

# 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.



## Trengoffe Woods

4.78 acres of stunning riverside oak and beech woodland in a secluded location, near to Bodmin and Liskeard in Cornwall for £52,000 (freehold)

Beautiful deciduous woodland on the banks of the River Bedalder, located in a secluded part of the Cornish countryside with excellent internal access.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
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## Trengoffe Woods, Bodmin, Cornwall



### Description

Trengoffe Wood is a superb riverside oak and beech woodland, located in the midst of the beautiful Cornish countryside, and is not far from the coast. It is classified as Ancient Woodland, indicating it has had continuous tree cover since the 1600s.

Access within Trengoffe could not be better, an excellent stone track leads from the main gate up to and through the woodland and is suitable for year-round use. Approximately 30 metres into the wood there is a handy stoned pull-in, an ideal parking place. Heading up the slope from here is a second earth track that provides good access further into the woodland. This track could also be a good place to pitch a tent. Across the track, a footpath leads down to the water's edge, where a further path follows the riverbank.

The River Bedalder, that runs along the western boundary, is relatively shallow and fast-flowing but has a few deep pools where sea trout and perhaps even the odd salmon may be seen returning to spawn upstream. The alluring riverside is lush with long grasses, ferns and sedge grasses and would be a marvellous spot to site a wooden bench and watch the water flow past.

As you walk through the woodland, only the sound of the river and the local animal population break the silence, such is the seclusion offered here. Frequent visitors include roe deer, badgers, rabbits and foxes. Amongst the animal signs on the ground, such as foot and hoof prints, gnawed leaves and scat, is a myriad of ground vegetation. In springtime, wild garlic and bluebells cover the woodland floor, the colour of both plants and the smell of garlic decorate the entire woodland. The rest of the year, wood anemones, gill-over-the-ground, bracken and primroses keep the woodland looking green under the canopy.

In summary, Trengoffe Wood is a charming Ancient Woodland with the gorgeous River Bedalder running along its boundary. In the springtime this would be a great place to spend a long weekend, trying to spot river trout and if you are lucky, salmon.

### If It Were Mine

The woodland is quite mature and does not require any significant works, so other than cutting a bit of firewood I would merely enjoy as it is. I would, however, improve the footpath down to the river which would make carting the BBQ goodies from the car far easier, set up a little area to pitch a tent and have a campfire by the water's edge and spend a few glorious summer weekends here with family and friends.

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:  
- Roadside gate: SX 158 671  
- Centre of wood: SX 157 669  
Nearest postcode: PL14 6HX

This postcode will take you to the local area but may not take you to the woodland. You will need to use

## Trengoffe Woods, Bodmin, Cornwall



the location plan and directions as well.

### Directions & Access

#### From Liskeard

- From Liskeard, on the A38, travel west for approximately 5 miles.
- After you pass Trago Mills on the left-hand side, travel for a further 1 mile, and then turn right onto an unnamed B road, direction for Colliford Lake. You will immediately pass The Halfway House on your left-hand side.
- Continue along this road for approximately half a mile and turn left, signposted for Tredinnick Farm.
- Drive for approximately 1.6 miles, staying on this road (you will pass Little Tredinnick Farm on the left and through Great Tredinnick Farm).
- As the road dips downhill, the road will turn sharp to the right, and on the left-hand side you will see a wooden gate on the left. A Woods4Sale sign is on the left of the gate, slightly set back. On the gate is a 'Woodlands Manage this Wood' sign (point **A**).

#### From Launceston

- From the A30, travelling west from Launceston, drive for approximately 10 miles, direction for Bolventor.
- Once you pass Bolventor on the left, continue driving for a little more than 2 miles, you will see a slip road on the left-hand side, signs for Warleggan/ St Neot/Mount and Colliford Lake. Turn left here.
- Drive down the unnamed B road for approximately 4.5 miles, at which point you will meet a junction with a give way sign. Turn right here, signposted Mount.
- Drive for a mile down this road, at which point you will see a crossroads, just before a bridge (that crosses the river Bedalder). Turn left before the bridge.
- Drive down this narrow road, keeping the river Bedalder on your right hand side, for approximately half a mile, at which point the road will turn sharply

to the left and start going uphill, the gate to the woodland will be on the right at this point.

- A Woods4Sale sign is on the left-hand side of the gate, slightly set back. On the gate is a 'Woodlands Manage this Wood' sign (point **A**).

