

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.



Watermouth Wood

Berrynarbor, near Ilfracombe, Devon. 9.43 acres of mixed broadleaves for £65,000 (freehold)

Coastal broadleaved wood with privacy, amenity and commanding views over the Bristol Channel, just outside Exmoor National Park.

SOLD

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Watermouth Wood, Ilfracombe, Devon



Description

This ancient woodland site is just a quarter of a mile from the North Devon coast above the attractive and quiet village of Watermouth. It lies just west of Exmoor National Park on north-facing ground with commanding views over the Bristol Channel. The renowned resort of Ilfracombe is just a mile to the west.

The wood lies between quiet farmland above and the gentle bustle of the pretty coastal inlet of Watermouth to which it has direct pedestrian access via the path leading from its northern tip.

The main part of the wood is sandwiched between fields to east and west on north-facing ground with fine views panning from the Bristol Channel through to the dramatic Hangman Hill above Combe Martin. The narrow northern finger is steeper with west-facing slopes running from the track down to the stream below.

The woodland canopy is comprised of a variety of hardwoods primarily between 40 and 70 years old with a few older individuals. Sycamore dominates supplemented by ash, several oak, the occasional beech, some willow by the streamside and a peppering of rowan. Beneath the canopy are young saplings, a scattering of holly, some rhododendron and the occasional hazel. The rich herb layer is indicative of ancient woodland with an abundance of wild garlic, bluebells and dog's mercury, punctuated with patches of primrose, fern and woodrush. Much of the woodland floor is clear of entangling vegetation giving easy pedestrian access.

This is an amenity woodland with opportunities aplenty. The prospects for barbecues, conservation projects, camping and watching wildlife are self-evident. Add in vehicular access above with an easy walk to the coastal inlet below and you have the

perfect family holiday spot.

Coastal amenity woods with a private access are infrequent visitors to our website. This one really merits early inspection.

If It Were Mine

The first job would be to trim vegetation at the entrance and then add some stone to the track. Clearing a couple of fallen trees on the lower track would fuel my campfire and hearth for many an evening. I would also remove the rhododendron as this exotic plant can, given time, become invasive.

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 map: Sheet 180.
National Grid Ref:
- Entrance gate: SS 551 472.
- Centre of wood: SS 550 474.
Nearest postcode: EX34 9SA.

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

- Heading east out of Ilfracombe on the A399 turn sharp right onto Old Berrynarbor Road (where signed for Hele Business Park).

Watermouth Wood, Ilfracombe, Devon



- After 100 metres or so (at the bottom of the hill) 'wiggle' through the houses ensuring you stay on the Old Berrynarbor Road.
- Continue along this narrow road for a further 1.2 miles until you see a 30mph sign (about 50 metres after the drive to Hole Farm).
- The entrance to the wood is via a recessed gate (**A**) on your left, immediately before the 30mph sign.

Boundaries

- The southwest boundary (**BC**) is the woodland edge next to the farm drive.
- The northwest boundary (**CD**) is the stream.
- The short north boundary (**DE**) is just above a length of wooden railing.
- The southeast boundary (**EF**) is the east side of the track.
- The east boundary (**FG**) is the field edge fence.
- The south boundary (**GAB**) is the garden fence and then the roadside.

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

- Access is taken directly from the minor county road on the southern boundary (**A** on the plan).
- There are no public rights of way in the property.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

A right to water is technically reserved to Watermouth Cove Holiday Park from two water tanks within the wood. The Holiday Park has recently written to the vendor stating that the water pipes within the wood can be removed as they no longer function and have not been used for 12 years.

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.

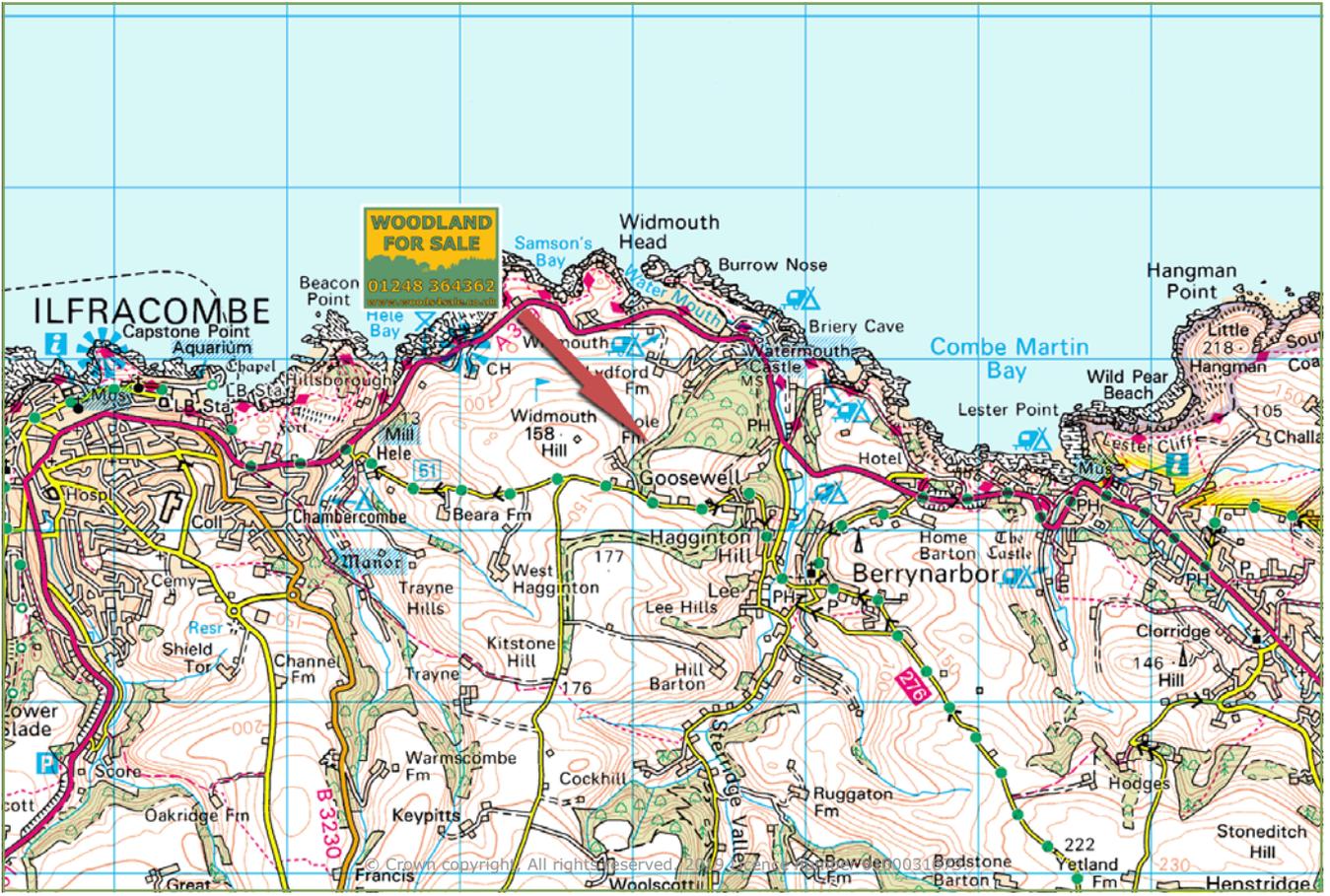
Note

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

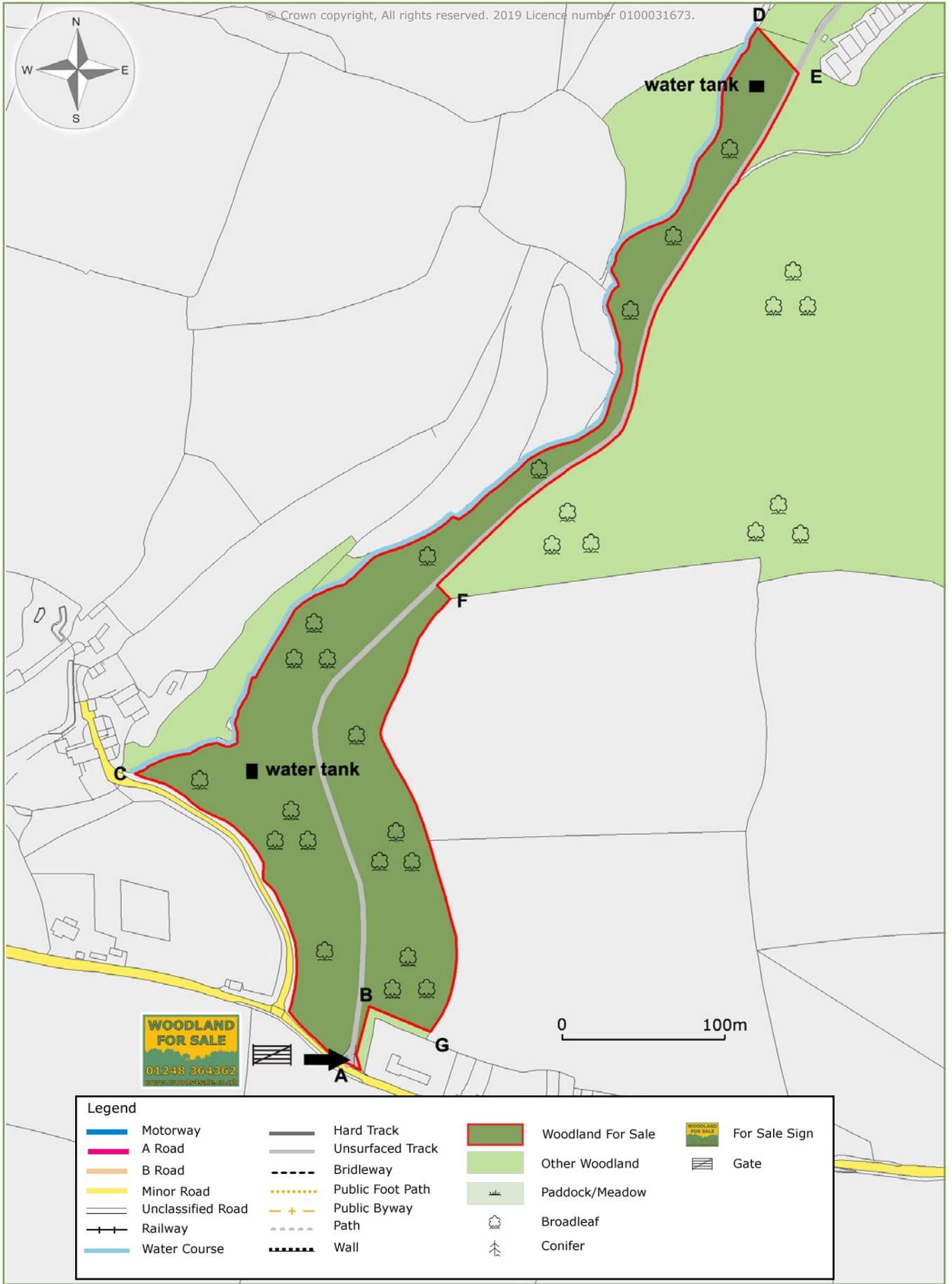
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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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
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				