



Brackberry Wood Cornwall

A delightful broadleaved woodland, benefiting from a meandering stream, set in a peaceful valley far from the madding crowds.

Details

Price: £149,000 Freehold

Location: Near Probus, Truro, Cornwall

Size: About 7 ½ acres for sale

OS Landranger: OS No 204

Grid ref: SW 871 483

Nearest post code: TR2 4JF

Local manager

Stuart Brooking

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Description

Brackberry Wood, from the Cornish *'broch'*, meaning *'badger'*, and *'berry'*, meaning a type of hill, is a good-sized woodland that provides numerous opportunities for woodland management and wildlife enjoyment. A hidden gem tucked away in the heart of Cornwall, this picturesque woodland offers a serene escape from the hustle and bustle of modern life.

Part of a larger woodland known as Perkins Wood, which varies in elevation from sea level to around 70 metres above sea level, Brackberry Wood is shown as a Priority Habitat on the geographic information database MAGIC. It is also one of almost 500 County Wildlife Sites within Cornwall that provide areas of refuge and connectivity for wildlife across the Cornish landscape.

The woodland has good access via a stone track and benefits from a private parking area.

Situated within a peaceful valley, just a few miles from the city of Truro, this lovely woodland provides a rich habitat for abundant wildlife.

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

Oak, ash, beech and sycamore trees are found on the upper slopes, with wet woodland along the valley bottom and bordering the stream.

Wildlife

This varied habitat supports a wide range of species, including birds, bats and otters. Local records indicate the presence of bird species such as greenfinch, spotted flycatcher, marsh tit, song thrush and mistle thrush. Other records show that otters inhabit local watercourses, and there have been frequent sightings of hares and roe deer within the woodland.

A plethora of wildflowers can be found, including a carpet of bluebells in spring. Other flora present includes creeping soft-grass, marsh thistle, red campion, common nettle, wild angelica and cleavers.

Features

A network of old wood banks can be found within Brackberry Wood. Wood banks were sometimes constructed to protect young trees from livestock and may be more than 200 years old.

A spring rises just to the west of Brackberry Wood, forming a stream that flows from west to east along the woodland's southern boundary.

Access, tracks and footpaths

The woodland is accessed via a forestry track from the public highway.

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

The peaceful setting of Brackberry Wood is ideally suited to outdoor wellbeing activities such as forest bathing. [Forest bathing](#) is a beneficial form of relaxation that involves immersing yourself in the woodland environment, observing nature and enjoying a sense of calm. Brackberry Wood provides the perfect setting for this.

Brackberry Wood is also well located as a camping base from which to explore this stunning part of Cornwall.

Local area and history

Brackberry Wood is ideally located for those wishing to explore the stunning coastlines of both north and south Cornwall, with exceptional beaches such as Perranporth and Pentewan just a 30-minute drive away.

Truro, which is the only Cornish City, is only a few miles away and boasts a stunning Cathedral which was built to a Gothic Revival design from 1880 - 1910. It has a variety of shops, cafes, pubs and restaurants and a thriving theatre & arts centre - the [Hall for Cornwall](#).

Nearby there are plenty of leafy lanes to walk and explore and the village of Probus has a shop and some pubs.

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, travelling either east or west, leave at the junction for Kingsley Retail Park, signposted for Bodmin (A30), Truro (A39), Fraddon, Grampond Road and Ladock.
- At the roundabout, take the exit onto New Road (B3275) towards Ladock.
- Follow the B3275 through Brighton, New Mills and Ladock, then continue for a further 2 miles. Take care on the bends before reaching a sharp right-hand turn, signposted for Trehane and St Erme, just before the railway bridge. Turn right here.
- Continue along this road for just under 1 mile until you reach a crossroads. Proceed straight ahead, following signs for Tresillian. The entrance gate will be found shortly afterwards on the left-hand side.
- Parking is available opposite or outside the gate. If you park in a way that blocks the gate, please leave your phone number visible in case access is required.

What3words reference for the main access gate from the road: [amending.mopped.enjoyable](#)

What3words reference for the woodland entrance: [memo.agents.dissolves](#)

Satnav/GPS note: The postcode TR2 4JF corresponds to the location marked by the red dot on the two location maps.

Boundaries:

All boundaries are marked with red markings on trees and hedge banks.

The northern boundary follows a tree-lined hedge bank.

