



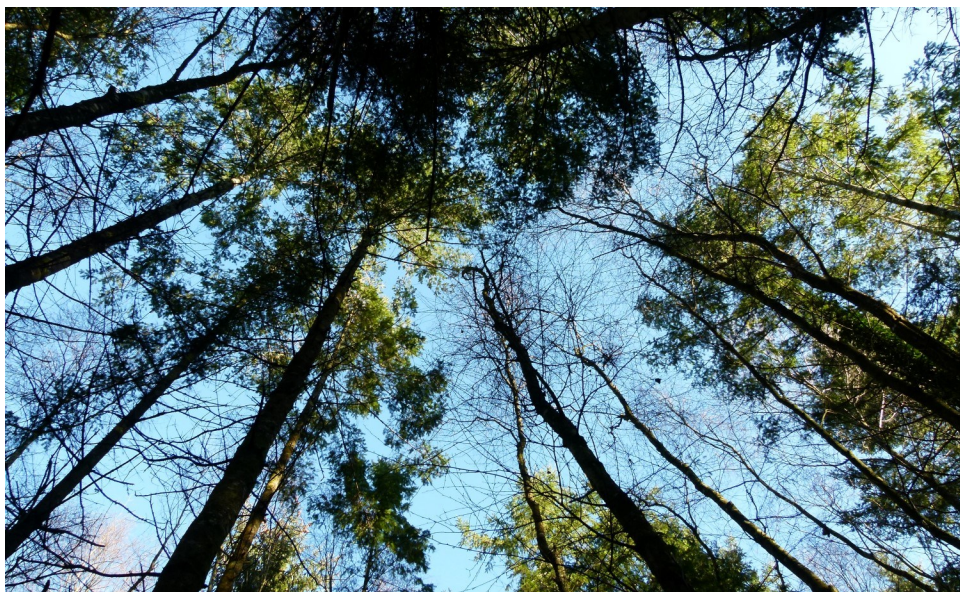
Winterfell Wood, Umberleigh, North Devon

3.61 acres, £36,000 (freehold)



Woods4Sale

Nearest postcode: EX37 9DD **OS Map No:** 180 SS 631 213 **What3Words:** Entrance [///gives.community.respected](https://www.what3words.com/Entrance///gives.community.respected)



A mostly mixed conifer woodland with Douglas fir, Norway spruce and some oak in rural Devon with recreational opportunities.

Winterfell Wood is found not far from the entrance to a wider woodland that has largely been felled followed by a scheme of planting, along with the results of some natural regeneration. Located in a peaceful rural location in North Devon, access is through a locked gate via a series of narrow roads and stone tracks.

Situated over gently sloping loamy and flinty soils, the mature canopy primarily comprises Douglas fir and Norway spruce along with a small area of larch towards its southeastern side. Occupying the northwest and southeast peripheries are a blend of broadleaves that include oak standards, ash, birch and willow; some of these could create a modest stock of fuel for a new custodian. Within the shrub layer you will find clumps of holly, rowan, hazel

coppice and hawthorn.

Where space permits, wildflowers such as cowslip, foxglove, primrose and the odd bluebell are in attendance. Fruitful blackberry bushes could provide the key ingredient for some tasty jam. The area is regularly visited by both red and roe deer, foxes, badger and a number of acoustic songsters. Skylark, buzzard and green woodpecker have been identified here too.

A number of thinning racks present good access for management purposes if required and could be enhanced further with a strimmer and chainsaw. Wonderful views from many of the boundaries can be enjoyed with glimpses of the River Taw to the northwest.

Winterfell presents a fantastic opportunity for a new owner to determine its future, be it small-scale commercial forestry or amenity, or perhaps combining the two.

Our Forester's Thoughts

Sam says...

"Practising bushcraft skills would be a fun prospect and perhaps some occasional camping too – applying a 'leave no trace' policy to maintain the natural beauty at this lovely location. A more confident forester might select a conifer or two to build a tool store. I would of course remove some of the timber to create a log supply for my log burner at home"

