

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.



Sortridge Wood

Horrabridge, Devon. Mature broadleaves on the west fringes of Dartmoor. 4.64 acres for £57,500 (freehold)

Open canopy broadleaves with excellent access and a superb location.

Sortridge Wood, Horrabridge, Devon



Description

Sortridge Wood lies on the west fringe of Dartmoor at the boundary between field and open moorland. The attractive village of Horrabridge is just over a mile to the south and the regional centre of Tavistock is a ten minute drive to the northwest. The A30 near Okehampton (to the north) and Plymouth (to the south) are both about half an hour by car.

Sortridge occupies level ground and forms the northern section of a stand-alone wood, protected by a stone wall with scare fencing atop to exclude the moorland grazers. This also means that despite being adjacent to a minor county road it is very private.

Access is taken via a field gate directly off the road that runs along its eastern edge. From there you enter a gallery of well-spaced broadleaves over a clean forest floor giving easy access to all areas, facilitated by an unsurfaced track accessible to 2WD in dry weather running just inside the northern boundary.

There are some sizeable full canopy beech and oak at the woodland edge and a notable veteran in the middle of the wood. Beech stems dominate elsewhere along with a few oak and sweet chestnut. The understorey is composed of regenerating saplings and small patches of holly, while the woodland floor beneath is clean and easy to walk with a light covering of soft grasses, moss, ferns and bluebells.

The woodland has a light and airy feeling which opens out to small glades in a few locations. There are very attractive north-easterly views over open grassland to the high tors beyond.

Every so often we stumble on a particularly attractive wood - Sortridge is one such. If the combination of woodlands and Dartmoor appeal, we strongly urge early viewing.



If It Were Mine

I'd live here if I could! But since planning permission is not an option I'd just spend large amounts of time enjoying it. The level woodland floor invites family recreation, BBQs and nights under canvas.

On the silvicultural front I'd respace the denser area of young stems, favouring any oak that are among the beech saplings. I might also actively diversify the species mix with some enrichment planting of natives below canopy gaps (which could be enlarged by felling one or two of the larger stems).

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: 201

Ordnance Survey Grid References:

- Entrance (**A**): SX 516 715

- Centre of wood: SX 515 715

Nearest postcode: PL20 7QY

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.

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Directions & Access

- Head east out of Tavistock on the B3357.
- After 1½ miles turn right at the crossroads immediately before a white cottage onto the minor road signed for Langstone Manor camp site.
- After 0.8 mile go over the staggered crossroads, signed for Horrabridge.
- Continue south for 1.2 miles and you will see Sortridge Wood on your right immediately adjacent to the road behind a stone wall with a Woods4Sale sign near the entrance gate (point **A** on the plan below).
- Climb the gate at the hinge end, and Sortridge Wood is then to your right.
- There is a parking area on the other side of the road from the wood.

Boundaries

- The south boundary (**AB**) is an earth bund marked periodically by blue-topped posts.
- The northwest and northeast boundary (**BCA**) is defined by a stone wall.

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 at all times for all purposes from the gate into the wood at **A**.
- A shared maintenance clause covers this right of way with liability according to use.
- There are no public rights of way in the wood.

Fencing Liabilities

There are no known fencing obligations.

Conservation Designations

The woodland lies within Dartmoor National Park.

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.
 - (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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised

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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.

