

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.



Telegraph Wood

Honiton, Devon. 4.78 acres of mature conifers for
£45,000 (freehold)

Mature and maturing conifers with good access in a private gated woodland.

SALE

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

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Telegraph Wood, Honiton, Devon



Description

Telegraph Wood lies on moderate north-facing slopes in a private combe valley in the Blackdown Hills Area of Outstanding Natural Beauty in southeast Devon. Honiton is about 2 miles to the west, from where the A30 gives good access up country or west to Exeter (some 25 minutes away). A number of Devon's famed coastal resort villages like Sidmouth and Lyme Regis are a short drive to the south.

This wood is primarily stocked with Norway spruce, originally planted for the Christmas tree market about 35 years ago. A previous owner failed to harvest the young crop and the serendipitous result shows what can be achieved when you grow the right species in the right location.

The spruce have grown straight and strong and promise a fine crop of timber in due course. In the interim they present a most attractive stand. The wood is already in production phase with much of it having been thinned. The sheltered freely-drained site means that they should be secure to grow on for many years to come.

Within the spruce there is a light understorey of beech, birch, ash, hazel and elder. Beneath this the woodland floor is variously carpeted with soft grasses, ferns, moss and needles meaning that all parts are easily accessible.

The woodland is reached by a good stone track (suitable for cars with reasonable clearance) which extends round the north side of the property. This in conjunction with a secondary unsurfaced track on the upper south side promises easy access and management of all areas.

Telegraph combines the opportunity to manage a commercial stand of timber with high amenity in a beautiful and secluded location. Many fulfilling hours

await a new active owner.

If It Were Mine

I would continue the current thinning regime which will produce some fine timber and also secure the longer-term future and value of the retained stands. I would also remove a small patch of rhododendron on the upper side of the wood before it seeds into the wider woodland.

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

EX14 9SG (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///copying.permanent.jingles](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 192 or 193

- Access point (**A**): ST 196 005
- Centre of wood: ST 197 009

Directions & Access

- Head east out of Honiton on the A35 for a little over a mile until you see a garage on your right.

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- Take the second left turn after the garage (about 650 metres) onto a minor county road.
- The woodland entrance **A** (on the plan) is found on the left after 300 metres, where the road bends sharply right.
- **PLEASE DO NOT DRIVE INTO THE WOODLAND**, but park in the layby on the right 70 metres before the woodland entrance (**J**).
- Walk down the main hard track from **A** for about 200 metres until you see a line of blue posts off to your left (point **H**).
- Telegraph Wood is on your left after this point.
- Alternatively fork left onto the soft ride at point **C** (opposite the stone store) to access the upper part of the wood.

Boundaries

- The north boundary (**FG**) is the south side of the track.
- The east boundary (**GH**) is the west side of the track.
- The south boundary (**HD**) is marked by blue-topped posts and (**DE**) is the south side of the soft track.
- The northwest boundary (**EF**) is marked by red-topped posts atop a bund at the edge of the conifers.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner with rights to compensation in the event that they are ever exercised.

Rights Of Way

- There is a right of way at all times and for all purposes over the routes **ABCHGF** and **CD**.

- A right of way is reserved to the neighbouring woodland to the west for timber extraction only over the route **DE**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the property.

Fencing Liabilities

There are no fencing obligations.

Restrictive Covenants By The Transferees

1. There is an existing restrictive covenant over the land stipulating that it may only be used for forestry and quiet recreation, and not for any commercial leisure pursuit.
2. 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.

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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.
- Confirmation of how you will fund the purchase.
- 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.