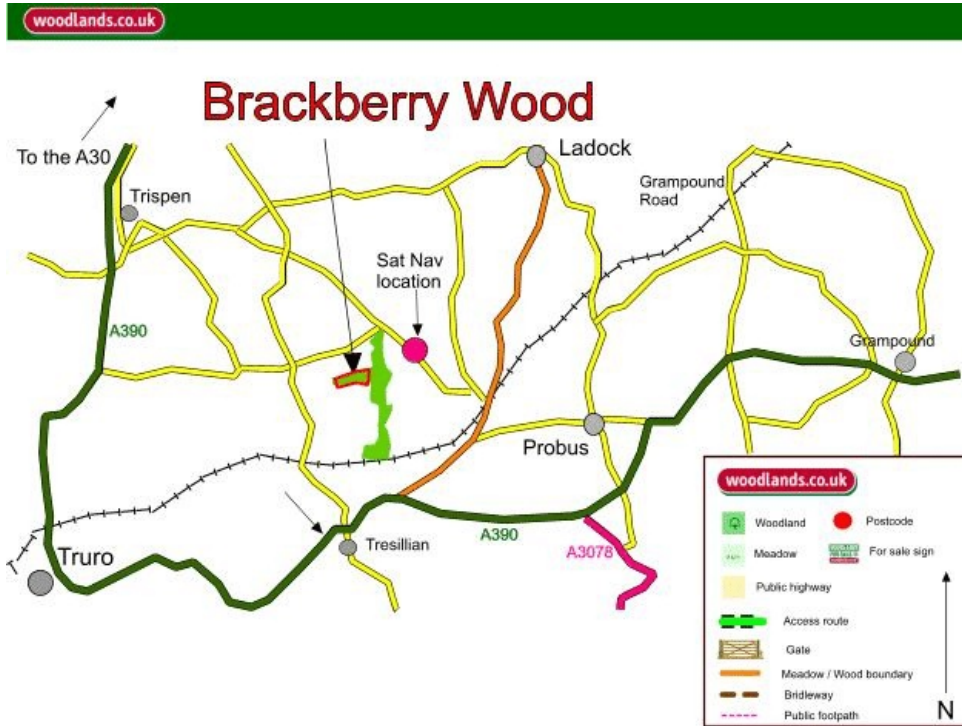
The eastern boundary follows an old wood bank.

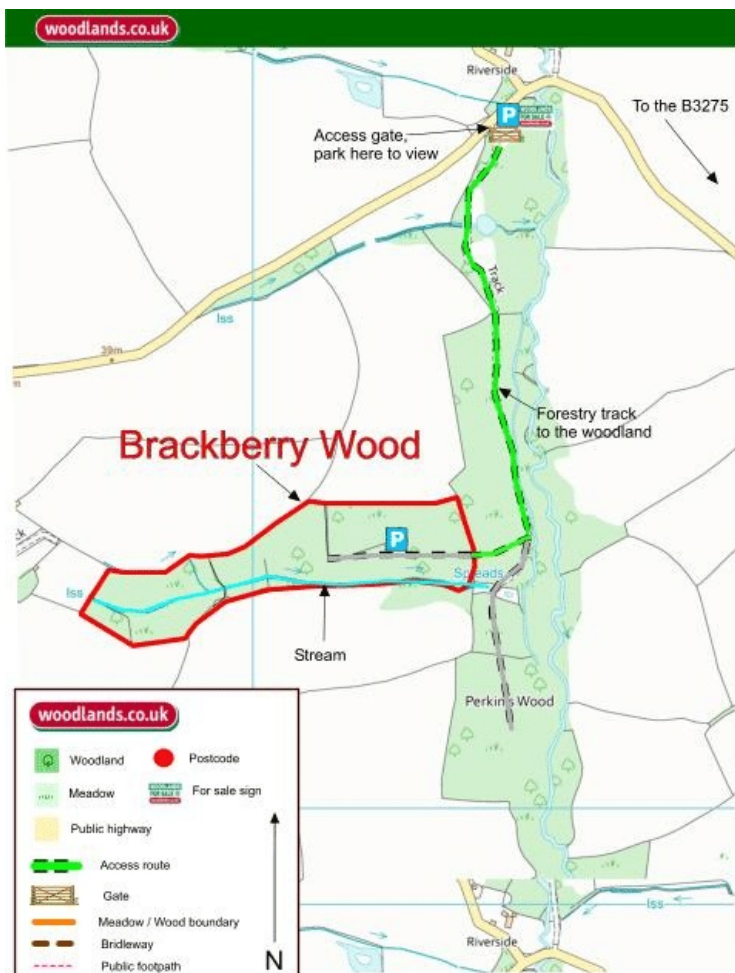
The southern boundary follows the stream before continuing along a hedge bank at the western end of the woodland.

The western boundary follows a tree-lined hedge bank.



Location of Brackberry 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.