#### From the main gate

- Climb the timber gate (sorry, we don't provide keys for viewing purposes), and walk down the stoned track.
- After a short distance, the track will bear round to the left and start climbing uphill relatively quickly (on the right is a large stoned area and another minor stone track leading down to the river, do not take this track).
- Climb the hill for approximately 100 metres.
- Once you arrive at the brow of the slope, approximately 30 metres on you will see, on either side of the track, a short section of wooden post and rail fencing and immediately beyond a wooden sign with the name of the woodland on it (point **B**). This is the northern boundary of the woodland.

#### Boundaries

- The northern and southern boundaries are indicated by red paint on trees and posts.
- The western boundary is the river's edge.
- The eastern boundary is indicated by an earth bank with stock fencing on top and agricultural fields beyond.

#### 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 – dating back to 1945.

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### Rights Of Way

There is a right of way granted at all times and for all purposes over the route **ABC** on the plan below.

### Fencing Liabilities

There are no known fencing obligations.

### Restrictive Covenants By The Transferees

The Transferee covenants with the Transferor for himself and for his successors in title to observe and perform any covenants restrictions conditions and other provisions on the register and any Woodland Grant Schemes or other continuing obligations that affect the Property hereby transferred and to indemnify the Transferor against any non-observance or non-performance of the same.

For the benefit of the retained land of the Transferor in the title stated in panel hereof and for each and every part of the same in Transferee covenants for himself and 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:-

1. Clay pigeon shooting or target practice of any kind.
2. Rough shooting or pest control at such times or in such a manner as may be or become a danger or annoyance.
3. Racing or speed trials with cycles or any motorised vehicle.
4. A commercial campsite.
5. Business purposes other than that of forestry.
6. Any use that is likely to cause damage to access tracks other than fair wear and tear.
7. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor.
8. The installation or display of any signboard that is or may become visible from the public highway.

The property hereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in part.

