



Sandymoor Cross Wood Devon

A secluded and peaceful mixed broadleaved woodland surrounded by lush meadows and quiet woodland with an accessible small stream, picnic bench and an interesting array of tree species.

Details

Price: £65,000 Freehold

Location: Ashwater, Near Holsworthy, Devon

Size: Nearly 4 acres for sale

OS Landranger: OS No 190

Grid ref: SX 390 985

Nearest post code: EX21 5EP

Local manager

Stuart Brooking

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Description

Sandymoor Cross Wood is on the north-western side of what was known as the Braddon Estate. Around 30 years ago much of the estate was planted with mixed native trees with the intention of managing as a coppice crop to power a woodchip boiler. Over time the woodchip boiler has become redundant so the woodland is now established with maturing trees and is a haven for wildlife as well as a good timber resource.

The open fields at the lower, western part of the land provide a pleasant open aspect and good levels of light year round to the trees. There are good internal paths and tracks as well as a stoned forestry track.

The local area in and around Sandymoor Cross Wood has been recognised as an important landscape both visually and for the abundance of wildlife.

This woodland and the surround woodlands have been identified by the Local Authority as an important habitat feature within the landscape and as such have been given a further recognised level of protection with an Article 4 designation. This allows enjoyment and management of the woodland but will require planning permission for anything that usually falls under permitted development.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

At the lower, western edge of the woodland where the entrance is, the trees are dominated by Alder trees (*Alnus glutinosa*). Alder trees can reach a height of nearly 30 metres and are good habitat for lichens which are often found on their dark fissured bark. You can identify alder trees by their small cones and by purple twigs in the winter.

Walking up through the trees the alder turns into an area of oak trees with some wild cherry and then at the heart of the woodland a planting of small-leaved lime, ideal for creating a coppice habitat.

Toward the upper, eastern side of Sandymoor Cross Wood are some planted beech and ash trees. The ash trees could be thinned out and replanted with other species to improve the biodiversity of the woodland even further.

Finally along the northern and eastern boundaries of the woodland is an old hedge bank lined with mature knarled old oak trees along with birch and willow trees.

Wildlife

Butterflies and dragonflies skip along the grassy rides and paths throughout the woodland.

Deer frequent the area and occasionally badgers and foxes.

Features

Within the woodland are a good series of tracks and paths which allow excellent access throughout for recreational enjoyment and management.

There is a small stream along the western boundary of the woodland.

Access, tracks and footpaths

From the little used country lanes around the area the woodland has a concrete track that leads to the beginning of the stoned forest track which leads to the woodland itself.

Once within the woodland there is a private stone parking & turning area and a good series of tracks and paths leading through the different areas of Sandymoor Cross Wood.

Rights and covenants

Sporting rights are included.

The standard covenant applies.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Sandymoor Cross Wood is a young woodland that can be managed and maintained for wildlife enjoyment and conservation as well as long term small scale timber production.

Installing some bird boxes may entice robins, wrens, blue tits or even woodpeckers.

There are clearer areas within the woodland that could be suitable for creating a small wildlife pond.

The variety of tree species found within are perfect as a supply for woodturning, green woodwork or making your own charcoal.

Local area and history

Sandymoor Cross Wood enjoys a peaceful, rural position in the beautiful North Devon countryside within the parish of Ashwater. It lies within a short journey to the A30 and Holsworthy and the popular North Cornwall surfing beaches such as Bude and Widemouth are within a 30 minute drive where surfing, bodyboarding, walking, fishing and sailing can be enjoyed.

The local village of Ashwater is within walking distance and provides a pub, [community shop](#), [post office](#) and church.

Dartmoor with its rugged tors and stunning landscapes is less than 30 minutes away.

Particulars and plans were prepared by our local manager, Stuart Brooking.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- Take the A30 and from either westbound or eastbound leave at the junction at Stowford Cross signposted to Roadford Lake as well as Broadwoodwidge & Bratton Clovelly.
- Turn left at the T-junction if you are coming off eastbound from the A30 or right at the T-junction if coming off westbound from the A30, each way will be signposted to Broadwoodwidge & Roadford Lake.
- Stay on this road for 5 miles, crossing the stunning landscape of Roadford Lake until you get to Ivyhouse Cross where you turn left.
- Turn immediately left at Reservoir Cross towards Ashwater.
- Stay on this road for 3 miles, going through Ashmill, until you see a farm lane on your right signposted to Braddon & East Venn.
- Turn right onto the farm lane and take the left turn at the first fork towards the Braddon Estate.
- After around 100 metres look out for the old metal gates on your left indicating the old entrance of the estate and just after this gate take the left hand turn onto a forestry track with a 'woodlands for sale' arrow pointing down the track.
- Continue along this track passing two woodland entrances on your right until you reach a ride stop with a 'Sandymoor Cross Wood' name sign on it at the end of the track.
- You can access the parking and turning area to view beyond the ride stop.

