Bradaford Wood

Devon

A wildlife haven and rural retreat that is ideally suited for family enjoyment, coppice management and occasional wild camping.

Details

Price: £45,000 Freehold
Location: Ashwater, Near Holsworthy, Devon
Size: Over 3 acres for sale
OS Landranger: OS No 190
Grid ref: SX 400 982
Nearest post code: EX21 5EP

Local manager

Stuart Brooking
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stuart@woodlands.co.uk

Description

Once forming part of the Braddon Estate with a 17th Century farmhouse, Bradaford Wood is found at the south eastern edge of the old estate. The woodlands here, including Bradaford Wood were planted in the early 2000's as part of a shift to using coppiced timber originally to power a woodchip boiler system. The boiler system is no longer in use so the trees have been able to grow into an attractive broadleaved woodland.

A private parking area at the entrance provides excellent access.

This tranquil nature haven is a perfect base for exploring the local area such as the north Devon & Cornwall coastline and Dartmoor.

This woodland and the surround woodlands have been identified by the Local Authority as an important habitat feature within the landscape and as such have been given a further recognised level of protection with an Article 4 designation. This allows enjoyment and management of the woodland but will require planning permission for anything that usually falls under permitted development.

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

A variety of native broadleaved tree species create the woodland canopy of Bradaford Wood - these include oak, hazel, ash, willow, poplar, alder, field maple and hawthorn.

The eastern edge of the woodland is partly open with a few well spaced trees with an abundance of wildflowers in-between.

Wildlife

An abundance of wildlife frequent and enjoy the varied habitats throughout Bradaford Wood. A number of open grassy glades allow the sunlight in and create perfect conditions for a number of wild plants including orchids and meadowsweet. These glades are a habitat for numerous insects including butterflies such as the ringlet and silver-washed fritillary.

These grassy areas are also used by dragonflies and damselflies that live in and around the ponds that are found in the locality.

Roe deer sit in the shade in parts of Bradaford Wood and badgers and foxes travel through the woodland at night.

Features

At the centre of the woodland is a rustic picnic bench; do take some time to sit here when visiting and taker in the atmosphere.

The eastern fringe is open and a real suntrap and an ideal place to create an open area for camping.

Access, tracks and footpaths

Access to the woodland from the public highway is along a shared concrete track which then becomes a shared stoned forestry track suitable for most vehicles year round.

There are no public rights of way 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

A very usable woodland with a good level topography - ideal for den building, camp fires and setting up hammocks under the trees.

With numerous trees, a long term source of firewood for the owners can be obtained as well as timber for small scale forestry or wood turning projects.

Local area and history

Bradaford Wood takes it's name from a local farmstead and benefits from being within a peaceful rural location, yet the A30 is accessible and to the north the market town of Holsworthy is only a few miles away whilst the popular north Cornwall surfing beaches lie 15 miles to the west, offering opportunities for surfing and bodyboarding along with walking, sailing and fishing.

The local village of Ashwater is within walking distance and provides a pub, community shop, post office and church.

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

- Take the A30 and from either westbound or eastbound leave at the junction at Stowford Cross signposted to Roadford Lake as well as Broadwoodwidger & Bratton Clovelly.

- Turn left at the T-junction if you are coming off eastbound from the A30 or right at the T-junction if coming off westbound from the A30, each way will be signposted to Broadwoodwidger & Roadford Lake.

- Stay on this road for 5 miles, crossing the stunning landscape of Roadford Lake until you get to Ivyhouse Cross where you turn left.

- Turn immediately left at Reservoir Cross towards Ashwater.

- Stay on this road for 3 miles, going through Ashmill, until you see a farm lane on your right signposted to Braddon & East Venn.

- Turn right onto the farm lane and take the left turn at the first fork towards the Braddon Estate.

- After around 100 metres look out for the old metal gates on you left indicating the old entrance of the estate and continue along this track until you come to a "T" junction.

- Drive carefully along this track.

- Stay on the main concrete track here, turning right and then at almost immediately at another fork in the track follow the concrete track right into the old courtyard of the estate. Please drive with care here.

- Head through the courtyard and head slowly down the hill on the stoned forestry track.

- Follow this track around to the left, along for around 150 metres and then continue along the track around to the right.

- Keep on this long straight part of the stoned forestry track until you see a large lake on your right and then look out for the entrance to Bradaford Wood on your left with the 'Bradaford Wood' name sign on and parking area.

- Entering the woodland head along the grassy rides or through a path along the rows of trees.

What3words for the access from the road is: snuggled.prove.vibe

What3words for the woodland entrance is: workroom.blown.sleeping

Satnav/GPS note: the postcode EX21 5EP is for the point shown by the red dot on the two location maps.

