



Hearson Wood Devon

A tranquil corner of the North Devon landscape, this predominantly larch woodland enjoys excellent access and a well-established network of internal paths.

Details

Price: £49,000 Freehold

Location: Landkey, near Barnstaple, Devon

Size: Over 3 acres for sale

OS Landranger: OS No 180

Grid ref: SS 596 296

Nearest post code: EX32 0QJ

Local manager

Stuart Brooking

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Description

Located within the North Devon UNESCO Biosphere—an area celebrated for its rich natural and cultural heritage—Hearson Wood sits within a stunning and diverse landscape at the heart of South West England. The woodland offers an inviting retreat as well as an ideal base from which to explore the wider area.

This young, fast-establishing woodland is planted predominantly with larch (*Larix decidua*) and features a historic tree-lined hedge bank that adds character and ecological value.

A well-constructed stoned track ensures year-round access, while a network of internal paths allows you to explore the wood on foot or manage timber extraction with smaller vehicles or horses.

Hearson Wood presents an excellent opportunity for a buyer seeking to manage a productive woodland, with potential to increase biodiversity through future thinning of larch and the replanting of native broadleaved species.

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

The majestic Japanese larch tree has been planted to form a long term productive crop of timber. Larch trees are a deciduous conifer meaning that they shed their needles in winter leading to a vibrant autumnal colour when the needles turn orange and get ready to drop.

Larch is naturally resistant to rot thanks to its creamy - brown sapwood which makes it an ideal timber for outdoor cladding, fence posts and decking.

Wildlife

A rich array of wildlife frequents this special area. Tawny owls hunt silently among the trees, slipping through the dusk and dawn light, while badgers forage and play as they search for their favoured earthworm treats. Foxes move comfortably through the woodland, and deer are often seen drifting between the trees.

The lower, southern reaches of Hearson Wood benefit from increased light and a more open canopy, creating ideal conditions for wildflowers to flourish.

[Siskins](#)—easily recognised by their bright yellow breasts and cheeks—are regular visitors, feeding on the plentiful seeds of the larch and bringing colour and movement to the woodland.

Features

An ancient boundary bank runs through the woodland, likely several centuries old. Mature beech and oak trees rise from this bank, forming an impressive line of towering specimens that adds historic character and structure to the landscape.

Access, tracks and footpaths

Access to the woodland is gained from a quiet country lane that leads directly to the entrance gate. Beyond this point, a well-constructed stoned forestry track continues through the site, guiding you to the parking area and the main entrance of Hearson Wood.

Within the woodland, a network of good-quality paths provides reliable access on foot and accommodates small-scale forestry operations, including the use of quad bikes, compact machinery, or even horses for timber extraction.

There are no public footpaths through the wood, ensuring privacy and a peaceful environment for woodland management and enjoyment.

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

A wonderful day can be enjoyed within Hearson Wood. You might spend your time building shelters, practising green woodwork, or finishing the day by toasting marshmallows around a campfire before camping beneath the stars.

Alternatively, you can simply relax and immerse yourself in the tranquillity of the woodland, enjoying forest bathing or other mindfulness activities as you reconnect with peace and nature.

Local area and history

The woodland is situated just west of the village of Swimbridge. This former manor of Devon is located 4 miles south-east of Barnstaple. The name Hearson has been recorded in the nearby village of Swimbridge as *Heringeston* in 1249 and *Hereston* in 1250 and could be derived from the surname Herring and the Middle English *ton* 'town, village, settlement'. A Walter Hering held land here in 1249.

This part of Devon is a fascinating place to explore the best of the north Devon coast with beautiful surfing beaches at Croyde and Woolacombe.

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 Exeter follow the A377 north until you nearly reach Bishops Tawton, where at Codden Hill Cross you need to take a sharp right turn signposted towards Cobbaton and Chittlehampton.

- If you are joining the A377 from the north at Barnstaple then follow the A377 south through the village of Bishops Tawton and upon leaving the village take the left turn towards Cobbaton and Chittlehampton.

- Follow this road for about 1 mile until the crossroads by a white cottage on your left where you turn off left, following the sign towards Hannaford.

- Stay on this road for about half a mile until you come to Hearson Cross, turn left signposted towards Bableigh, Hannaford & Venn.

- Continue on this road for about 500 metres, following the signs to Bableigh, Venn & Landkey and you will see the entrance gate to the woodland on your right with a 'woodlands for sale' sign.

- Park in the lay-by opposite or in the gateway leaving your telephone number in the window in case someone needs to access the woodland and climb carefully over the gate or fence.

