

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.



Stargazer Wood

3.05 acres of hilltop Douglas fir and European larch, close to the coastal resort of Sidmouth, Devon for £35,000 (freehold)

A fine example of mid rotation Douglas fir plantation with excellent access, 3 miles from the village of Sidford, Devon.

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Stargazer Wood, Sidmouth, Devon



Description

Stargazer Wood occupies a hillock at the head of a small valley near the south coast of Devon (1.5 miles as the crow flies). The woodland is predominately a mid-rotation stand of Douglas fir with a smattering of European larch, growing very well on a northerly aspect slope and hilltop. The wood extends down to a small stream that runs west to east where a line of mature oak and ash trees is growing along the streamside. Recent clearance works have opened up a 10 metre wide area between the broadleaves and the conifers, this was done primarily to allow light to hit the woodland floor and encourage the wildflowers to flourish, this will have a positive impact on the trees too.

The woodland floor is primarily covered with a variety of mosses, as is quite common for conifer woodlands, with clover, creeping ivy, a variety of species of ferns, wild grasses and the odd hart's tongue growing in places. In spring, the woodland floor is transformed, with a carpet of bluebells and the sea of blues and purples creates a spectacular vista.

A turning area at the end of the track that runs in from the east, is a perfect spot to camp under the stars. With the gurgling stream nearby, and the secluded location away from the main track surrounded by the tall Douglas fir, it is easy to see why the current owners have pitched a tent here during the warmer months.

At the top of the hill to the south of the woodland where a simple wooden bar forms the gateway to Stargazer Wood, a stunning mature oak can be found which seems to serve as the guardian to the woodland (and a handy place to park the car!). This could be a great place to have a BBQ in the summer months with family and friends.



If It Were Mine

I would continue the light thinning that has started at the north end of the woodland and extend this up the slope, felling and extracting the timber. I might even be tempted to start building a log store and tool shed using some of the timber - with the appropriate permissions of course!

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: 115

Ordnance Survey Grid References:

- Roadside gate: SY 178908

- Centre of wood: SY 181910

Nearest postcode: EX12 3BP

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

- Head east from Sidford on the A3052, in the direction of Axmouth or Lyme Regis, for approximately 3 miles.
- After you have passed Kingsdown Garage on the

Stargazer Wood, Sidmouth, Devon



right-hand side, look for a right hand turning signposted 'Rockenhayne Holiday Cottage' and 'Carpentry by Design', there is also a Woods4Sale sign on the opposite side of the road (point **V** on the plan below)

- Drive approximately 300 metres down the concrete paved road, you will come to a timber gate (point **X**) with a private woodland sign and 'woodlands.co.uk' cut into the timber gate.
- Immediately in front of the gate is a layby, park here and walk into the woodland, going around or over the gate (sorry, we do not provide keys for viewings).
- Walk down the track until you get to a fork in the track, keep left (point **Y**), at this point the track will begin to rise and you will arrive at a second fork shortly after (point **Z**), keep left at this junction.
- Continue walking up the track for a further 100 metres, and you will come to a clearing with a large mature oak tree and directly in front of you will be a timber fence (marked with blue paint) and a simple wooden bar gate with the sign 'Stargazer Wood' (point **A**).

Boundaries

- All boundaries to the south, east and west are marked by blue paint on trees and posts.
- The boundary to the north is the inside edge of the stream as indicated by blue paint on trees and posts.

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 and for all purposes over the route **VXYZA**.
- We are informed that the current owners have used and established a right of way between points **Z** and **B**.
- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

For the benefit of the retained land of the Transferor and for each and every part of the same the Transferee covenants for himself and his successors in title not to use or suffer or permit to be used the Property hereby transferred or any part of the same for any of the following:

- (a) Clay pigeon shooting or target practice of any kind.
- (b) Rough shooting or pest control at such times or in such manner as to be or become a nuisance or annoyance to any person.
- (c) Racing or speed trials with cycles or any motorised vehicles.
- (d) A commercial camp site.
- (e) Business purposes other than that of forestry.
- (f) Any use that causes or is likely to cause damage to access tracks other than fair wear and tear.
- (g) Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor.
- (h) The installation or display of any signboard that is or may become visible from the public highway.

