



The Clift, near Tiverton, Devon

3.92 acres, £64,000 (freehold)



Nearest postcode: EX16 9JEN **OS Map No:** 181 SS 911 205 **What3Words:** Entrance ///breezy.sprouting.twice



Beautiful oak woodland with access, privacy and fishing rights just south of Exmoor National Park.

The Clift occupies the heart of a designated ancient wood on the south side of an archetypal combe valley just outside the southern boundary of Exmoor National Park. The pretty market town of Bampton is 4 miles to the east and the wider facilities of Tiverton are 15 minutes by car. The M5 (junction 27) is 17 miles to the southeast.

The wood lies on gently sloping north-facing ground a short distance above the Iron Mill. This delightful trout stream joins the River Exe about 1½ miles downstream. All the trees here and in the surrounding woods are the natural successors of many generations of native broadleaves, the area being continuously wooded for at least 400 years. Above the valley is a typical Devon landscape of rolling pasture, woods and hedgerows.

The Clift is that rare thing – an oak wood almost completely unadulterated by exotics. The maiden oak stems are estimated to be 50 to 80 years old whilst those from coppice will of course be on much more ancient root stock. Most stems exhibit good form and are growing well in this sheltered site, with the promise of some quality saw-logs from future thinning cycles. Aside from the oak there are a few birch trees and a few young beech in the understorey. The shrub layer is dominated by hazel plus the occasional holly and blackthorn.

The woodland floor is almost free of entangling vegetation enabling easy access on foot over soft grasses. There is an abundance of ferns, blueberry and seasonal wildflowers including primroses and bluebells.

The Iron Mill valley is delightfully detached from the modern world. Nature holds sway here and the air is filled with birdsong and the murmur of flowing water. Buzzards wheel overhead, red deer browse the glades and in the evening the nocturnal inhabitants emerge – owls, bats, foxes and badgers.

There is a full vehicular right of access to the wood via an all-weather hard track that is suitable for 2WD. The lengths of hard track adjacent to the east and upper south sides of The Clift give good access across the wood.

There are shared fishing rights for two rods on about 900 metres of the south bank of the Iron Mill stream close by.

This wood is beautiful, private and accessible. It is growing some quality timber, it is a rich wildlife habitat and it offers excellent amenity prospects.

Our Forester's Thoughts

Alastair says...

"This ancient woodland is one to enjoy. Camping in some of the more open glades on a summer's night would be high on my list, while conservation projects might include some light underplanting of natives and protection of emerging oak seedlings. It would be interesting to exclude deer from one or two small areas to monitor the effect on the ground flora."

A felling licence is in place (available from the agent on request). A light thinning could yield some quality oak lumber as well as releasing the retained trees to grow on to full-canopied maturity. I would also remove the few sycamore present to better maintain the native species composition."

Please remember some management operations require approval and/or a licence.



The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)

Directions

- Leave the M5 at J27 and follow the A361 towards Tiverton for 6½ miles.
- Turn right at the first roundabout and follow the A396 signed for Bampton.
- After 5 miles take the first exit off the roundabout by the Exeter Inn, signed for Bampton.
- After 1 mile take the first left, signed for Oakford.
- After 200 metres fork left onto Hangman's Lane and follow this for 600 metres down to the stream.
- Cross the stream and park in the hardstanding area on your right (**A** on the plan).
- Enter the wider wood via the personnel gate and follow the track heading west, crossing a small stream after 500 metres (**B**).
- Continue for a further 250 metres then turn sharp left up the track (**C**).
- After 100 metres you will see an unsurfaced ride to your right (**D**) marked with a red-topped stake.
- The Clift is now ahead and to your right.

Rights of Way

- *There is a right of access for all purposes at all times over the route **ABCDE**.*
- *A right of access is reserved others over the route **EF**.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The northwest boundary (**DG**) is the south side of the soft track.
- The northeast boundary (**DE**) is the southwest side of the hard track.
- The south boundary (**EF**) is the south side of the hard track and (**FG**) is the north side of the track. **F** is marked by blue-topped stakes.
- The north and east corners (**D** and **E**) are marked with red-topped posts.
- The west corner (**G**) is the convergence of the path and unsurfaced ride.

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.