### 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.

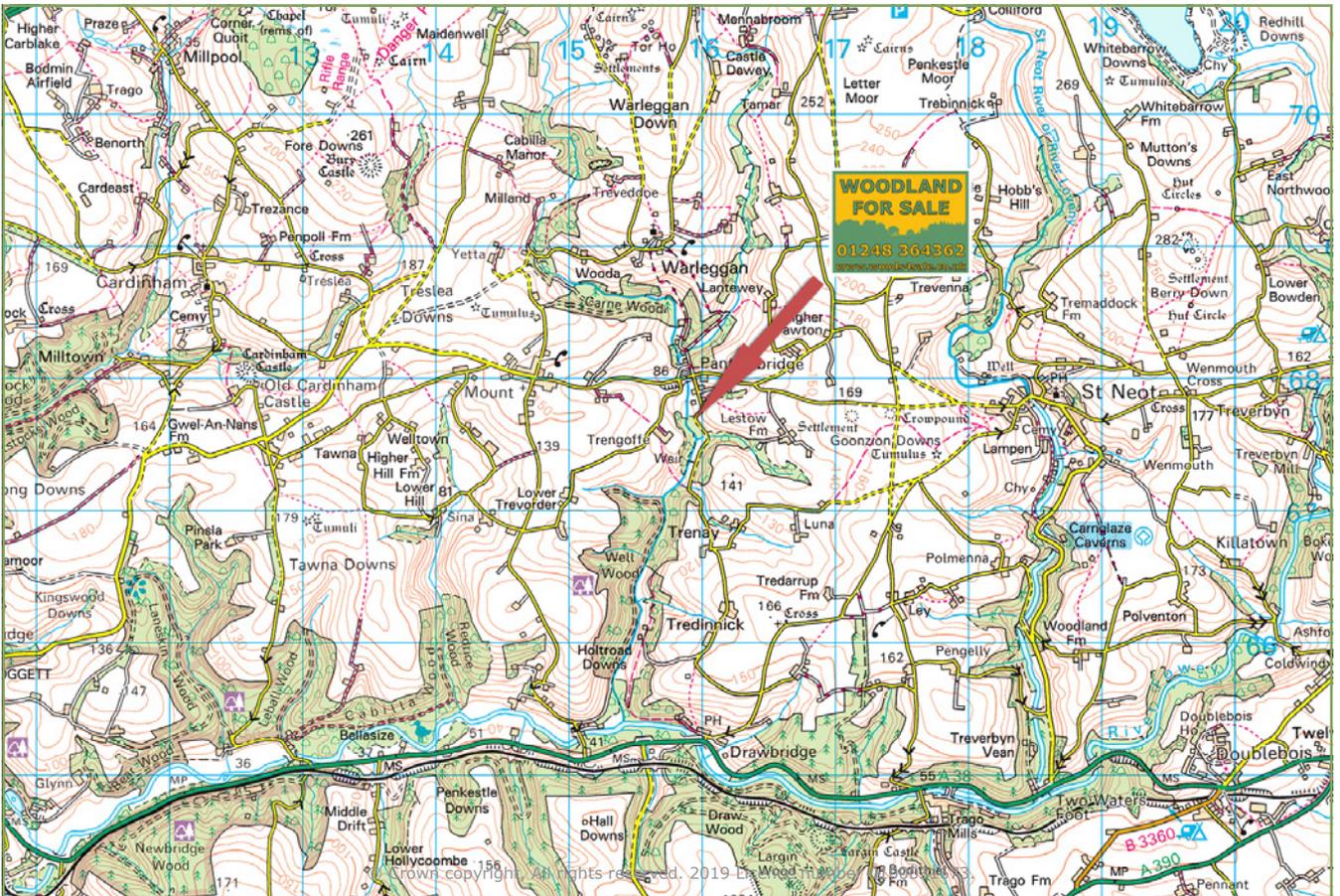
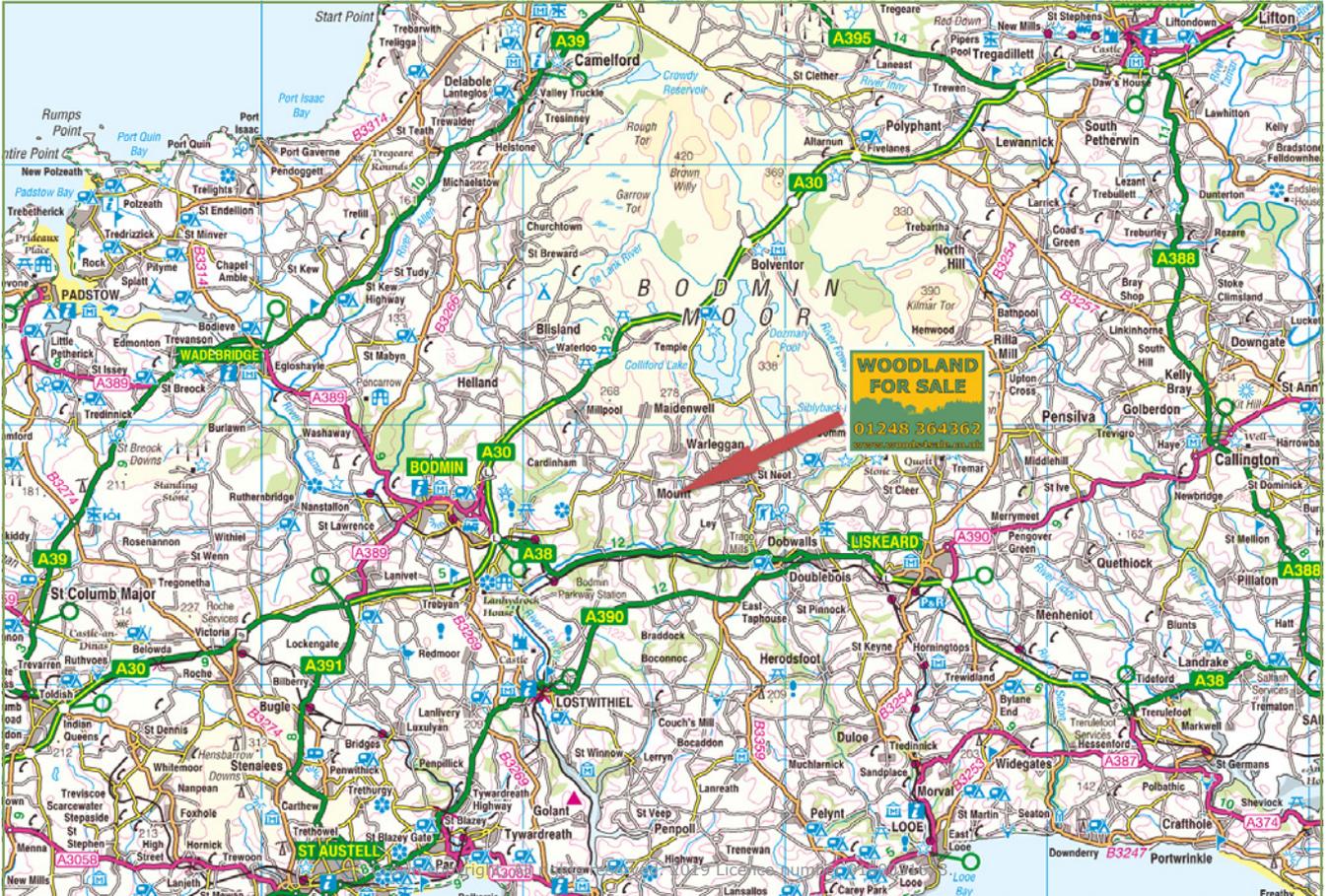
### Note

