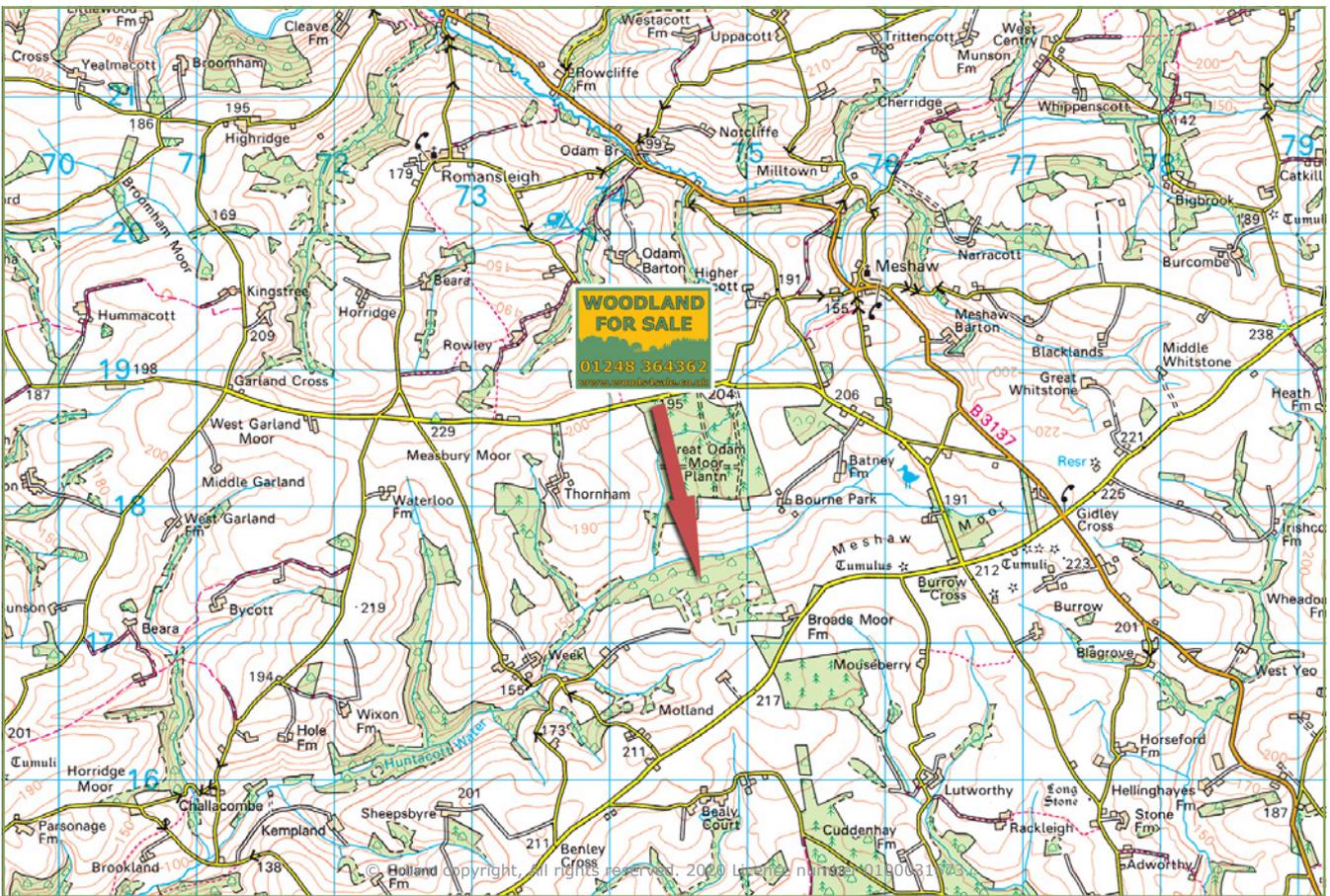
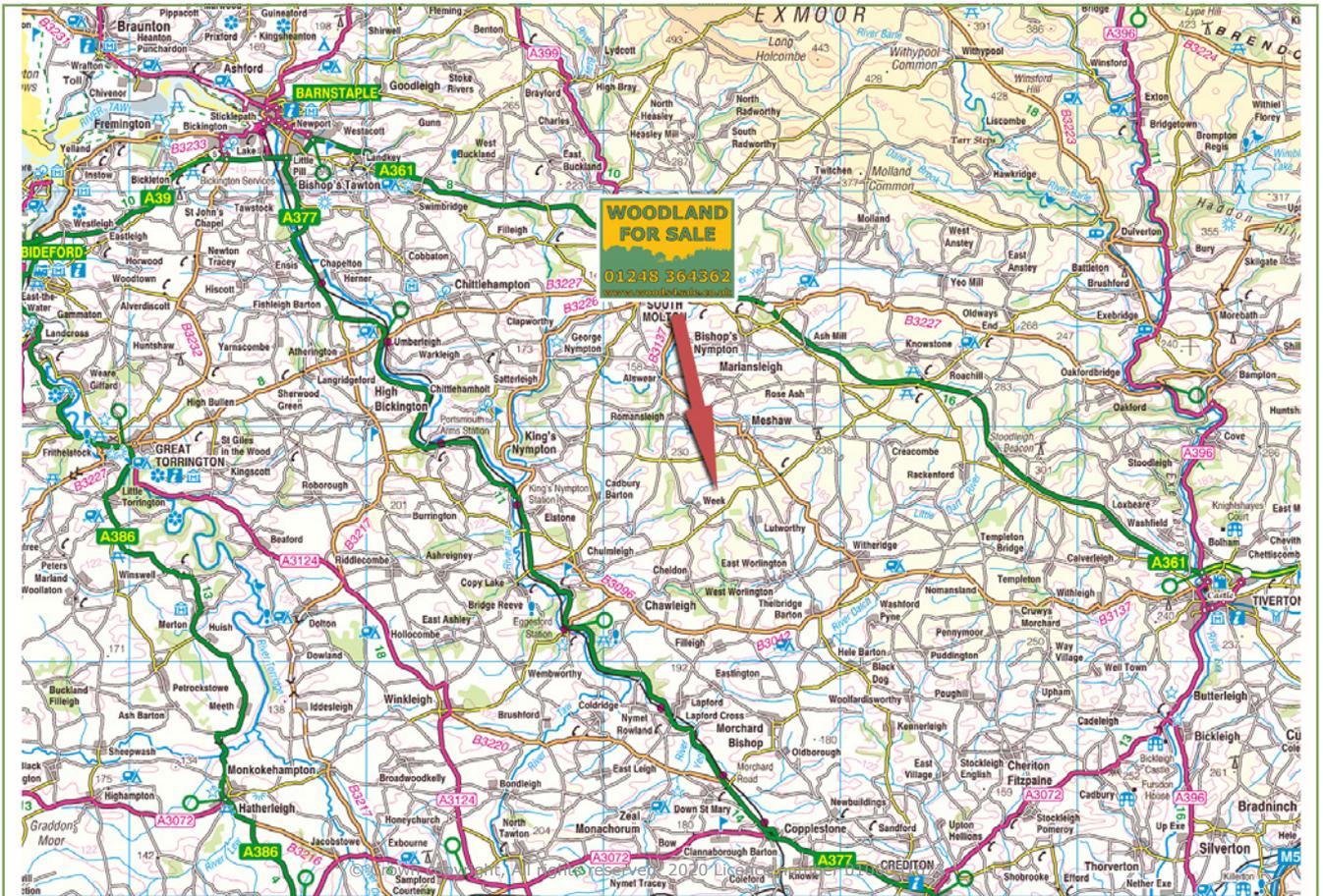
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

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

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