



## Arrowhead Wood Devon

A peaceful and varied woodland, conveniently located within easy reach of the East Devon coastline. Seasonal highlights include carpets of spring bluebells, along with access to a shared area with an attractive stream, perfect for quiet enjoyment of the natural surroundings.

### Details

**Price:** £39,000 Freehold

**Location:** Sidbury, Near Sidmouth, Devon

**Size:** About 1 ½ acres for sale

**OS Landranger:** OS No 192

**Grid ref:** SY 161 926

**Nearest post code:** EX24 6JF

### Local manager

**Stuart Brooking**

07801 789215

[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

Arrowhead Wood lies in a historically rich part of Devon, characterised by Iron Age forts, castles, marl pits, and valleys of ancient woodland. It is recorded as Ancient Replanted Woodland on the Government's geographical information system, "Magic", indicating continuous woodland cover since at least 1600 AD.

Set at around 200 metres above sea level, the woodland benefits from a stoned forestry track providing practical access. At its heart stands a striking mature beech tree, forming a natural focal point within the landscape. Encircling this impressive feature is a generous open glade, well suited to occasional overnight stays with family and friends. The woodland also enjoys excellent connections to a network of footpaths and bridleways, offering easy access to the surrounding countryside and the nearby coastal town of Sidmouth.

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.

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### Trees

A magnificent beech tree extends its broad canopy, creating a generous open clearing ideal for camping or enjoying a picnic beside a rustic bench.

The woodland is further enriched by a variety of notable specimens, including a gnarled old oak and a veteran sweet chestnut coppice stool, alongside species such as birch, sycamore, and elder. A fringe of Douglas fir lines the north-eastern boundary, adding structure and year-round presence to the landscape.

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### Wildlife

The tranquillity of the woodland provides an ideal haven for a rich variety of birdlife, including woodpeckers, buzzards, and woodcock, as well as smaller songbirds such as robins, great tits, and wrens.

This peaceful setting also supports an array of woodland mammals, with roe deer, foxes, and badgers regularly passing through this undisturbed and secluded landscape.

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### Features

An old bank runs through the woodland, adding natural character and gentle variation to the landscape. Within a nearby clearing, a rustic bench provides a quiet place to sit and take in the surrounding woodland and wildlife.

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### Access, tracks and footpaths

Accessed from the road between Honiton and Seaton, there is a well-maintained stoned forestry track leading all the way to the lower track along the eastern edge of Arrowhead Wood. This can be used year-round with a 4x4 vehicle. From here, there is a track suitable for 4x4 use in the drier months that leads to the upper reaches of the woodland.

For regular cars, there is access to a shared parking area at the end of the first section of level access track, opposite a wooden forestry barn. Closer access to the woodland may also be possible during the summer months.

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### Rights and covenants

There are no public rights of way within the woodland. The lower forestry track, over which the woodland benefits from a right of way, is a quiet footpath that provides excellent links to the stunning surrounding countryside.

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### Activities

The open character and generally favourable topography of this woodland lend themselves to relaxed enjoyment of nature and occasional wild camping, creating a true haven of wildlife and tranquillity.

Excellent connections to the local network of footpaths and bridleways allow for easy exploration of the East Devon Area of Outstanding Natural Beauty and the Jurassic Coast, both located just a few miles away near Sidmouth.

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### Local area and history

[Blackbury Camp hillfort](#), Sidbury Castle - dated as Iron Age from around 800 BC to 1st Century AD - and High Peak - a Neolithic causewayed enclosure and earthworks - are all within the local area of Arrowhead Wood. The local geology of Arrowhead Wood includes flint which was used for arrowheads in [Neolithic times](#).

The nearby coastline around Seaton and Sidmouth is the beginning of a World Heritage Site consisting of 95 miles of Jurassic coastline that begins at [Orcombe Point](#) which is not far from the wood.

There are a number of thriving, local small scale fishing industries based along the coastline with day boats catching fish and crabs. The bass fishery attracts many anglers in season and there are a number of chartered fishing trips available.

Please do enjoy your visit to Arrowhead Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as wildlife habitat.

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## How to find this woodland

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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.

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## Directions

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You can view Arrowhead Wood at any time by taking a copy of the details with you. The woodland can be accessed on foot.

This is a fairly long walk; however, once purchased, the land will be sold with full vehicular rights of way.

- Travelling from Honiton, take the A375 south towards Sidford and Sidmouth.
- At the top of the hill out of Honiton, at the Hare and Hounds pub, turn left at Putts Corner onto Seaton Road, signposted for Seaton and Farway.
- Stay on this road for around 1 mile, passing Wiscombe Park, until you see a brown tourist sign for "Blackbury Camp", along with a sign for "Honey Farm".
- Slow down here, as you will need to turn right onto a track/bridleway just after these signs and opposite the left turn for Blackbury Camp and Honey Farm.
- Take care when crossing the highway onto the forestry track.
- This forestry track is also a bridleway, so please drive carefully along it.
- You will reach a gate with a "Woodlands for Sale" sign. Here, you can park to the right of this gateway.
- If arriving from Seaton on the A3052, turn right onto Seaton Road towards Honiton at Three Horseshoes Farm and continue along this road for 1.3 miles until you see a brown tourist attraction sign for Blackbury Camp on your left. The track/bridleway is immediately after this sign on your left.
- From this gateway, follow the forest track/bridleway until you reach a wooden barn, where you should take the track to the right.
- Follow this track/bridleway down the hill for about 200 metres until you see a "Woodlands for Sale" sign on your left next to a ride stop.
- Head under the ride stop and walk down the forestry track until you come to a right-hand turn; take this turn along a beech tree-lined section of the track.
- Continue to follow the main track and small "Woodlands for Sale" signs over a couple of streams, up a short hill, and then left, continuing along the forestry track.
- Take the next right turn at the footpath marker, following the "Woodlands for Sale" arrows.
- At the top of this track, you will see a turn to your left with a "Woodlands for Sale" arrow. Head up this track and follow the old forestry route south for around 30 metres until you reach the entrance to Arrowhead Wood, indicated by an "Arrowhead Wood" name sign.

