



Aller Wood

Devon

A unique opportunity to own an ancient semi-natural woodland in a tranquil location in the heart of the Devonshire countryside, benefiting from a stream that runs alongside and partly within the boundary.

Details

Price: £69,000 Freehold

Location: Dolton, Winkleigh, Devon

Size: About 3 ¾ acres for sale

OS Landranger: OS No 180

Grid ref: SS 563 116

Nearest post code: EX19 8RG

Local manager

Stuart Brooking

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Description

Aller Wood is an established broadleaved woodland situated along a quiet country lane in the heart of Devon. According to the Government's MAGIC habitat database, Aller Wood is classified as Ancient Woodland. This designation means that the land has been continuously wooded since at least AD 1600. Such long-established woodland soils create ideal conditions for a rich ground flora, including ferns, while the woodland itself comprises a good mix of native broadleaved species. Ancient woodland is thought to make up less than 3% of England's woodland and is considered a precious habitat.

There is good access to the woodland via a track, with parking available on a stone-surfaced area. Aller Wood also benefits from the use of a small communal area beside a beautiful watercourse.

The name 'Aller' is derived from the Old English word 'alor', meaning alder tree.

A gem of a woodland, Aller Wood offers an escape from the busy pace of modern life and a rare opportunity to own part of our ancient natural heritage. The woodland is well suited to amenity, recreation, conservation and small-scale woodland management.

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 canopy comprises a variety of native tree species, including birch, rowan, oak, ash, alder and beech. Understorey trees include hazel and holly.

Wildlife

Along the north-eastern boundary of the woodland is a stream that meanders alongside and occasionally through Aller Wood. There is an area beside the stream, near the main gate, for the enjoyment of the owner of Aller Wood. The stream flows into the River Torridge and provides a route used by local otter populations.

The mix of tree species provides habitat for a variety of woodland-dwelling birds, as well as mammals such as badgers, deer and foxes.

Nearby is the Devon Wildlife Trust nature reserve at [Halsdon](#).

Features

Numerous old features can be found within Aller Wood. An old, tree-lined bank forms most of the boundaries, while at the southern end of the woodland there is a small, old quarry, along with some paths that may have been associated with it.

At the southern end of the woodland, there is also a collection of old bottles that may be of interest to collectors. Care should be taken around any broken bottles.

Access, tracks and footpaths

The owner will have full rights of way from the main entrance gate, where a forestry track leads to the entrance of Aller Wood and then continues along the eastern edge of the woodland. There are no public footpaths within the woodland.

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

Aller Wood is well suited to woodland enjoyment and as a base for occasional overnight stays, providing an opportunity to explore this stunning part of Devon.

[Forest bathing](#) is a form of relaxation that involves spending time in a woodland environment, quietly observing nature while breathing deeply. Aller Wood provides the perfect setting in which to enjoy this restorative experience.

There is also scope for active woodland management, such as thinning and coppicing.

Local area and history

Aller Wood is surrounded by an abundance of picturesque and historic places of interest. Within walking distance is the historic village of Dolton, where you will find two pubs, a village shop, a butcher's deli and the impressive [Church of St Edmund](#)

The woodland is situated just outside Dolton, a small village and civil parish in the Torridge district of Devon, located just north of Winkleigh. Transport links are excellent, with the woodland lying approximately two miles west of the A3124, which connects with

the A30 dual carriageway, providing access to Exeter to the east and Cornwall to the west.

[James Ravilious](#), who lived in Dolton, is renowned for his iconic black-and-white photographs of rural Devon. He worked on the Beaford Archive, which began as a record of a threatened rural way of life and evolved into a 17-year project comprising more than 80,000 photographs.

The Rolling Stones drummer Charlie Watts lived nearby until his death in 2021.

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 Beaford (heading south) or Winkleigh (heading north), follow the A3124 to the junction at Dolton Beacon and turn towards Dolton onto the B3217 (Rectory Road).

