



Iris Wood Cornwall

A unique opportunity to own a rich and diverse woodland within this magnificent part of Cornwall.

Details

Price: £75,000 Freehold
Location: Lanivet, Bodmin, Cornwall
Size: Nearly 3 ½ acres for sale
OS Landranger: OS No 107
Grid ref: SX 036 306
Nearest post code: PL30 5HF

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk



Description

A rare chance to own an accessible mature broadleaved woodland within this attractive part of Cornwall. Iris Wood is situated in a peaceful location just a short walk from the local village whilst a brief drive takes you to the main route in and out of Cornwall along the A30.

A mix of mature broadleaved trees creates a haven for nature as well as an excellent supply of timber for small scale forestry projects such as woodturning.

Iris Wood is set at around 140 metres above sea level and is mostly gently sloping west to east.

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

A diverse range of mature broadleaf species is found throughout the woodland, including sycamore, ash, cherry, hazel, and hawthorn. Along the western boundary, a charming mature hedge bank composed of mixed species adds character to the landscape. From this vantage point, there are far-reaching views across the southern and western horizons.

Within the main body of the woodland, there is a distinct area of hazel trees that display clear signs of historical coppicing, offering insight into the woodland's traditional management practices.

Wildlife

The varied habitat comprising of mature trees, tree-lined hedge banks, and open clearings provides excellent conditions for a wide range of wildlife. Most notably, birdlife is abundant throughout Iris Wood, with birdsong creating a delightful and constant backdrop for anyone spending time in the woodland.

There are numerous signs of woodland-dwelling mammals, including footprints and droppings left by red deer. Well-worn paths weaving through the undergrowth and trees also indicate the presence of badgers, which have clearly established routes through the woodland.

Features

An old, tree-lined hedge bank runs along the south-western boundary, adding structure and character to the woodland edge.

On the left-hand side of the shared track lies a section of the woodland featuring a large clearing. This area offers potential for flexible management—either to be maintained as open space, enhancing habitat diversity, or to be planted with additional trees, possibly including native fruit-bearing species to support local wildlife and add seasonal interest.

Access, tracks and footpaths

The shared stoned access track leads into the main woodland, where it opens out into a spacious parking and turning area. During the drier months, and with a suitable vehicle, it is possible to drive further into the heart of the woodland. This section of the track could be upgraded with additional stone if the new owner wishes to allow vehicle access throughout the year.

Rights and covenants

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

The generally gentle topography of Iris Wood makes it easy to explore and enjoy the natural surroundings. Occasional overnight stays with family and friends are well suited here, with open areas beneath the tree canopy providing ideal spots for stargazing and experiencing the woodland at night.

It is well known how positive spending time outdoors in nature is for our wellbeing and Iris Wood is a great natural space to enjoy outdoor quiet time - meditation, yoga or [forest bathing](#).

Local area and history

Iris Wood is nestled within a larger area of woodland that once formed part of the historic grounds of St. Benet's Abbey. The abbey sits at the halfway point along the Saints Way—a medieval pilgrimage route that stretches from Padstow on Cornwall's north coast to Fowey on the south, used by pilgrims travelling between Ireland and France.

Founded in 1411 by the Benedictine order as a lazar house or hospital, St. Benet's Abbey has had a rich and varied history. Over the centuries, it has served as the Courtenay family seat in the 16th century, a hospice for troops returning from the Crimean War, and today it functions as a guest house.

Just a short walk from Iris Wood lies the village of Lanivet, where you'll find a welcoming pub, a traditional fish and chip shop, and a well-stocked village store. Lanivet Church is also worth visiting; the churchyard features two ancient stone crosses and a rare hogback grave dating back to Viking times.

Iris Wood is ideally located for those wishing to explore the stunning coastlines of both north and south Cornwall, with beautiful beaches such as Mawgan Porth and Par Sands just a 25-minute drive 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

From the A30 dual carriageway:

- Leave the A30 at the Eden Project exit, also signed to St.Austell
- If travelling west, take the 3rd exit from the roundabout, cross over the dual carriageway and at the second roundabout take the 2nd exit onto the A389 signposted to Lanivet
- If travelling east, take the 2nd exit at the roundabout onto the A389 signposted to Lanivet
- After about 1/4 mile you will reach the entrance to St. Benet's Abbey Guest House on your left
- The gated entrance to the woodland is a further 100 yards or so on your left
- There is no parking by the gate, but there is a small 'pull-in' on the opposite side of the road
- Alternatively, there is a free public carpark just a little further down the road, on the right-hand side
- **Note:** the buyer will be provided with a key to the gate and there are ample parking/turning areas within the woodland, alongside stoned access tracks
- Go over the gate and follow the track straight ahead.
- Continue along this track as it starts to go uphill, bending first left then right, until you reach a 4-way crossroads.
- The track straight ahead leads you into the woodland
- What3words for the main entrance gate is: harnessed.dark.circus
- The What3words for the woodland entrance is: jugs.embellish.hurt

Satnav/GPS note: the postcode PL30 5HF is for St.Benet's Abbey Guest House, the point shown by the red dot on the two location maps.