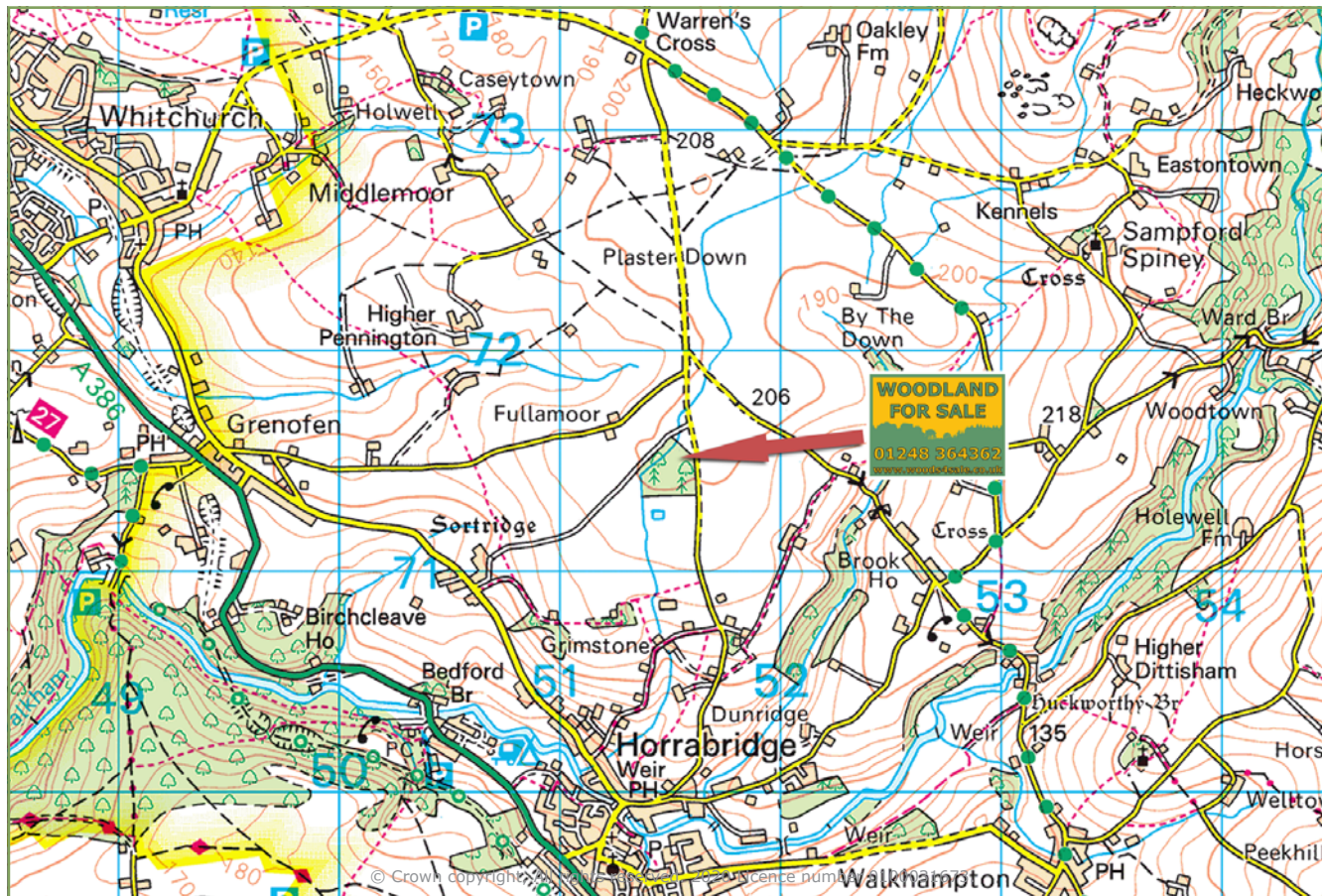
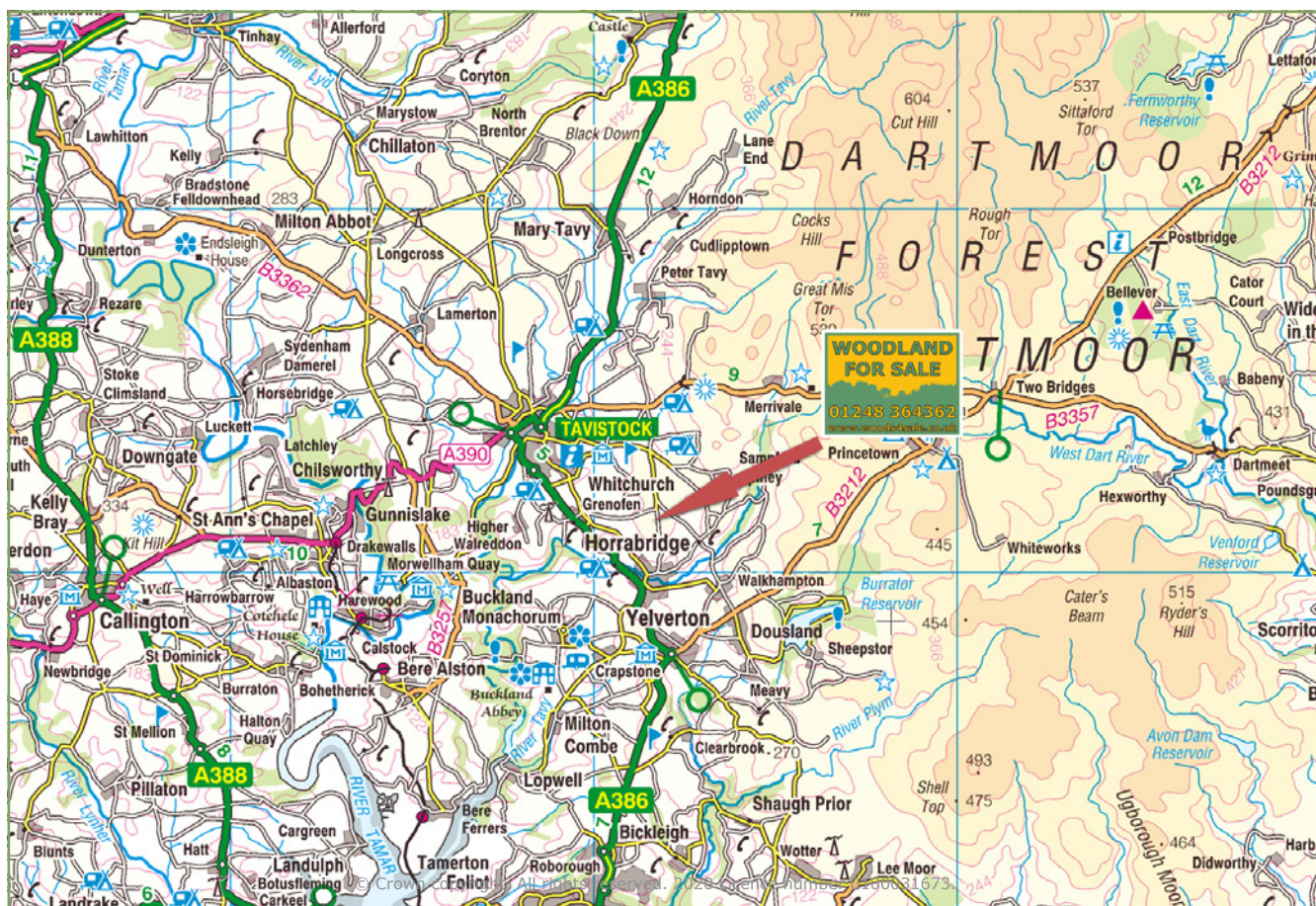
Woods4Sale Interest

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.

Sortridge Wood, Horrabridge, Devon



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