The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)

Sporting Rights

- The sporting rights are included and are not let. There are fishing rights for two rods on Iron Mill stream between points **A** and **H** on the plan.
- These fishing rights are shared with other properties in the wider wood.

Mineral Rights

The minerals are included except where reserved by statute.

Fencing Liabilities

There are no fencing obligations

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- use the Property for any sort of racing whether with motorcycles car or other vehicles
- use the Property as a commercial campsite
- unreasonably damage the said tracks
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Summary of the covenants in respect of the Fishing Rights — you must not:

- cause damage to the banks of the stream, or other land—paying compensation for any damage arising
- interfere with others exercising their fishing rights
- exercise the fishing rights in a manner contrary to reasonable instruction from the original owner of the rights (and their representative).

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.

How To Buy

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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors



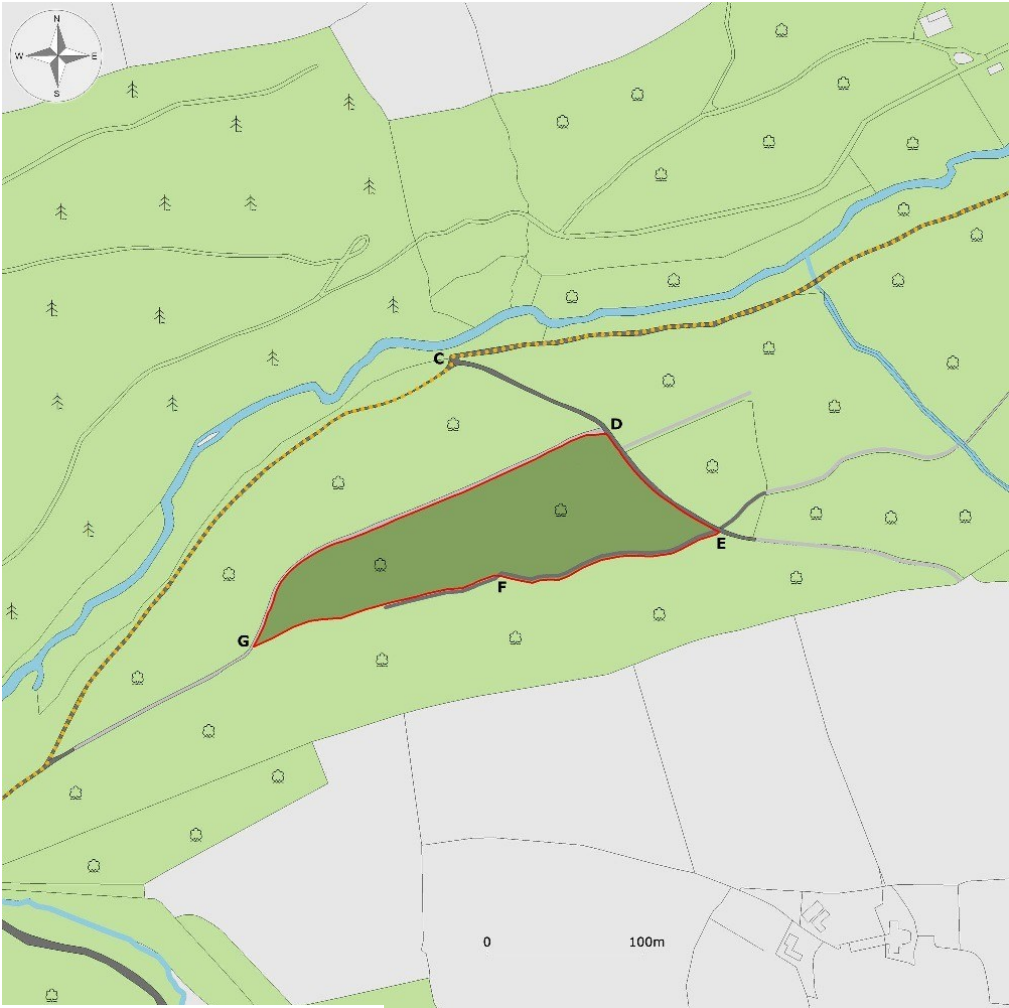
The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)



The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)



The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)



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		

The Clift, near Tiverton, Devon. 3.92 acres, £64,000 (freehold)



Woods4Sale

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk