

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.



Westnorth Wood, Duloe

Cornwall

4.2 acres (approx.) of mature mixed hardwoods near Looe

£22,500 freehold

Archetypal combe woodland with road frontage just 3 miles upstream from the pretty coastal resort of Looe, now greatly enhanced by a newly constructed stepped path and secluded deck.

Westnorth Wood, Duloe



Description

Westnorth Wood lies on the west face of a typical Cornish combe valley, with steeper mid slopes moderating to more modest inclines higher up. Pedestrian access into the wood is now excellent thanks to a newly constructed path and flights of steps (January 2014). The wood nestles in an intimate landscape and enjoys beautiful views eastwards across the valley to farmland and woods beyond. It is accessed by a single track-road that is bypassed by all except local traffic, and is therefore delightfully peaceful.

The woodland is populated by mature broad-spreading canopy hardwoods some of which are from coppice. The majority of the wood is composed of mature oak, beech and ash plus some large sycamore stems on the lower east side. On the top edge there is also an established stand of planted sweet chestnut dating from about 1990. The wood is bounded on all but the roadside edge by woody shrubs including hawthorn and hazel. These shrubs also feature sporadically in the under-storey along with holly and scattered saplings regenerating naturally from the parent trees.

The woodland floor is by and large clean and uncluttered with a ground flora indicative of long-term woodland cover including dog's mercury, wood sorrel and occasional ferns. In springtime Westnorth is awash with a dramatic display of bluebells.

Cars can be parked at the private vehicular pull-in on the roadside. A stepped path has just been built starting about 70m to the north of this pull-in, as indicated on the plan which gives easy access all the way to the top stands. Just off this path and near the top of the wood there is a new timber deck with framed views across the valley - a most private and delightful locus for barbecues and woodland recreation.



This is unashamedly a wood to enjoy. The mature stems offer the prospect of a sustainable log supply and even some mill wood. However their main value is in their undoubted aesthetic appeal and in the richness of habitat that they afford.

Directions

Drive south from Liskeard on the B3254 for 2¾ miles to the village of St Keyne. At the far end of the village, where the road bends sharp right, take the single-track road straight ahead signed for 'St Keyne Well'. Continue on this road for exactly two miles to the northeast corner of Westnorth Wood on your right hand side (point **A** on the plan).

Please park at the pull-in, another 100 metres on the right (point **B** on the plan). Steps from here give convenient access into the wood.

Locators

OS Landranger Map: Sheet 201.
National Grid Ref access point **B**: SX 249 579.
National Grid Ref centre of wood: SX 248 580.
Nearest postcode: PL13 1PW.

Boundaries

The north boundary is a line of hazel and thorn atop an earth bank, marked by an orange-topped post at the roadside (**A** on the plan).

The east boundary is the edge of the public road.

The south boundary is a line of hazel and thorn atop an earth bank, marked by a red-topped post at the roadside (**C** on the plan).

The west boundary is the woodland edge just east of the field stock fence.

Westnorth Wood, Duloe



Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are not included.

Access & Rights of Way

Access to the wood is directly from the adopted highway on the east side of the property.

There are no known public rights of way within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the