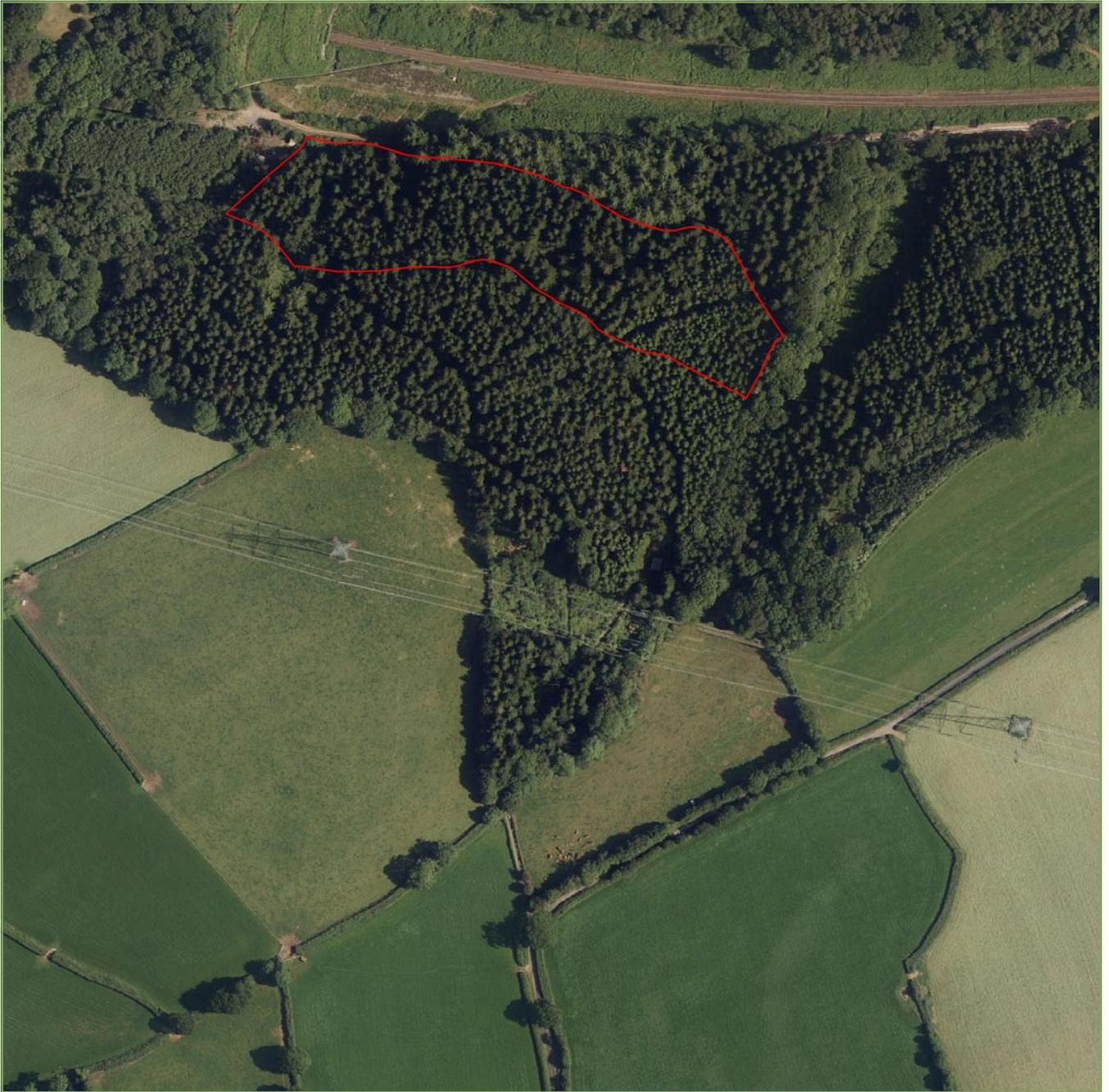
Woods4Sale Interest

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

Contact

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

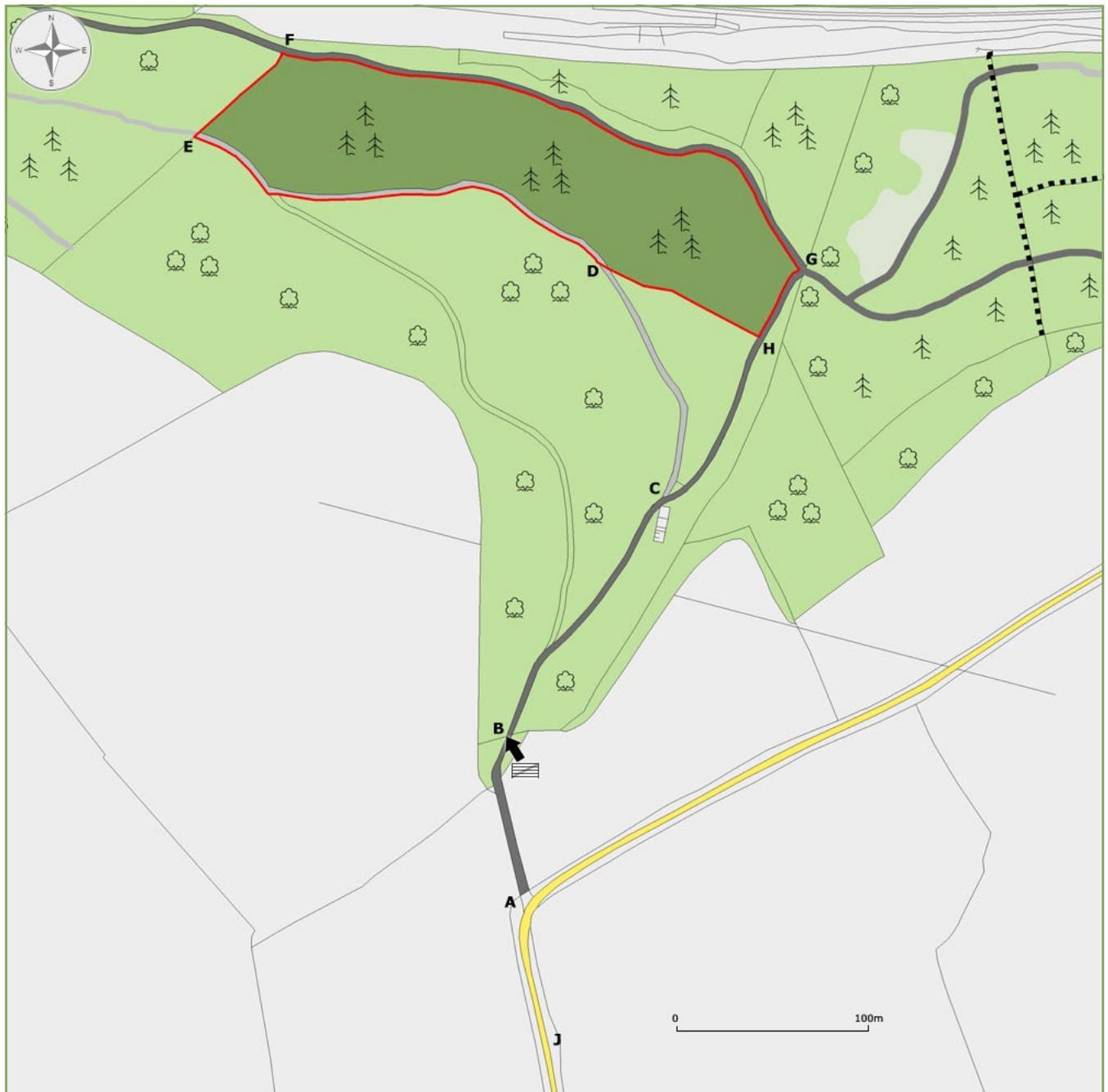
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Legend

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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		