

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.



Whitehorn Wood Honiton, Devon. 4.14 acres of mixed woodland for £35,000 (freehold)

A private and diverse woodland with good access in a secluded South Devon valley.

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Whitehorn Wood, Honiton, Devon



Description

Whitehorn Wood is situated 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.

The wood lies on intermediate slopes near the end of a well-found private stone track, looking north over a secluded valley. Apart from the occasional train there is little here to disturb the tranquillity.

The lower northern part of the property was cleared of its mature spruce crop about 8 years ago. It was replanted with native hardwoods including a good proportion of oak which has since been supplemented by naturally seeded birch and rowan. Above this is a parcel of mature Norway spruce some of which have blown since the adjacent area was felled. Above the spruce is a belt of mixed native hardwoods leading up to the fields above. Here you will find an intimate mix of oak, ash, and hazel to either side of a private footpath. The lower northern side of the wood is fringed by some notable full-canopy beech.

Access to Whitehorn is via a well-found hard stone track which is navigable by cars with reasonable clearance. A particular attribute of this property is the generous area of hardstanding at the northeast corner from where lovely views north-eastwards across the valley can be enjoyed. This area will work equally well for timber processing or as a superb location for a camper or caravan. Overnighters will however need to share the wood with the local residents including deer, badgers and foxes.

Whitehorn offers the opportunity of watching and shaping the young hardwoods, some small-scale harvesting and recreational prospects aplenty.

If It Were Mine

I would clear the fallen conifers, salvaging lumber where possible and converting the rest to firewood. A little tidying of the hard-standing area would create a wonderful location for overnighting. It is tempting to clear some of the bramble from the younger trees, but on balance I think I'd let nature do this over

the longer term as the maturing stems cast deeper shade.

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: Sheets 192 or 193.

National Grid Ref:

- Access Point (**A**): ST 196 005.

- Centre of wood: ST 194 009.

Nearest postcode: EX14 9SG.

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 out of Honiton on the A35 for a little over a mile until you see a garage on your right.
- 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 (**K**).
- Walk down the main hard track from A for about 800 metres until you see red-topped posts to either side of the track as you emerge from the conifers (point **J**).
- Whitehorn Wood is on your left after this point.
- Alternatively walk down the track from the gate for 250 metres and then fork left onto the soft track just opposite the stone building at **C**.
- Continue until you emerge from the conifers at point **D**.
- Whitehorn Wood is straight ahead of you.

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Boundaries

- The north boundary (**HJ**) is indicated by fences in various states of condition (generally redundant towards the west end).
- The southeast boundary (**JDE**) is marked by red-topped posts atop a bund at the edge of the conifers.
- The southwest boundary (**EF**) is the field-edge stock fence.
- The west boundary (**FGH**) is marked by white-topped posts.

Sporting Rights

The sporting rights are included. 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 access to the property for all purposes over the route **ABCJ** and for forestry extraction purposes only over route **CD**.
- A right of access is reserved to the neighbouring woodland for all purposes over the route **JH**, and for pedestrian access only over the route **GH**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the property.

Fencing Liabilities

There are no known 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.

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. Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Woods4Sale Interest

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