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

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Directions

- From The Rising Sun Hotel in the centre of Umberleigh village (on the A377), cross the bridge over the River Taw towards South Molton.
- Immediately after, turn right towards Warkleigh passing the post office on the left and over the level crossing shortly after.
- Continue along the single carriageway road, following signposts to Warkleigh, keeping the River Taw on your right and passing over a small stone bridge.
- After 2.2 miles you will arrive at a turning on the right signed for Park Farm and Cleeve Copse.
- Continue along this narrow road known as Park Lane passing white buildings and a farm with a barn on the left just after.
- After 600 metres you will arrive at tall black steel residential gates ahead of you.
- Take the fork right down along the stone track (point **W** on the plan below) (please take care along this part of the track if driving a vehicle with lower ground clearance)
- Continue along the track crossing over the ford with the wooden footbridge on the left and passing a bamboo bush shortly after.
- After 160 metres the track turns 90 degrees left (point **X**), continue ahead along the track towards the conifer woodland (if the steel gate across the track is closed, please close it again behind you once you have driven through).
- After 80 metres you will arrive at a locked wooden gate with our Woods4Sale sign attached (point **A**).
- Please park in a safe place taking care not to obstruct the track or any access.
- Climb over the stile to the right (sorry we do not provide keys for viewings) and continue along the track.
- After 95 metres you will arrive at Winterfell Wood (point **B**), indicated by red paint on trees and on wooden posts either side of the track.

Rights of Way

- *There is a right of way granted at all times and for all purposes over the route **WXAB**.*
- *A right of way is reserved over the route **BC** for the benefit of the woodland beyond.*
- *There are no public rights of way within this woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The northwestern boundary is the top of an earth bank with another track and fields beyond.
- The southwest boundary follows an earth bank indicated by yellow paint on occasional wooden posts and trees.
- The southeast boundary is an earth bank just beyond a livestock fence, with farmland beyond.
- The northeast boundary is indicated by red paint on occasional wooden posts and trees

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.

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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.

Fencing Liabilities

There are no known 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:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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

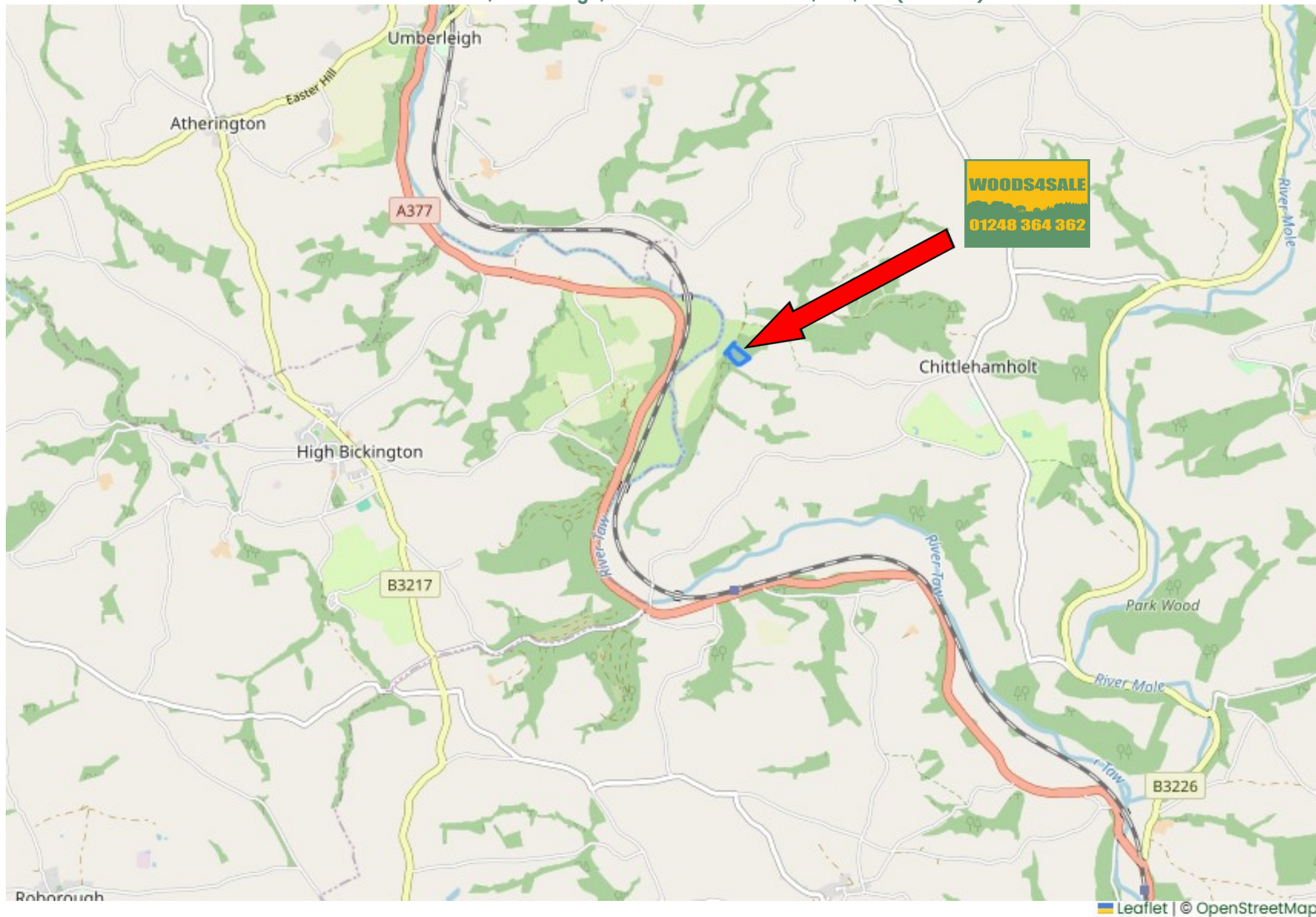
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