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

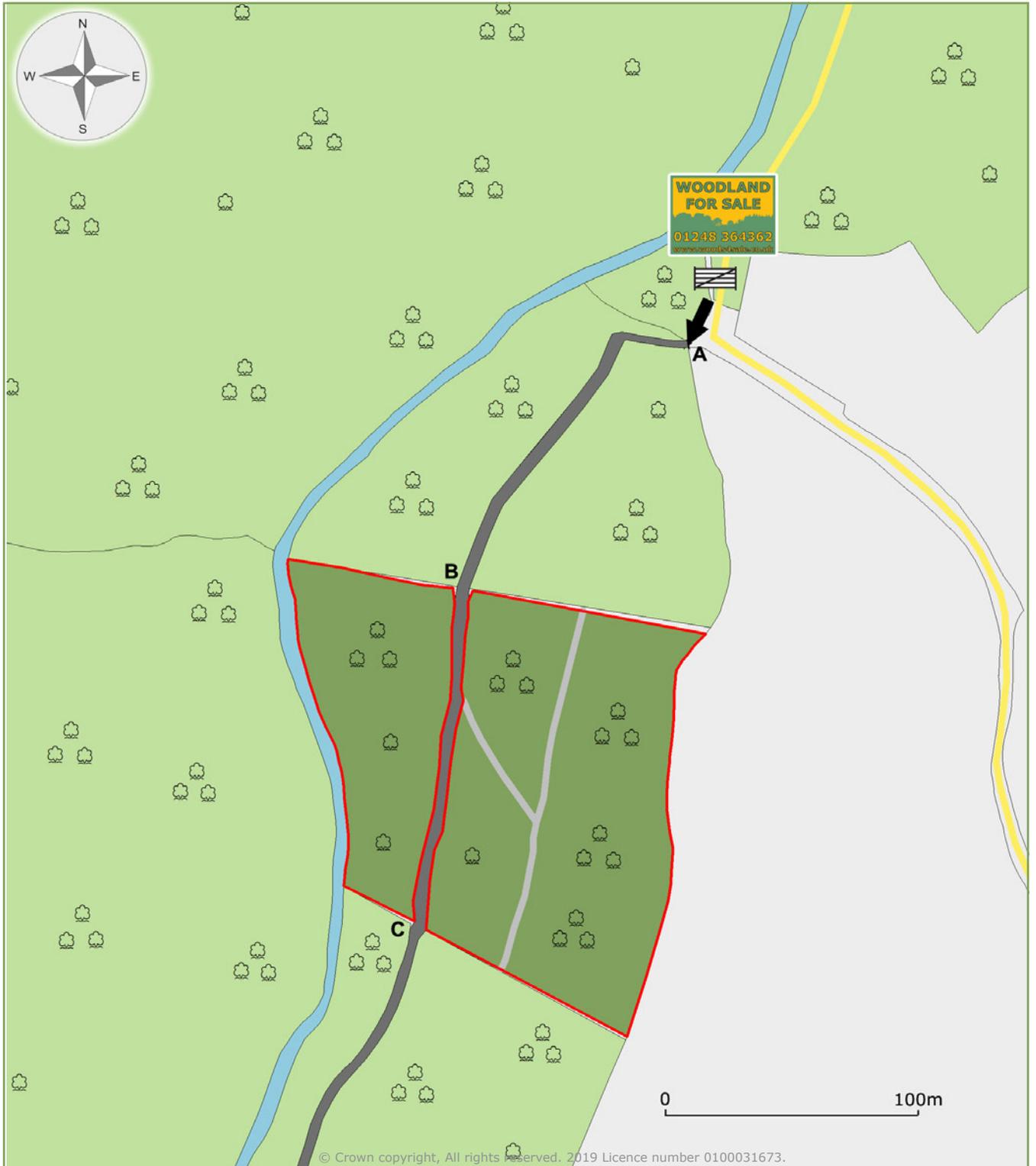
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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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				