What3words for the main entrance gate is: scaffold.complies.swung

The What3words for the woodland entrance is: similar.jumbo.reader

Satnav/GPS note: the postcode EX21 5EP is for the point shown by the red dot on the two location maps.

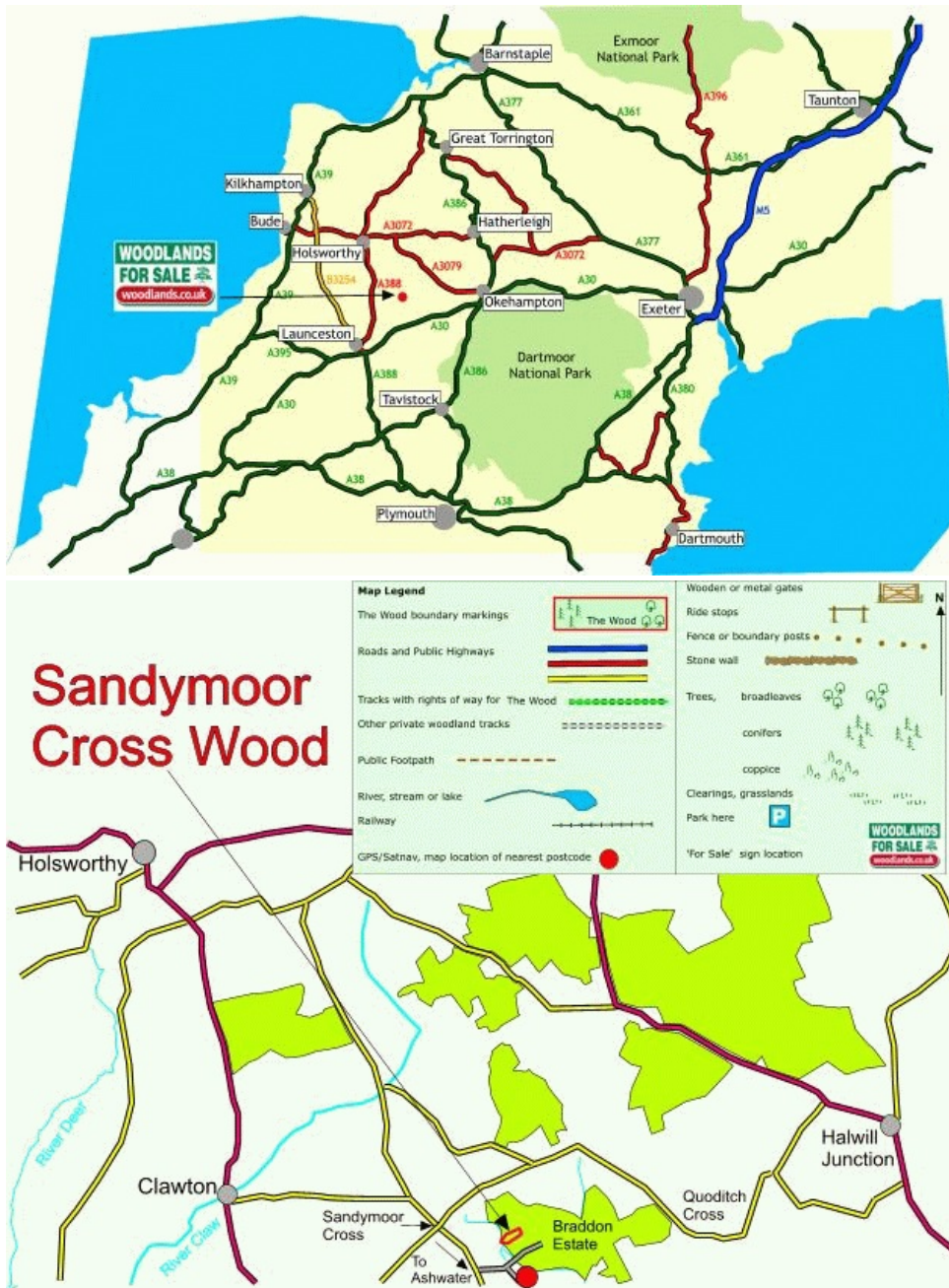
Boundaries:

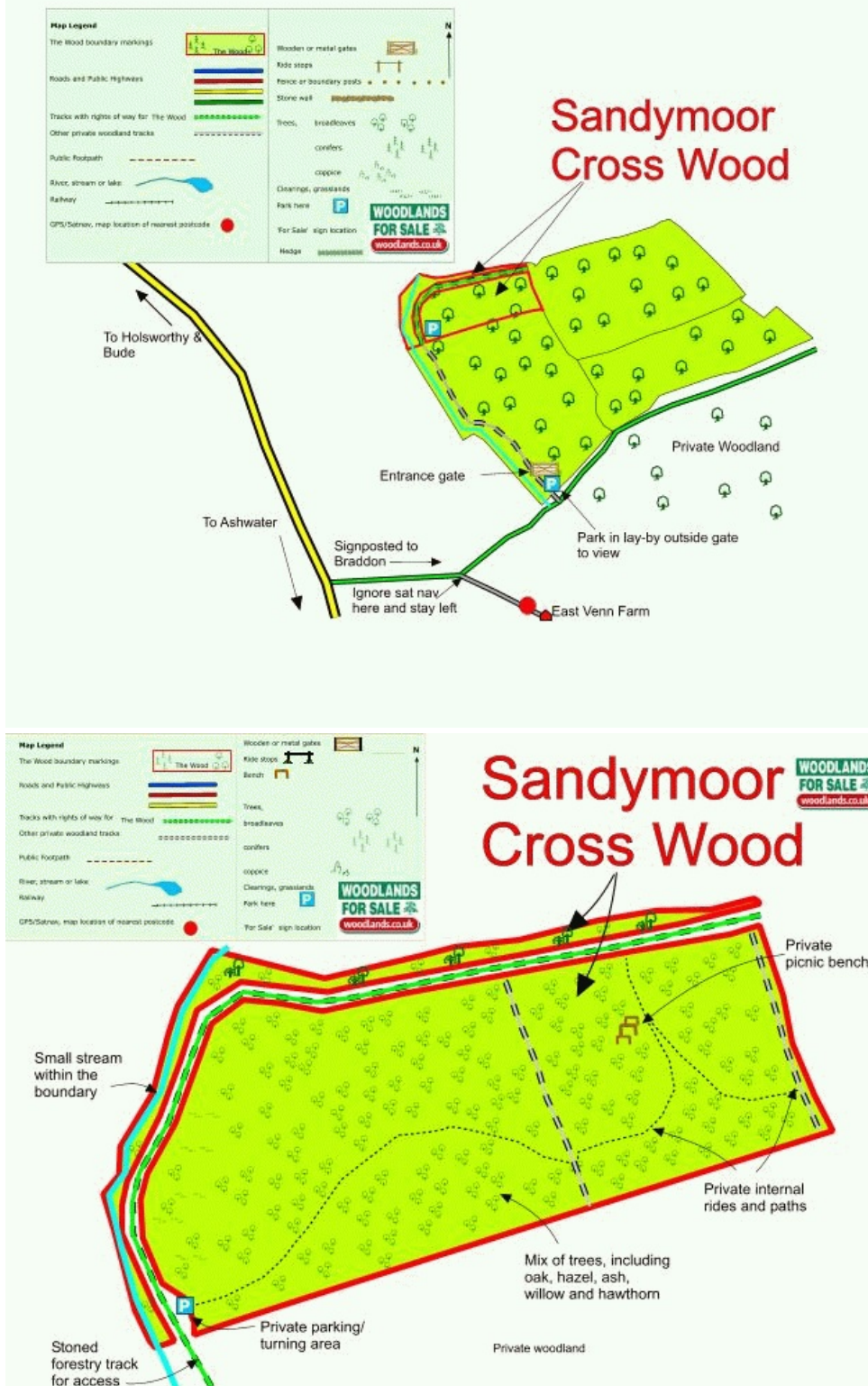
All boundaries are indicated with red markings on past and trees.

The northern and eastern boundaries are old hedge banks.

The southern boundary is a line of fence posts.

The western boundary is along a hedge bank the other side of a stream.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.