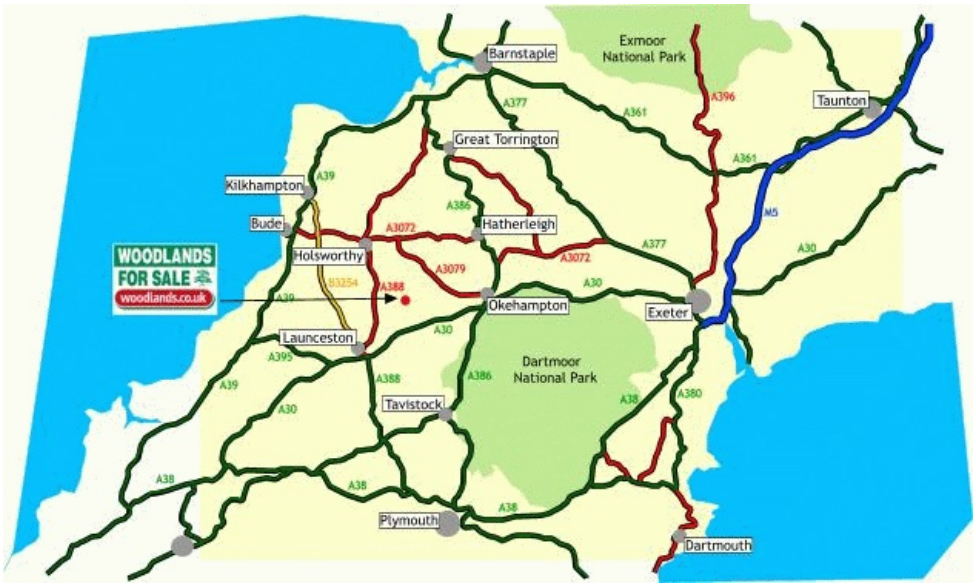
Boundaries:

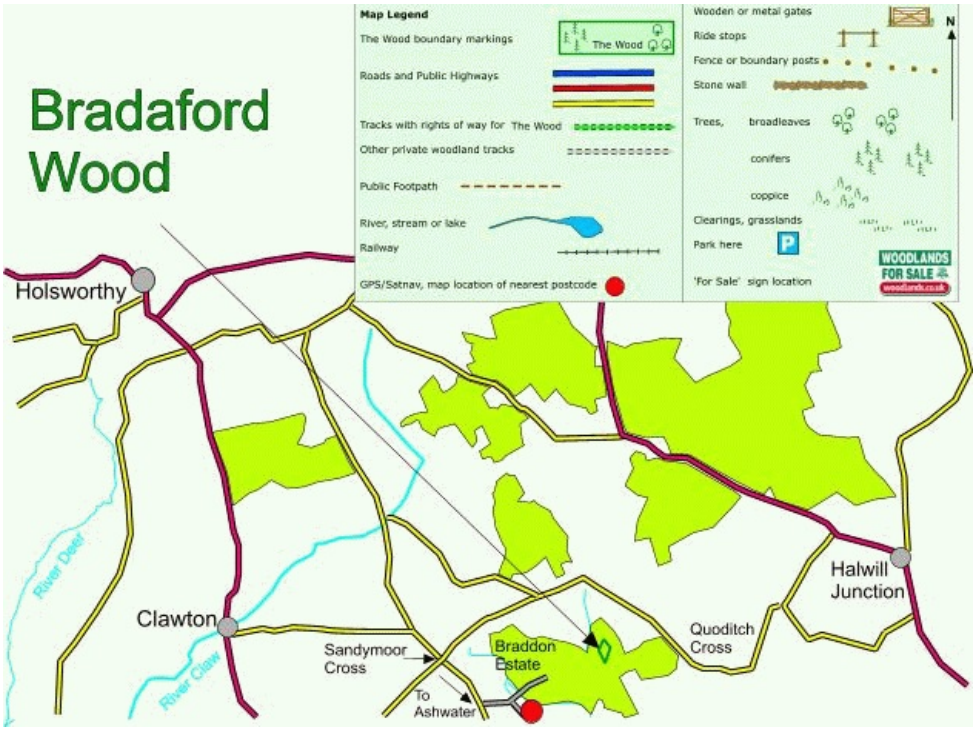
All boundaries are indicated with green markings on trees and posts.

