

## Berry Camp Wood, Devon - Nearly 2 ½ acres, £35,000



What could be more enjoyable on a sunny spring day than walking through a glade of beautiful flowers and plants that include primroses, violets, bluebells, wood sorrel and [wood spurge](#) with the fragrance of water mint and wild garlic following your every step? Well this is a reality within the many glades of Berry Camp Wood near the Jurassic coast World Heritage Site in east Devon.

The variety of trees is unique as Berry Camp Wood is a mosaic of woodland types and habitats that is seldom found. At the entrance is a stand of mature Douglas fir and if you follow the internal private track deeper into the woodland you will soon arrive at an area of mature broadleaved wet woodland. Wet woodland is one of our least common woodland habitats and is rich in wildlife. Tree species here consist of oak, ash, birch, sycamore, alder and hazel. Deer tracks can be seen at various points within this area.

Further on a sturdy boardwalk takes you into a sheltered area of spruce trees which were planted in 1986. The spruce trees provide shelter for forestry activities. Here the sun rays intercept the trees providing a mixed habitat for wildlife.

Berry Camp Wood is sited near the World Heritage Site of the Jurassic Coastline which reveals 185 million years of history through the Triassic, Jurassic and Cretaceous periods of time. Part of the historical features of this coastline is Berry Cliff Camp is a [Scheduled Monument](#) sited near the stunning coastal village of Branscombe and within easy reach from the woodland. Berry Cliff Camp is a univallate hillfort dating from around the late Bronze Age or early Iron Age. The hillfort has enclosures of various shapes hence listed as univallate.

Meander through the conifer trees to the north east of the woodland and there you will discover a magical glade of woody flora within the open canopy of mixed broadleaved trees that take you down to a stream and bench. Spending time here is a great escape from a busy life and is very inspirational for writing, painting and mindfulness.

Berry Camp Wood is accessed from the A3052 via a metalled track and then a good forestry track suitable for most family vehicles and the local area is very peaceful having plenty of quiet lanes to enable country walking.

A nearby network of footpaths connect to the nearby coastline around Seaton and Sidmouth and the beginning of a World Heritage Site consisting of 95 miles of Jurassic coastline that begins at the nearby [Orcombe point](#)

A thriving, local small scale fishing industry is based along this section of 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 Berry Camp Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as a wildlife habitat.

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

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.

**Price:** £35,000 Freehold

**Location:** Near Branscombe, Sidmouth, Devon

**Size:** Nearly 2 ½ acres for sale

### Local manager

**Stuart Brooking**

07801 789215 or 01392 436229

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



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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.

### Location

**OS Landranger:** OS No 192

**Grid ref:** SS 657 214

**Nearest post code:** EX12 3BP

### Directions

- Travelling from Exeter on the M5 take the A3052 going east until the village of Sidford after around 11 miles.
- Travelling from Honiton take the A375 to Sidford and then head east onto the A3052.
- After about 2 1/2 miles look out for Branscombe Cross and shortly after this turn right down a minor lane signposted to 'Rockenhayne holiday cottages'.
- This track is suitable for most vehicles. Please stick to the track as there are deep drainage gully's at certain points. There are cleared pull-in areas along the track if you do meet another car.
- Drive carefully down the track for about 400 metres until you see a stoned car parking area just before a wooden gate with a 'woodlands for sale' sign on your left. Park here for viewing and climb carefully over the access gate mentioned above onto the main track.
- Please note the purchaser will be provided with a key for vehicular access.
- Walk down the track and turn right where the track forks.
- Walk along this track for around 400 metres until you see the entrance to the woodland on your left indicated with a 'Berry Camp Wood' name sign at the entrance.
- Satnav/GPS note: the postcode EX12 3BP is for the point shown by the red dot on plan two of the location maps.

