

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.



Sere Wood

3.03 acres of young mixed broadleaf woodland, Umberleigh,
North Devon, £27,500 (freehold)

Young mixed broadleaf woodland with vehicle access in a peaceful rural setting not far from Barnstaple.

SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Sere Wood, Umberleigh, North Devon



Description

Sere Wood can be found in a very secluded and private location in the northern part of Devon, not far away from Bideford, famed for its beauty and leisure activities. The woodland enjoys views over agricultural fields to the west and is not far from the River Taw. The woodland is served by a series of tracks and roads, and new owners will benefit from a right of way right up to the woodland.

Sere wood is part of the wider Slew Wood, which was felled a few years ago and replanted with predominately pedunculate oaks. Regenerating silver birch, hazel, ash and sycamore, together with the planted oaks all make up a native British woodland. The soils are quite fertile as can be seen by the prolific mix of blackberry bushes, gorse and wild grasses growing where the trees have not yet populated. Lush holly trees can be found dotted throughout the land, providing a rich green colour year round, and berries for the birds in the winter.

The woodland is regularly visited by both red and roe deer and foxes as well as a diverse range of songbirds. Squirrels have been seen in the mature boundary trees and there are likely to be rabbits running around the woodland edges.

This is a lovely quiet woodland with the opportunity at this early stage in its development to determine its future, be that small scale commercial forestry or amenity and recreation. In the interim, time can be spent - with or without family - in a lovely and quiet part of the Devon countryside.

If It Were Mine

I would look to plant groups of alternative tree species dependent on future requirements; for amenity I would look at native broadleaves as these are likely to grow very well, focusing on trees that

produce good firewood, such as cherry, sycamore or hazel for example. Otherwise I might plant Douglas fir or cedar to provide some colour in the winter and diversity to the tree species.

Whilst deciding, I would thin some of the bramble to create a clearing to pitch a tent and spend a few days camping in this quiet location in the summer.

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.

Nearest Postcode

EX37 9DD (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///gives.community.respected

Ordnance Survey Grid References

OS Landranger Series Sheet No: 180

- Roadside gate: SS 631 213
- Centre of wood: SS 627 205

Directions & Access

- From The Rising Sun Hotel in the centre of Umberleigh village (on the A377), cross the bridge over the River Taw towards South Molton.

Sere Wood, Umberleigh, North Devon



- Immediately after, turn right towards Warkleigh passing the post office on the left and over the level crossing shortly after.
- Continue along the single carriageway road following signposts to Warkleigh keeping the River Taw on your right and passing over a small stone bridge.
- After 2.2 miles you will arrive at a turning on the right signed for Park Farm and Cleeve Copse.
- Continue along this narrow road known as Park Lane passing white buildings and farm with a barn on the left just after.
- After 600 metres you will arrive at tall black steel residential gates ahead of you. Take the fork right down along the stone track (point **W** on the plan below) (please take care driving along this part of the track if driving a vehicle with lower ground clearance).
- Continue along the track crossing over the Ford with the wooden footbridge on the left and passing a bamboo bush shortly after.
- After 160 metres the track turns 90 degrees left (point **X**), continue ahead along the track toward the conifer woodland.
- After 80 metres you will arrive at a locked wooden gate with our Woods4Sale sign attached (point **A**).
- Please park in a safe place taking care not to obstruct the track or any access.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the track and then out of the woodland into the recently planted wood.
- After 620 metres you will pass over a stream with a T junction just after (point **B**), turn left and continue up along the track passing a timber gate on the left.
- Continue walking until you reach a fork in the track (point **C**) - at this point take either the left or the right fork and continue until you reach the northern boundary which is indicated by blue paint on trees and posts (**D** or **F**).

Boundaries

- The northern boundary is indicated by blue paint on occasional wooden posts and trees.
- The western and northwestern boundary is the top of an earth bank with wooded scrubland beyond.
- The southern boundary is indicated by red paint on occasional wooden posts and trees.
- The eastern boundary is the top of an earth bank with fields 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 at all times and for all purposes over the route **XABCD** and **CF**.
- A right of way is reserved over the routes **DE** and **FG** for the benefit of the woodland beyond.
- There are no public rights of way within this woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.