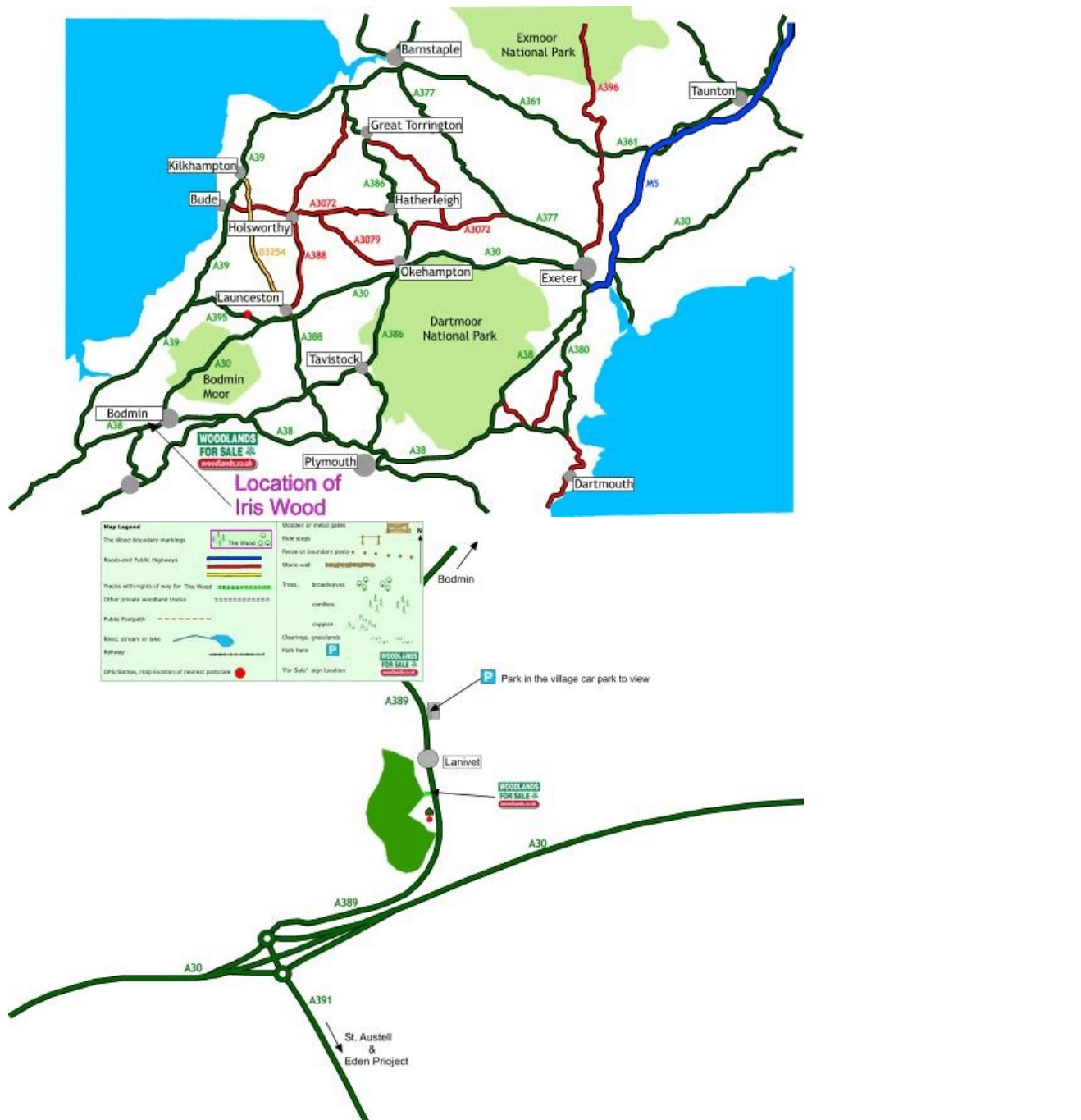
Boundaries:

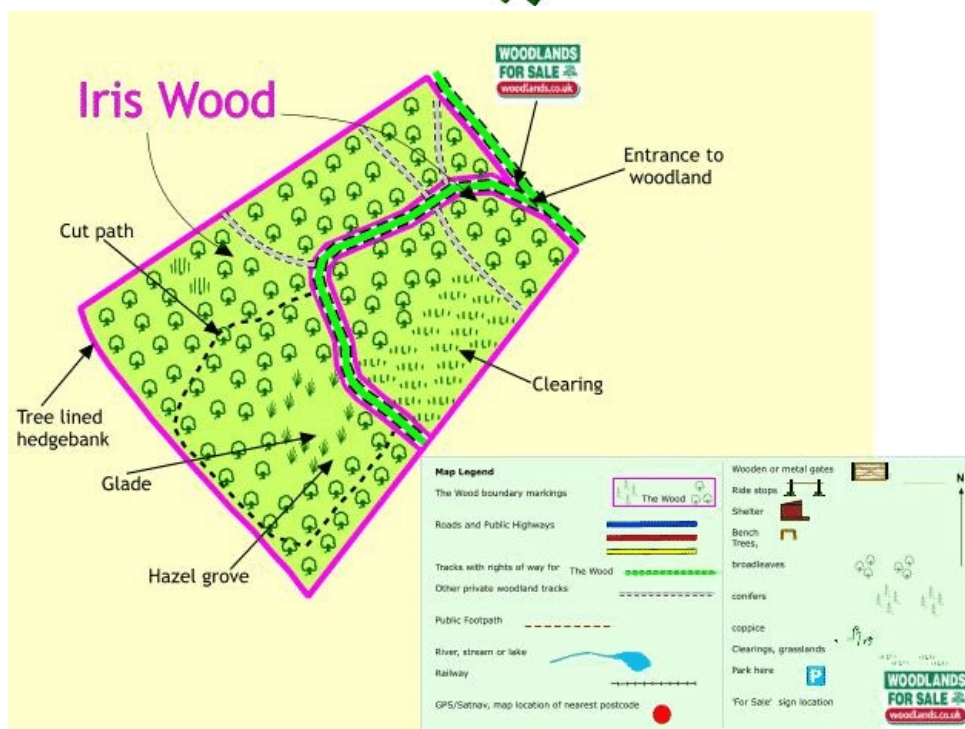
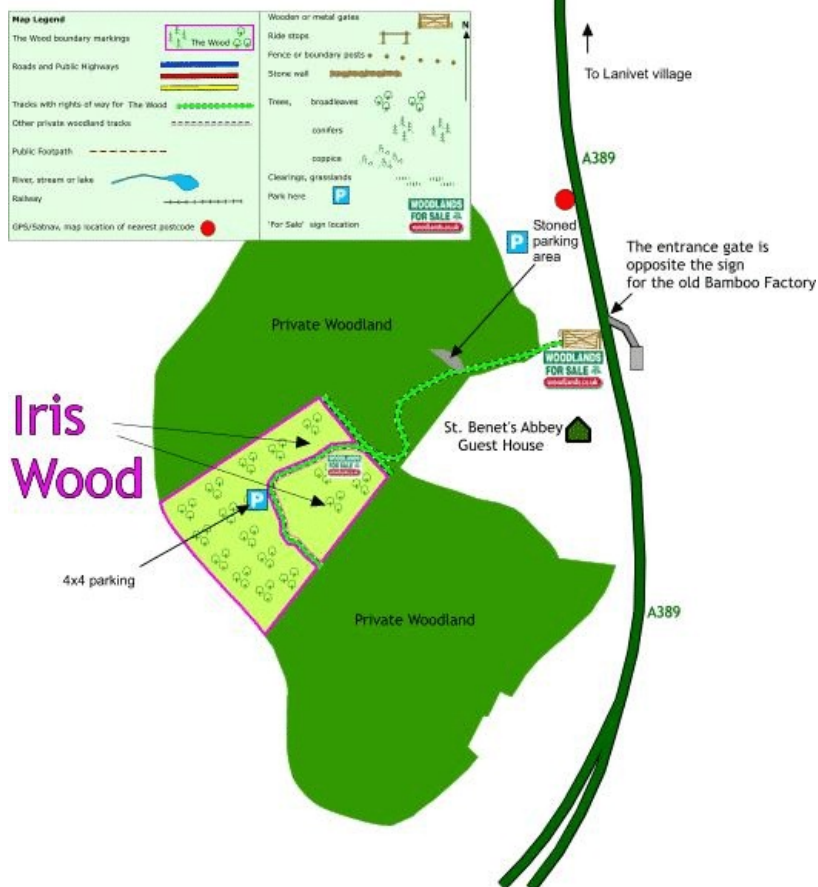
All boundaries are indicated with ***pink*** markings on posts and trees.

The north eastern boundary is along the edge of the shared access track.

The south western boundary is an old hedge bank.

The eastern and western boundaries are indicated by lines of fence posts.





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.