- You will see a good sized shared parking area in front of you which the purchaser will have a right to use. At the end of this parking area there is the entrance to Hearson Wood indicated by a 'Hearson Wood' name sign.

- There are access tracks along the upper northern boundary and also along the lower southern edge.

- Satnav/GPS note: the postcode EX32 0QJ is for the point shown by the red dot on the location.

The what3words for the main entrance on the highway is spend.blues.ratio

The what3words for the entrance to the actual wood are rare.withdrew.songbook

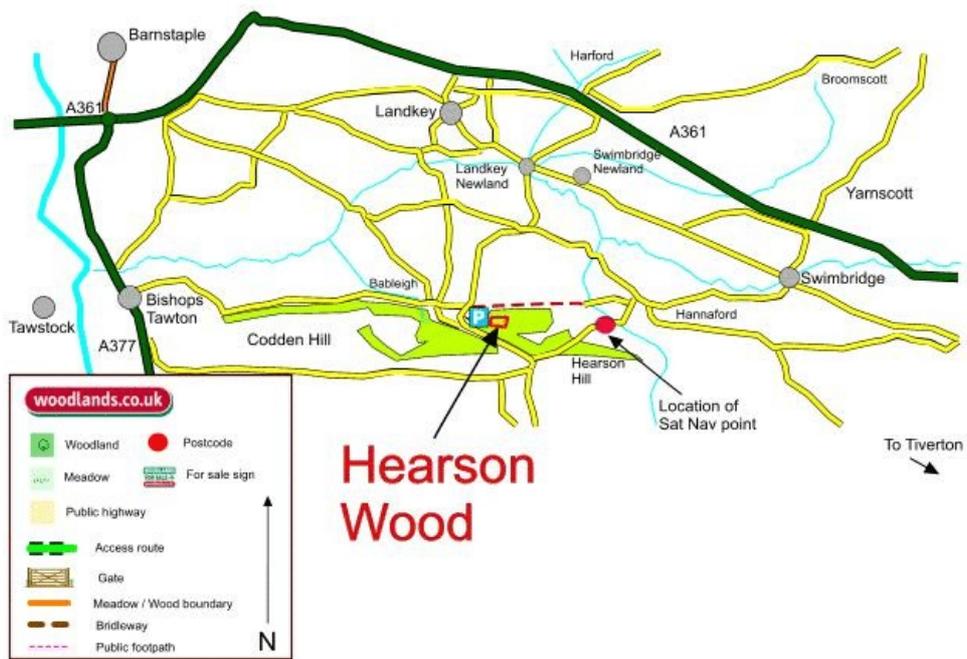
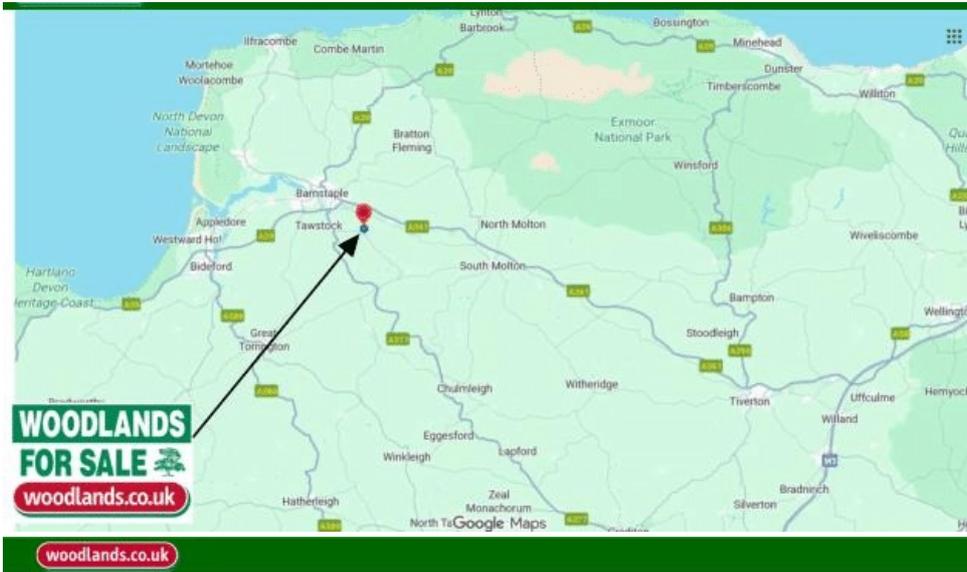
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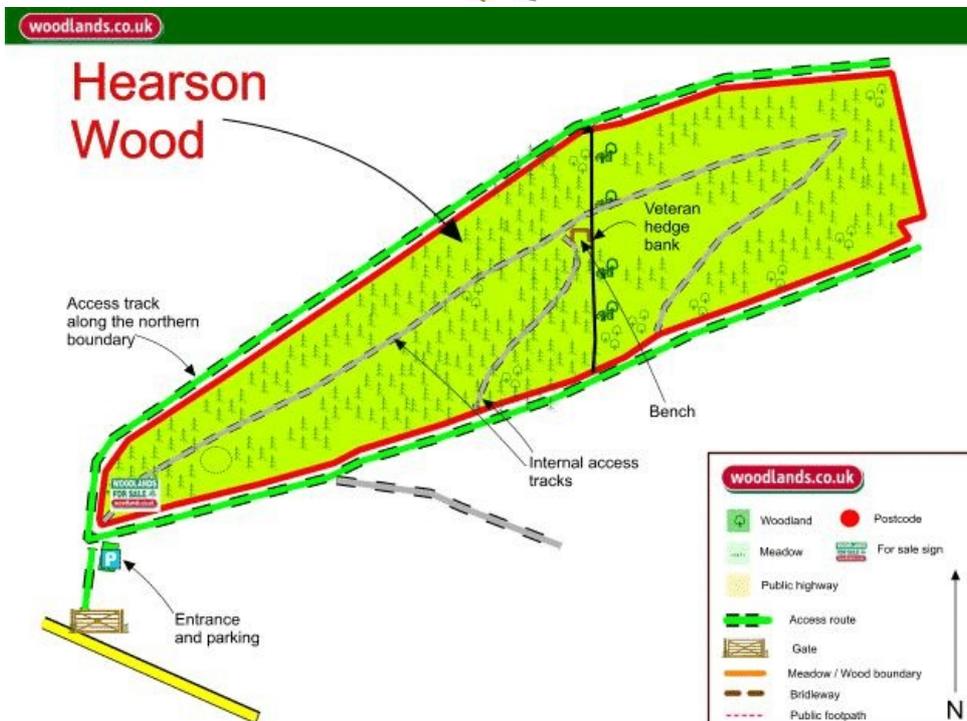
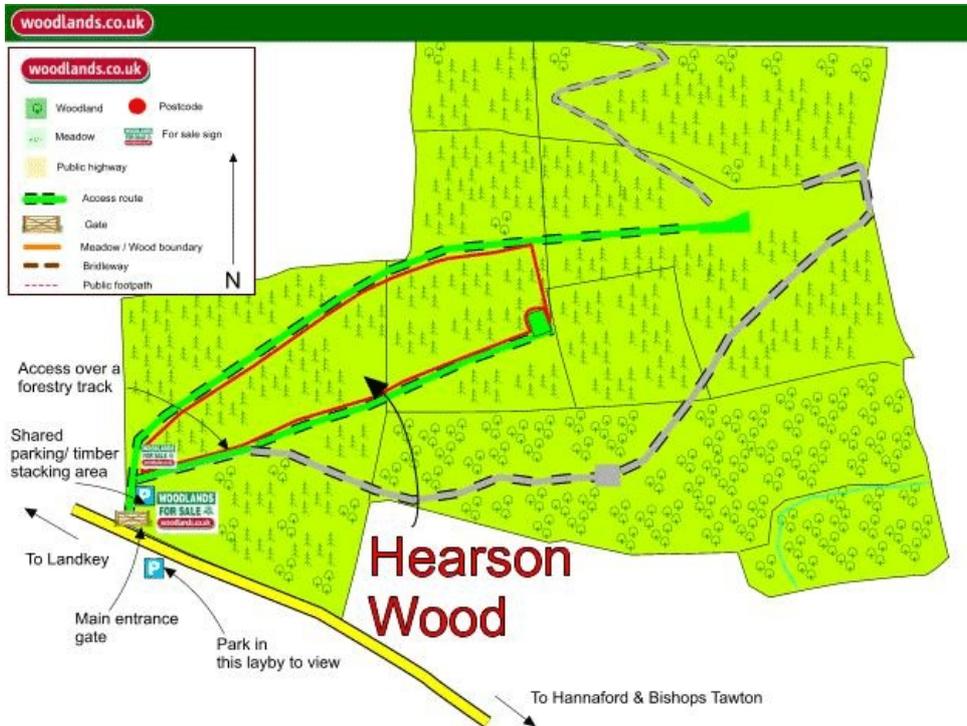
All boundaries are indicated with red markings on posts and trees.

The northern and western boundaries are along the edge of the forestry access tracks.

The eastern boundary is indicated by a line of fence posts.

The southern boundary is up to the base of a tree lined hedge bank and is the lower side of the shared access track.





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.