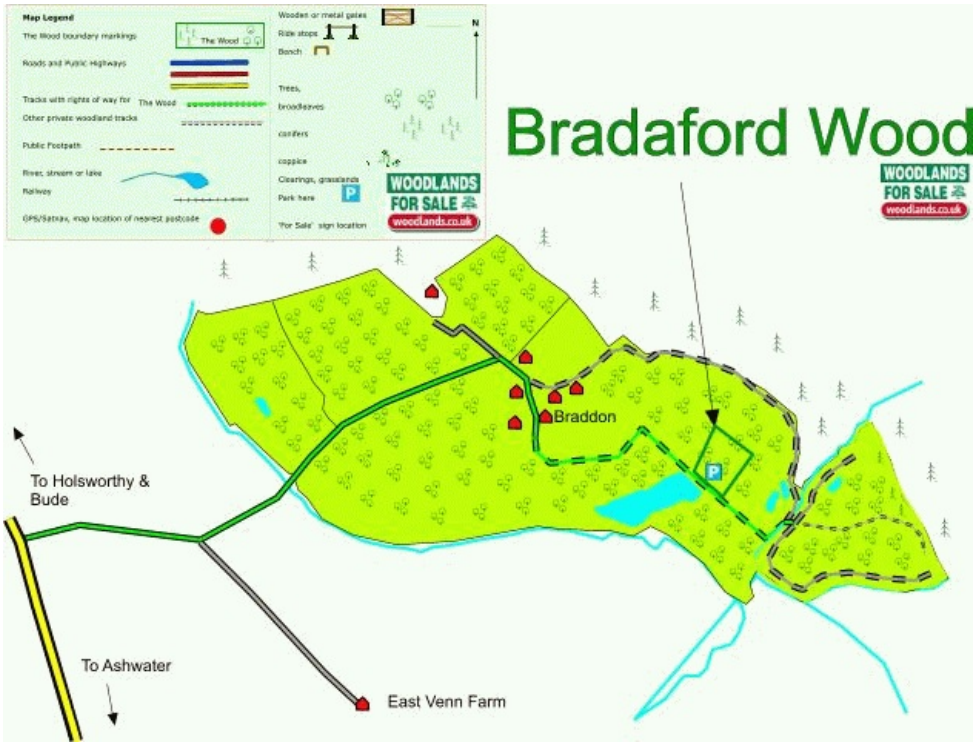
The northern boundary is a tree lined hedge bank and ditch.

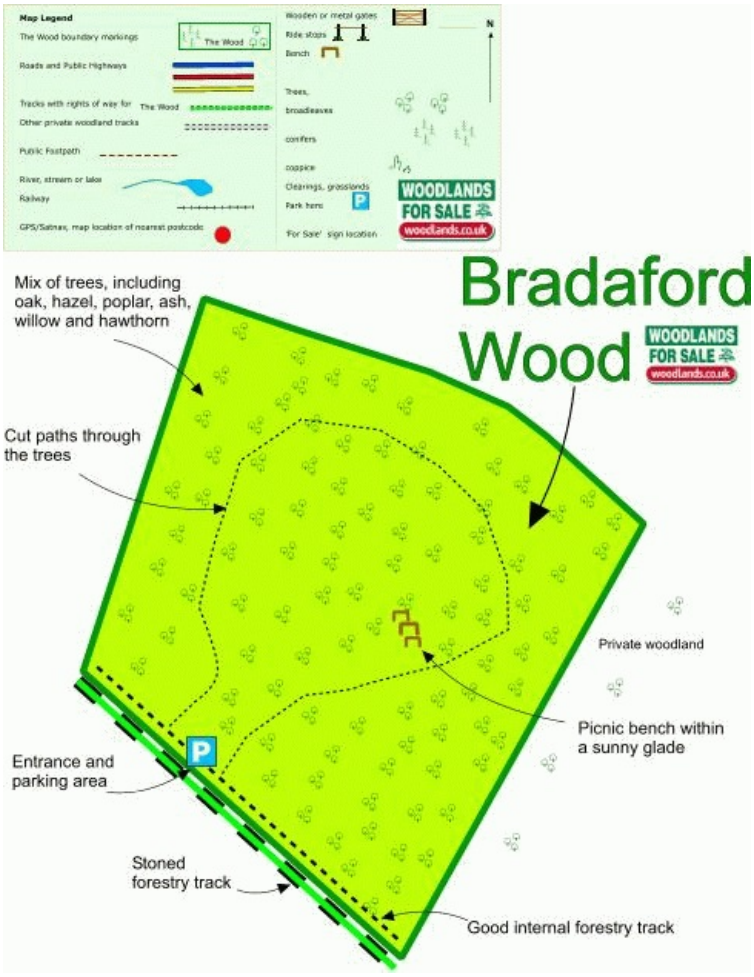
The eastern and southern boundaries are indicated by a line of fence posts.

The western boundary is along 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.