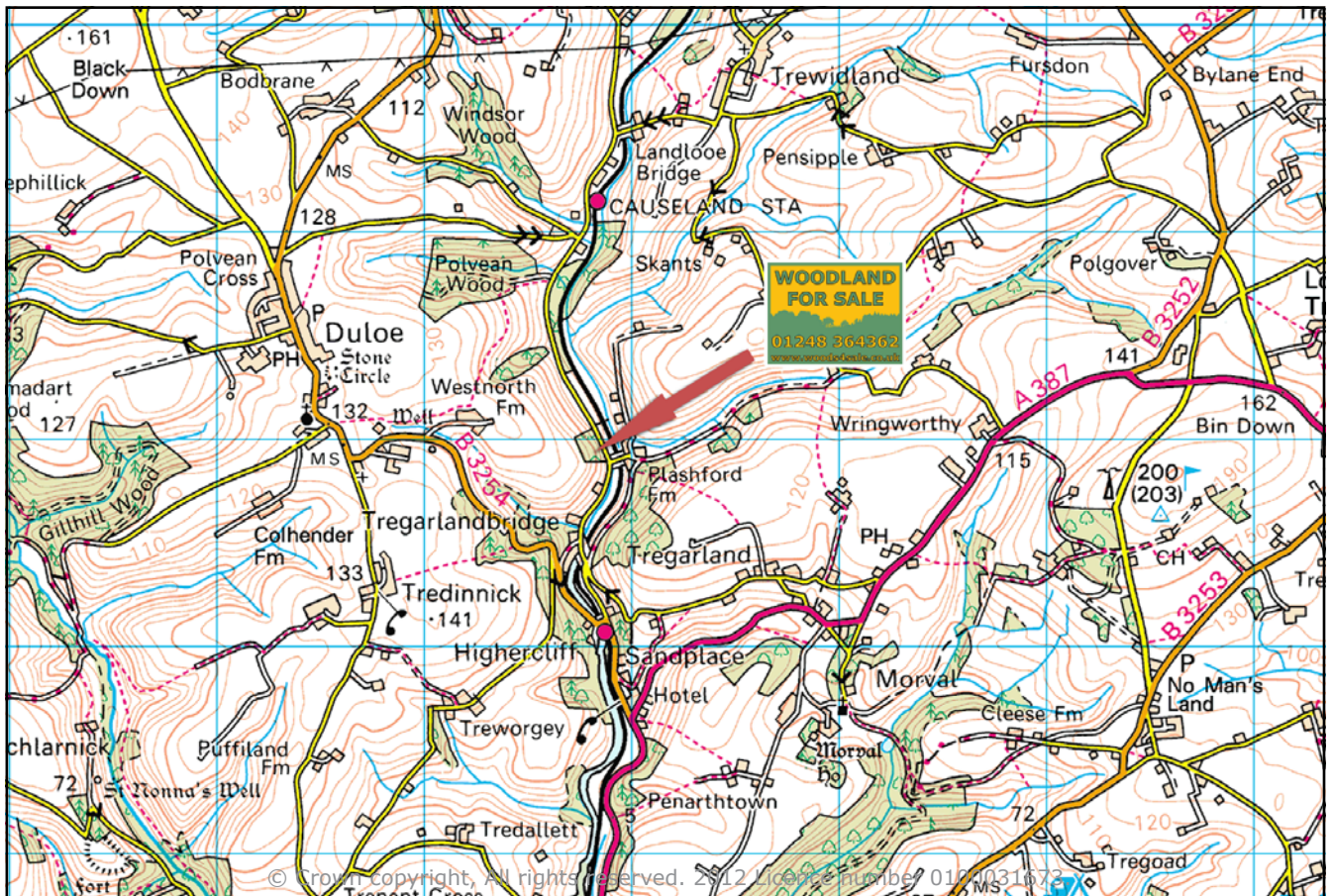
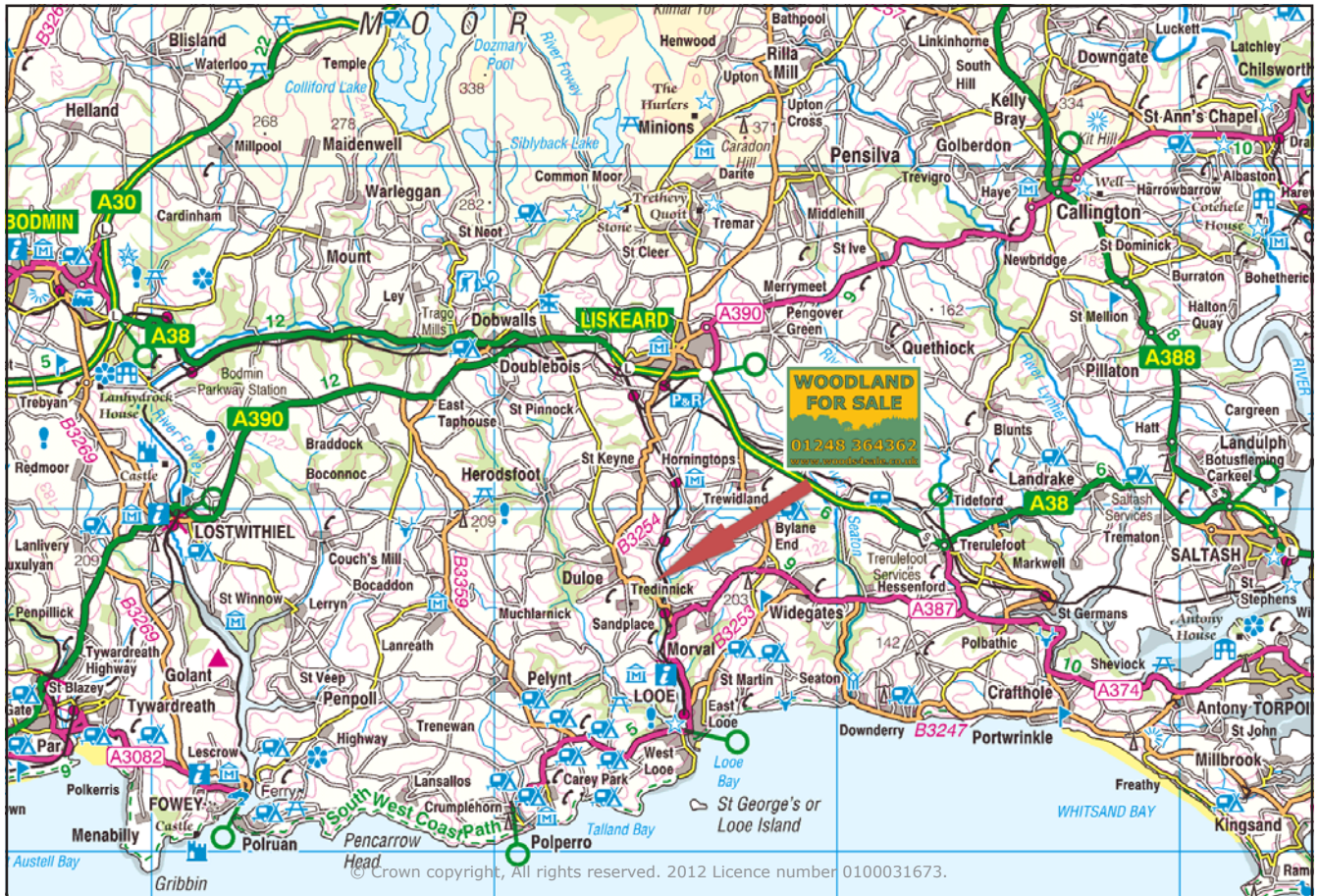
market and we will not accept any other offer.

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.

A restrictive covenant imposed by a previous owner states that the property may not be used for camping, caravanning or dumping, and that no new building may be constructed.

Westnorth Wood, Duloe



Westnorth Wood, Duloe