### Boundaries:

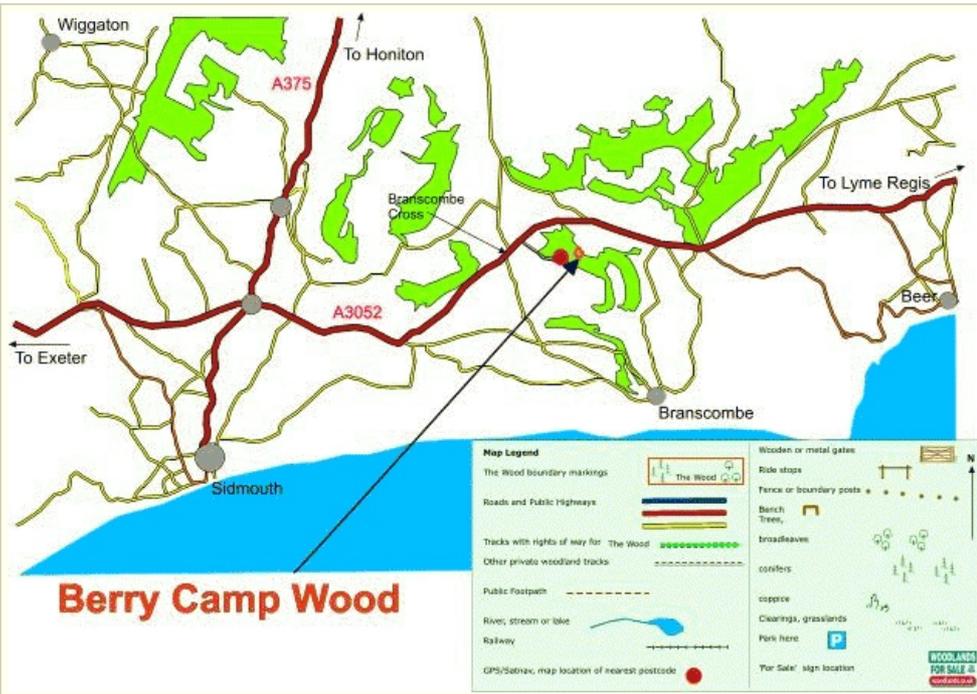
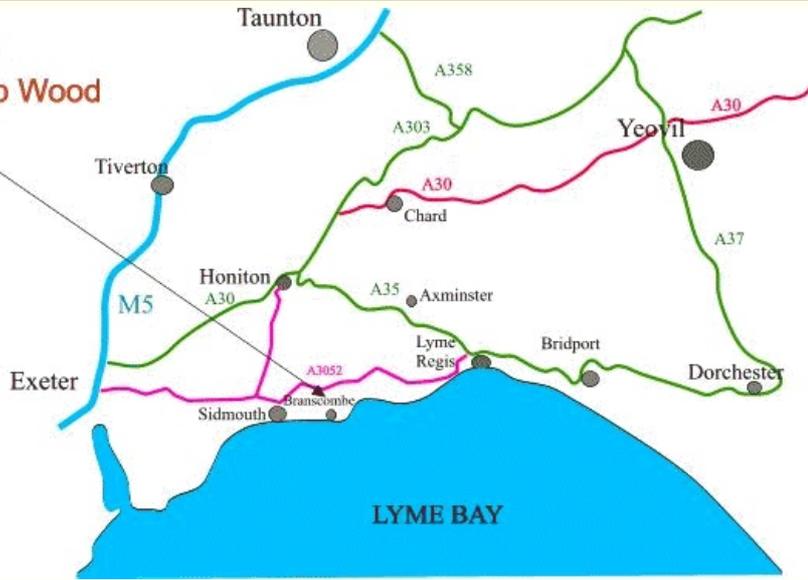
All boundaries are indicated with orange markings on post and trees.

The south western boundary runs along the access track and is indicated with orange markings upon trees.