Provided that neither the Transferee nor his personal

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representative shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land or such part thereof.

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.

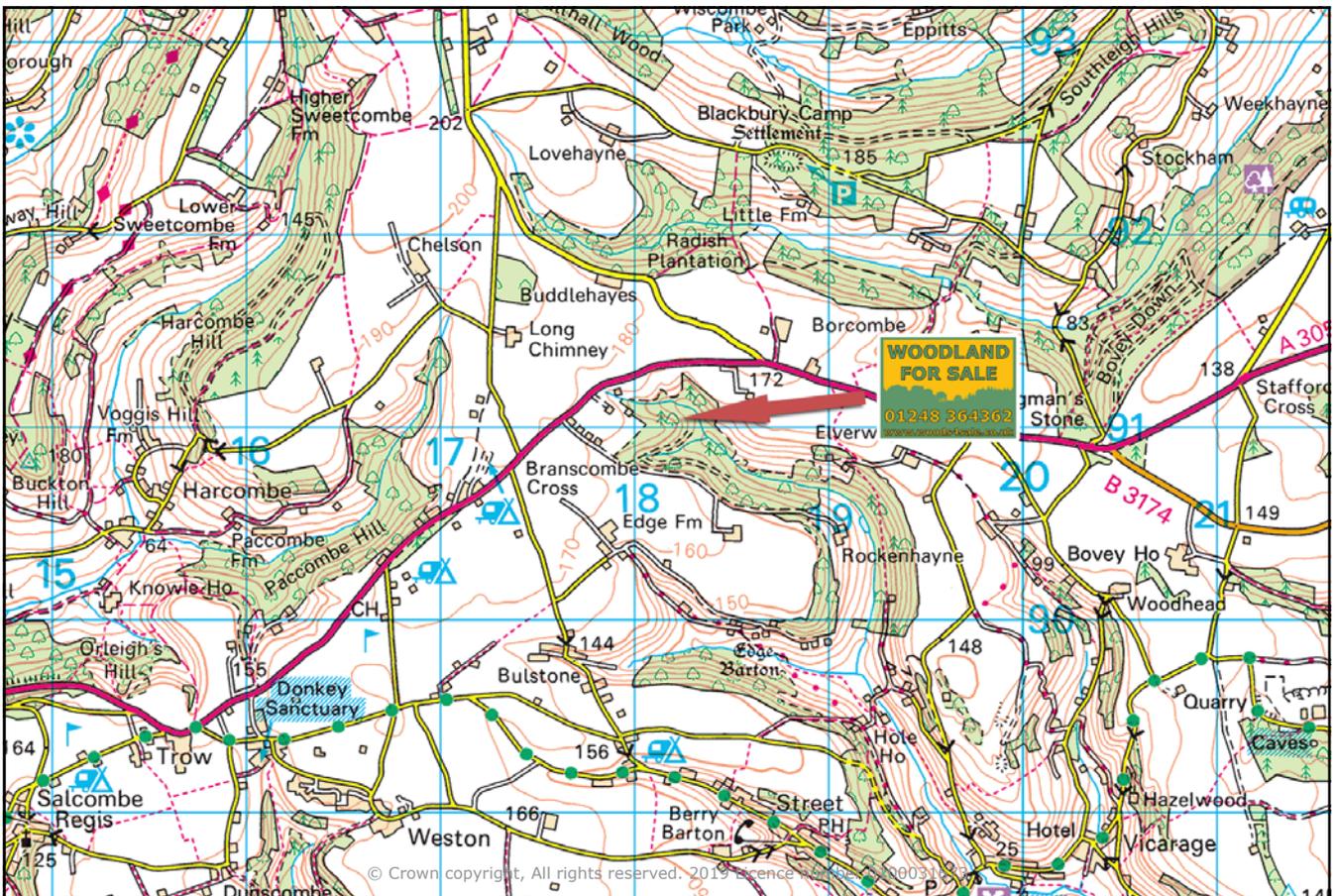