Follow this road into the village of Dolton and continue along Rectory Road, passing B G Electricals on your left. At the first fork, by the village green, look for the sign for Fore Street and bear right.

Continue along Fore Street until you reach the Royal Oak pub. Follow the road around to the right, past the pub and out of the village onto West Lane.

Follow West Lane downhill for approximately one mile until you reach the bottom of the hill. You will see a Woodlands for Sale sign on your left, followed immediately by a gate. This is the access gate to the woodland.

Park outside the gate and carefully climb over it.

Follow the track in front of you, which heads east alongside the stream. After approximately 100 metres, you will find the entrance to Aller Wood in front of you, indicated by an 'Aller Wood' name sign next to a bench by the stream.

You can continue to walk along this track all the way through the woodland.

What3Words - main entrance gate: refreshed.composts.wolves

What3Words - entrance to Aller Wood: shipwreck.airstrip.plants

Sat Nav / GPS note: The postcode EX19 8RG is for the point shown on the location map by the red dot.

Boundaries:

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

The northern boundary is a line of fence posts.

The eastern boundary is along an old wood bank.

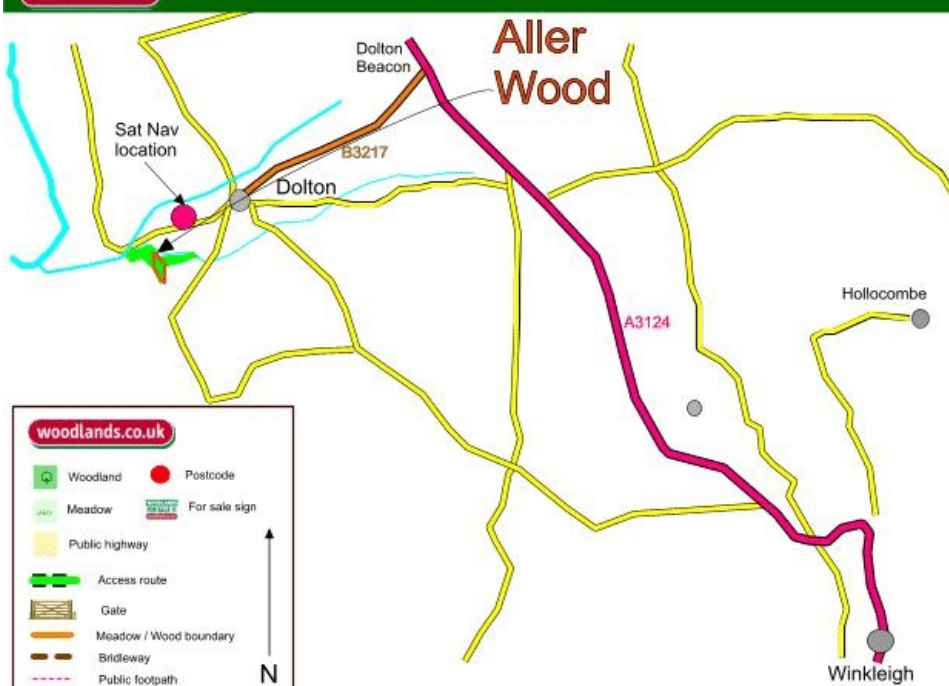
The southern boundary is an old wood bank.