The what3words reference for the main entrance gate and parking area is: [///skips.contemplate.stealing](https://www.what3words.com/skips.contemplate.stealing)

The what3words reference for the woodland itself is: [///sitting.tripods.fended](https://www.what3words.com/sitting.tripods.fended)

- Satnav/GPS note: the postcode EX24 6JF corresponds to the point shown by the red dot on location maps 2 and 3.

**Boundaries:**

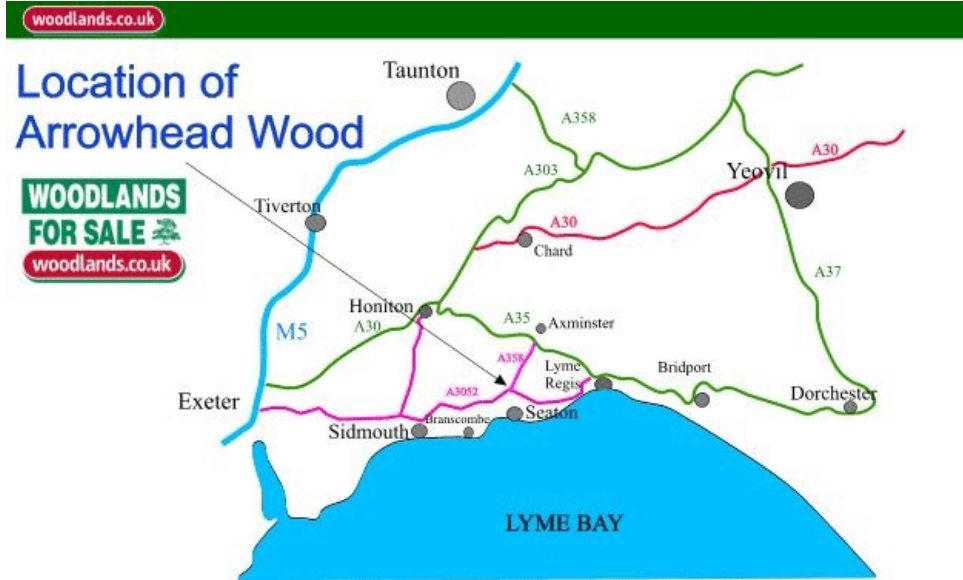
All boundaries are indicated by blue markings on posts and trees.

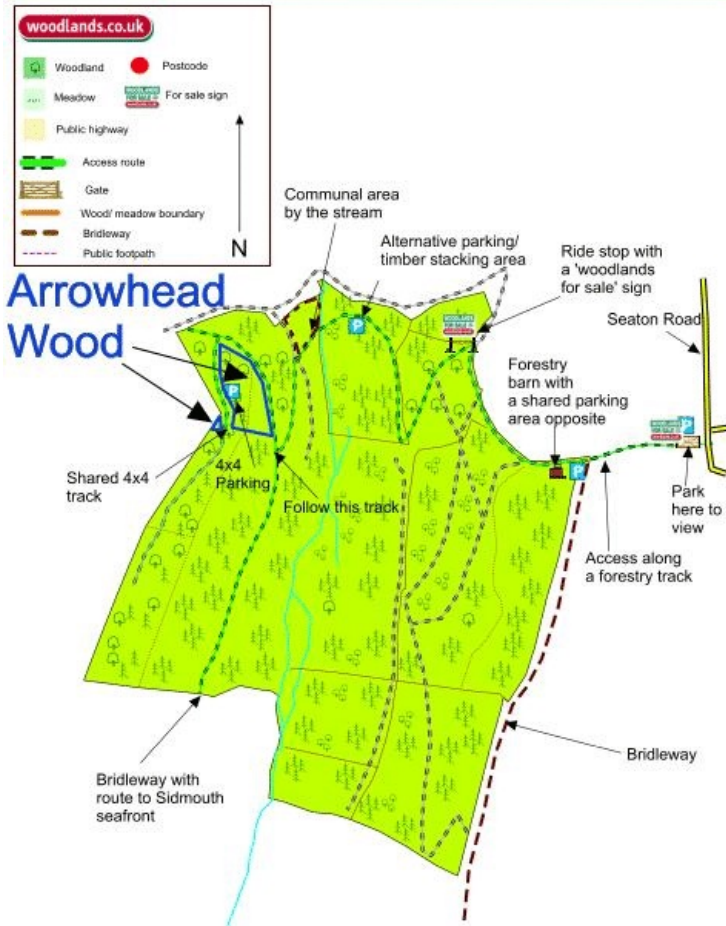
The northern boundary runs along the edge of the access track.

The eastern boundary runs along the edge of the access track/bridleway.

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

The western boundary runs along the edge of the 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.