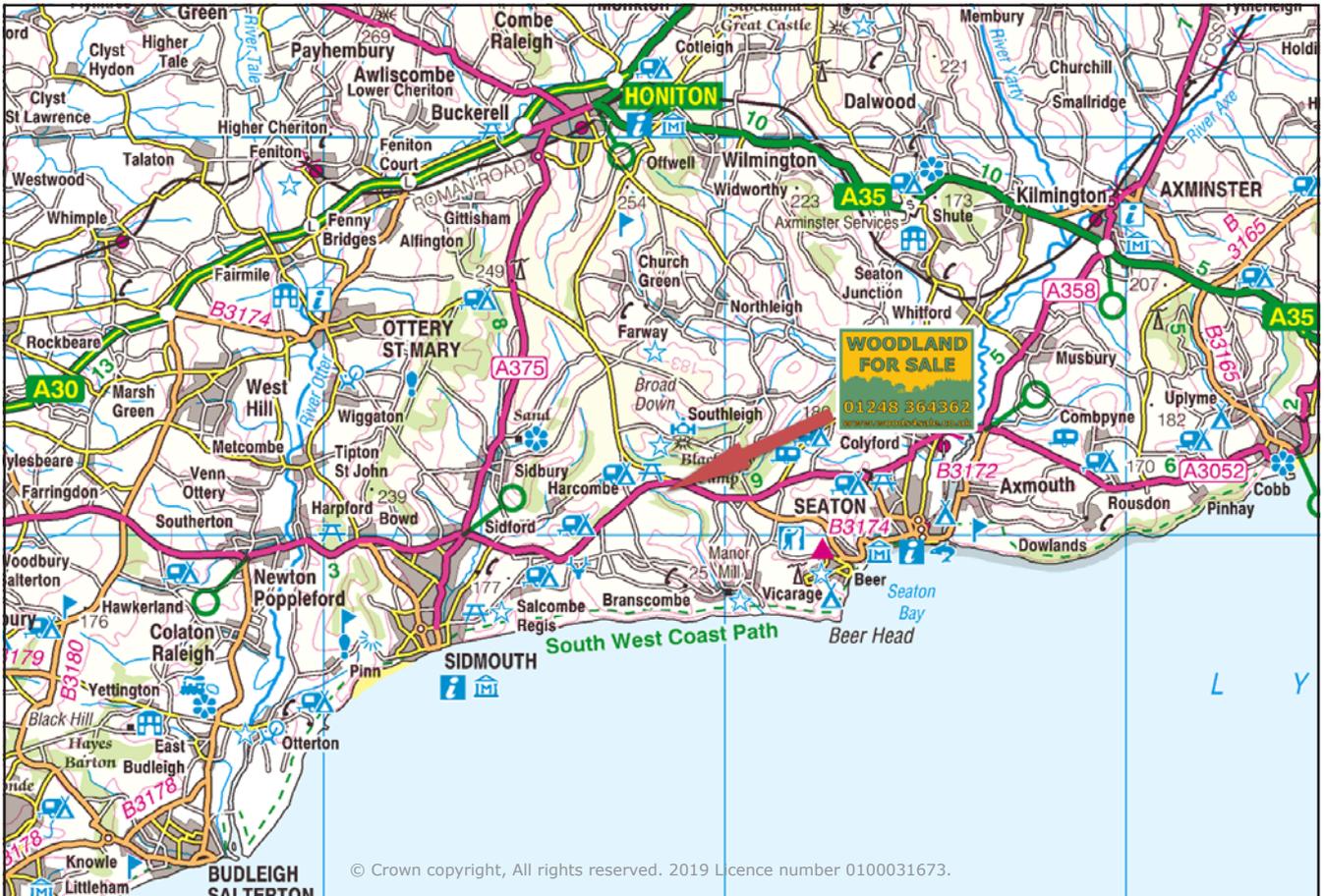
Note

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.

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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		Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				