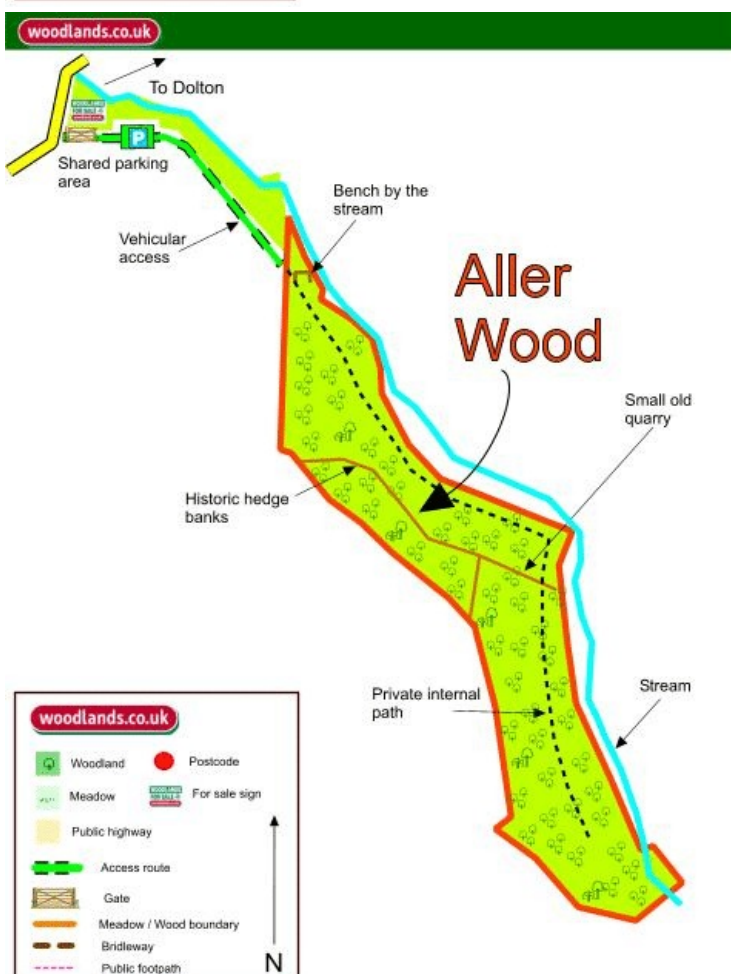
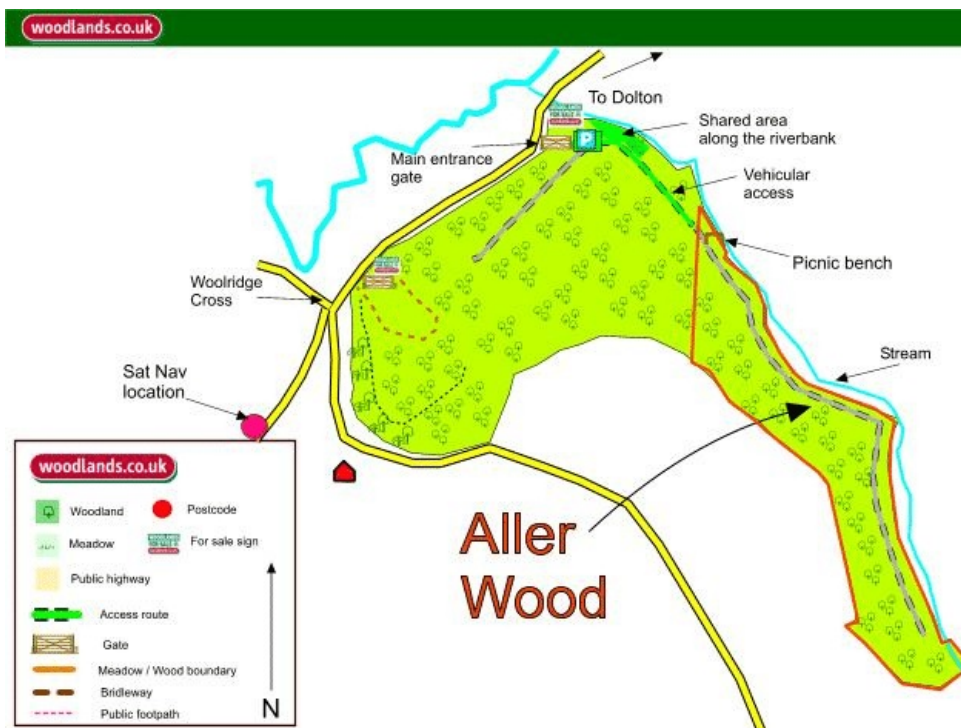
The western boundary is an old wood bank along an open field.

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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.