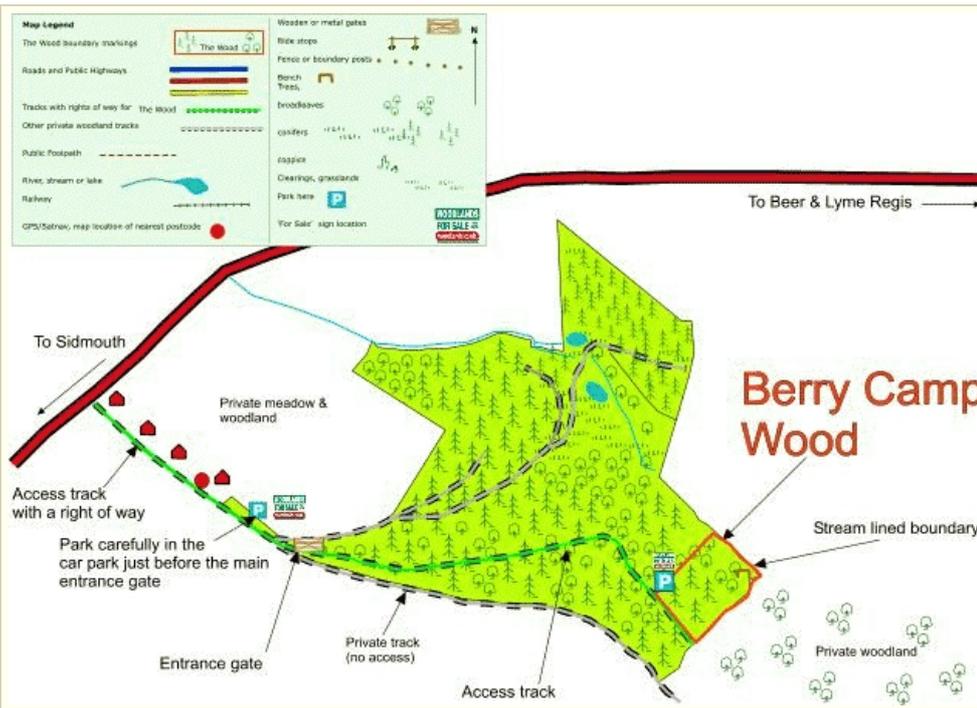
The north and south eastern boundaries are indicated by an old wood bank with a stream and has orange markings on trees.

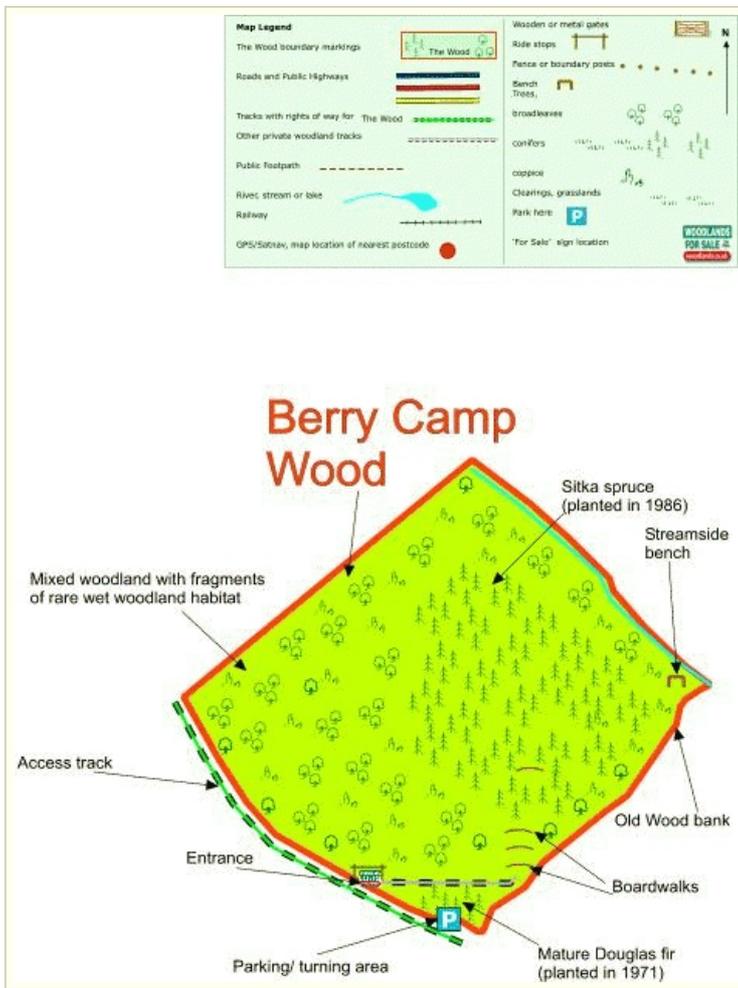
The north western boundary is indicated by a line of posts with orange markings.

# Location of Berry Camp Wood



## Berry Camp Wood





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.