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

Sere Wood, Umberleigh, North Devon



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

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.

- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

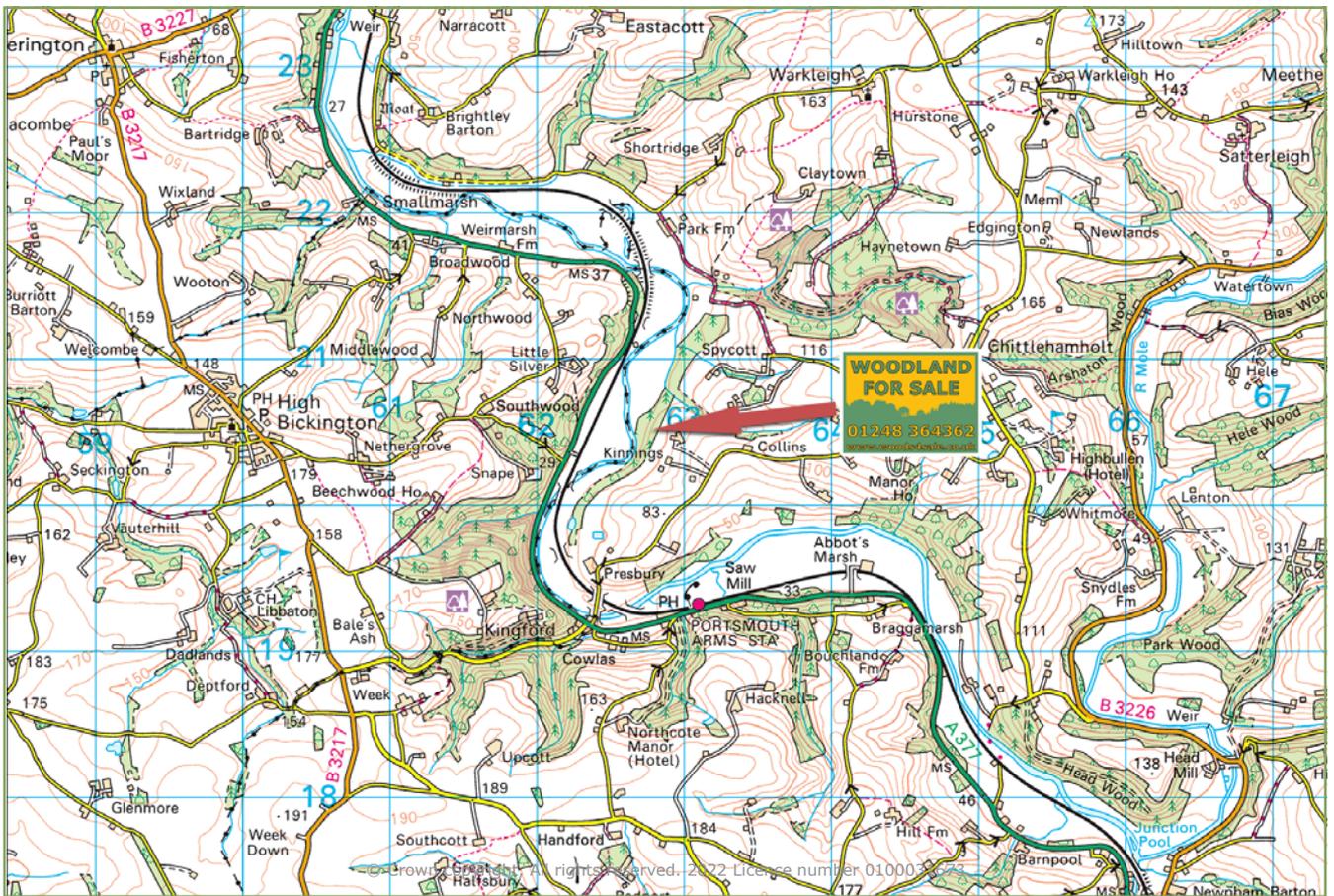
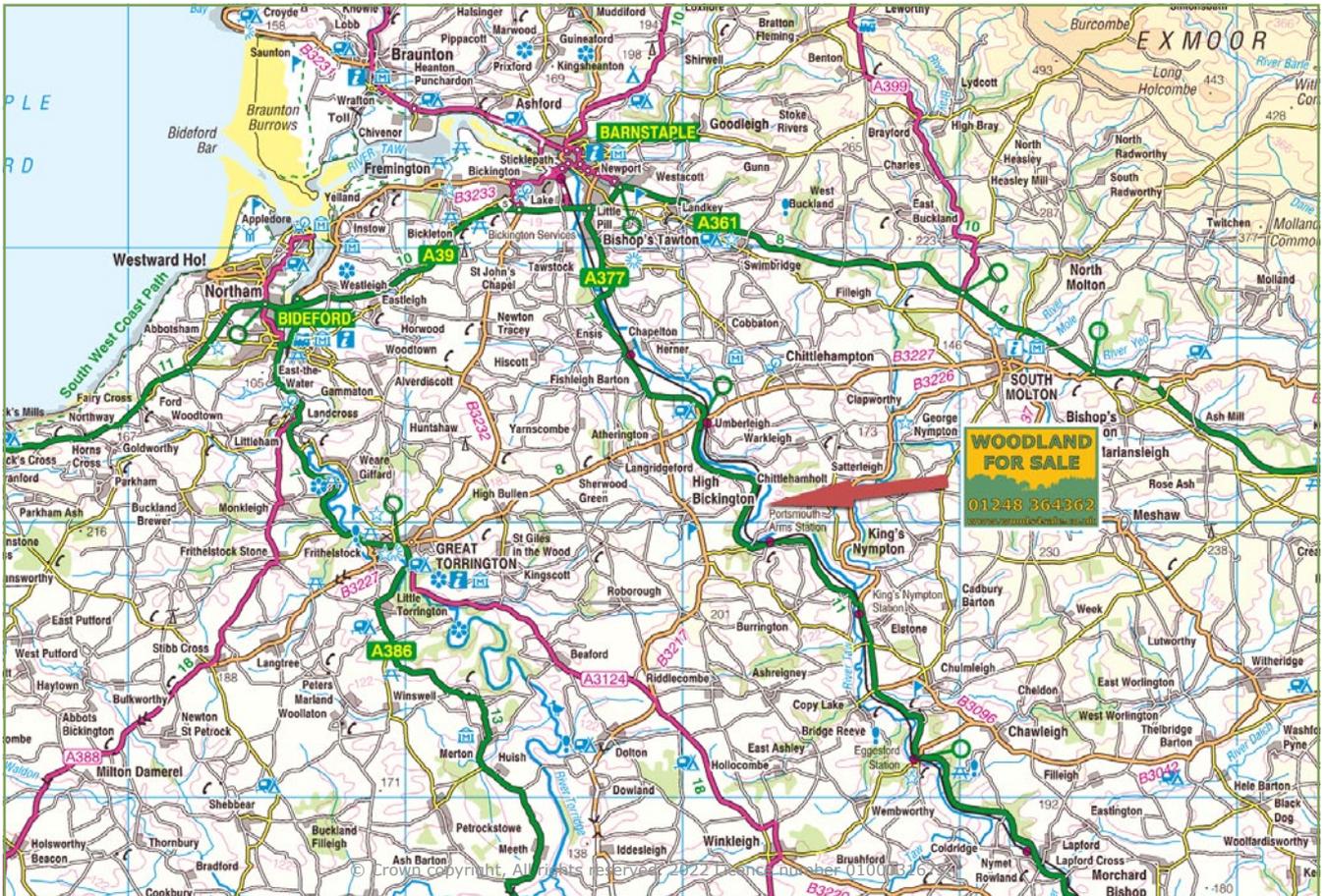
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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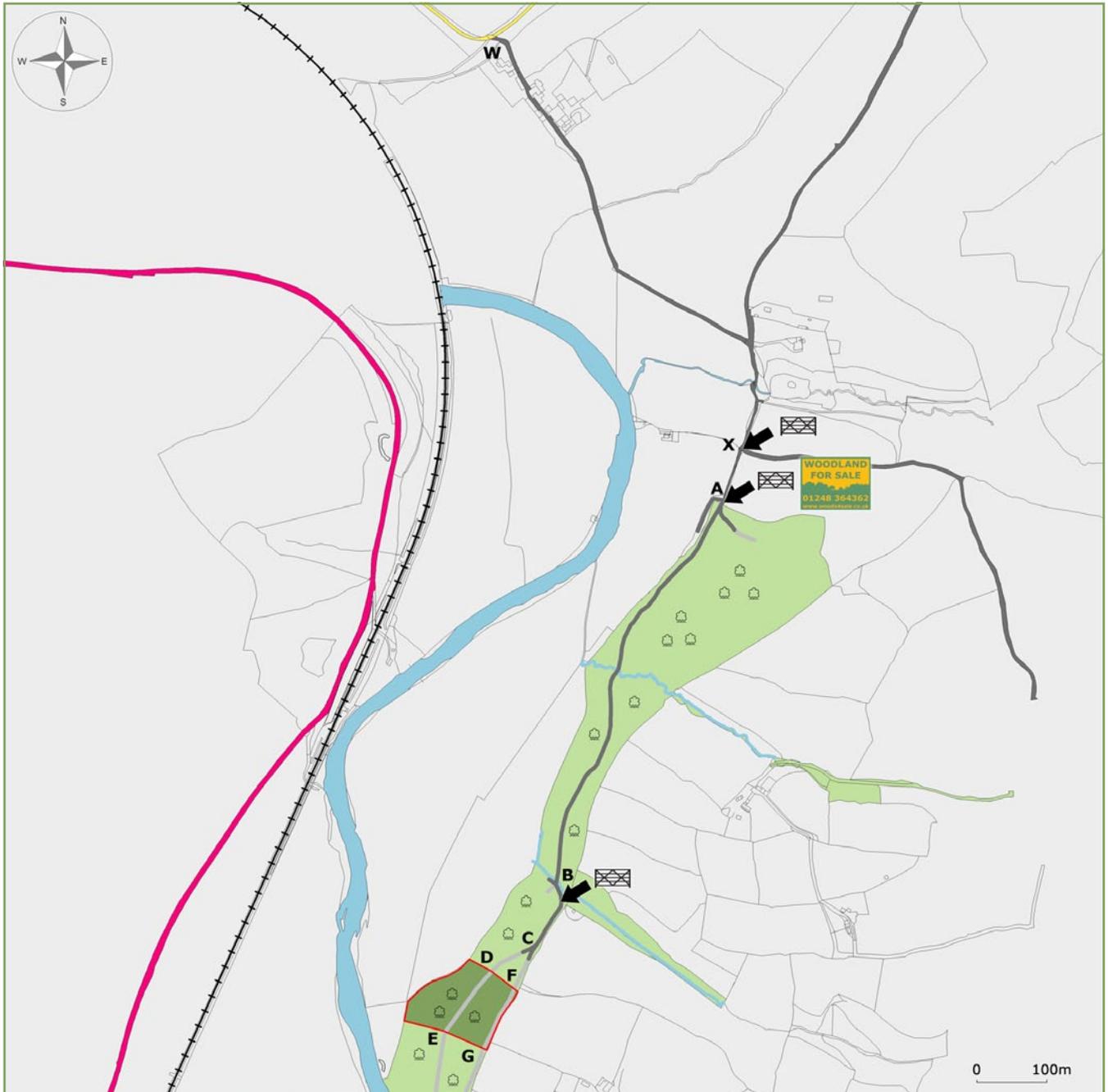
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Legend

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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		

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