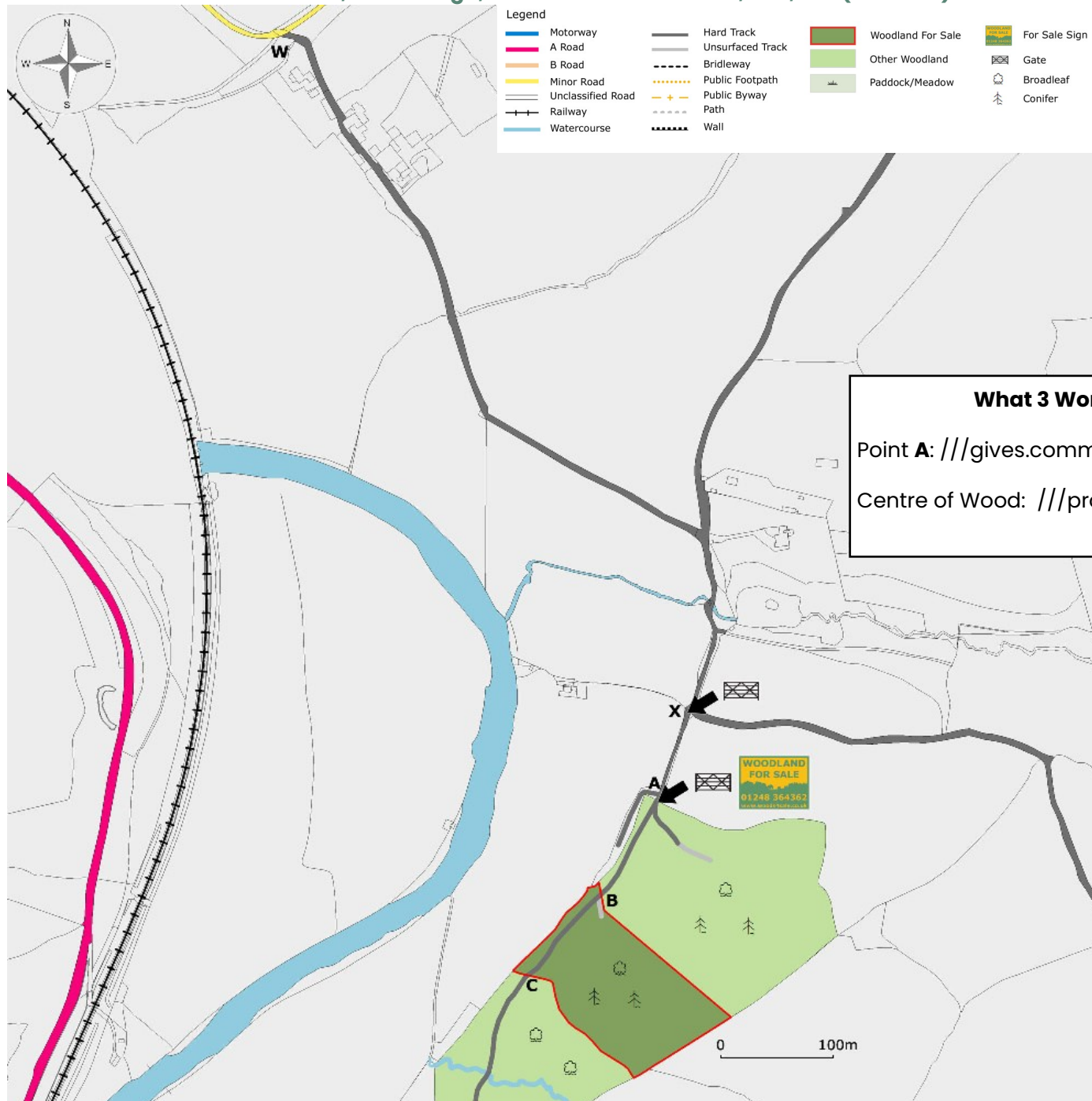
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