



Briarcroft Wood Devon

A woodland with lots of potential in terms of enhancing the bio-diversity and for small-scale firewood sales.

Details

Price: £39,000 Freehold
Location: Buckland Filleigh, Devon
Size: About 4 $\frac{2}{3}$ rd acres for sale
OS Landranger: OS No 191
Grid ref: SS 474 096
Nearest post code: EX21 5PQ

Local manager

Stuart Brooking
07801 789215 or 01392 436229
stuart@woodlands.co.uk



Description

Taking its name from a local farm, Briarcroft Wood is located towards the southern end of a large area of private woodlands, known as Youldrige Woods, which were once part of the Buckland estate, with its imposing manor house in nearby [Buckland Filleigh](#).

A shared access track divides Briarcroft Wood into two parts, each having its own distinct character. The area to the east (right hand side) of the track is on a very slight slope with open farmland beyond the hedge-bank which forms the eastern boundary. In this part of the woodland the main species of tree is douglas fir, planted in the 1960s, with here and there deciduous trees such as beech, hazel and ash, together with many small hollies.

To the left of the track, the feel of the woodland is quite different. Ranks of closely planted [western hemlock](#) cover the western facing slope, leading down to a more open, level area all along the meandering Musselbrook river which is the western boundary. This part of the wood is best accessed via the broad track which runs from the parking space at the woodland entrance down to the riverside area, where a mix of broadleaved trees including oak and willow line the riverbank.

Although a popular planting approach in the 1960s; the closely spaced trees (4ft / 1.2m apart) produce straight stems with limited side branch growth, once matured the woodland can tend to be rather dense, limiting the amount of light reaching the woodland floor and hence restricting the growth of ground flora. Selective thinning has recently been carried out, creating 'pockets' of light and space, and already plants can be seen emerging at ground level as well as new growth on the broadleaved trees (mostly ash) which are dotted among the hemlock.

All of the thinnings were sold to a local potter for use as fuel for his wood-fired kiln. The potter is keen to purchase further fuel in the future and a current felling licence is in hand. So everything is in place should the buyer of Briarcroft Wood wish to carry out further thinnings.

It is the riverside area which is likely to draw the attention of amateur naturalists, with its rich mix of plants, birdlife (including heron, kingfishers, grey wagtails and dippers) and much evidence of deer crossing the river to and from the open fields which lay on the far side of the water. Benches located beside the river are the perfect spots to sit quietly, look and listen - it is surprising how quickly the wildlife reappears.

This is a woodland which has the potential to be further enhanced by active management to create a more diverse natural environment.

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.

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

The village of Highampton lies on the A3072 between the market towns of Hatherleigh (approx 4 miles to the east) and Holsworthy (approx 9.5 miles to the west).

From Highampton:

- If travelling from the west, take the turning to the left where the road through the village bends sharply to the right. This turning is signed to Sheepwash
- If travelling from the east, take the turning to the right, on the bend just after the shop. The turning is signed to Sheepwash
- Follow the road to Sheepwash (1 1/2 miles) and continue on through the village for a further 1 1/2 miles to Filleighmoor Cross
- Turn left here, signed Buckland Filleigh & Shebbear
- Follow this road for about 3/4 mile to Horseshoe Bridge
- Turn right immediately before the bridge, signed West Heanton
- After about 100 yards on your left is the woodland entrance. There is a 'for sale' board on the gate
- Park by the gate (the buyer will be provided with a key for vehicular access)
- Go over the gate and walk along the track for about 150 yards, where you will find Briarcroft Wood to either side of the shared access track.

Satnav/GPS note: the postcode EX21 5PQ is for Lower West Heanton Farm, the point shown by the red dot on the two location maps.

Boundaries:

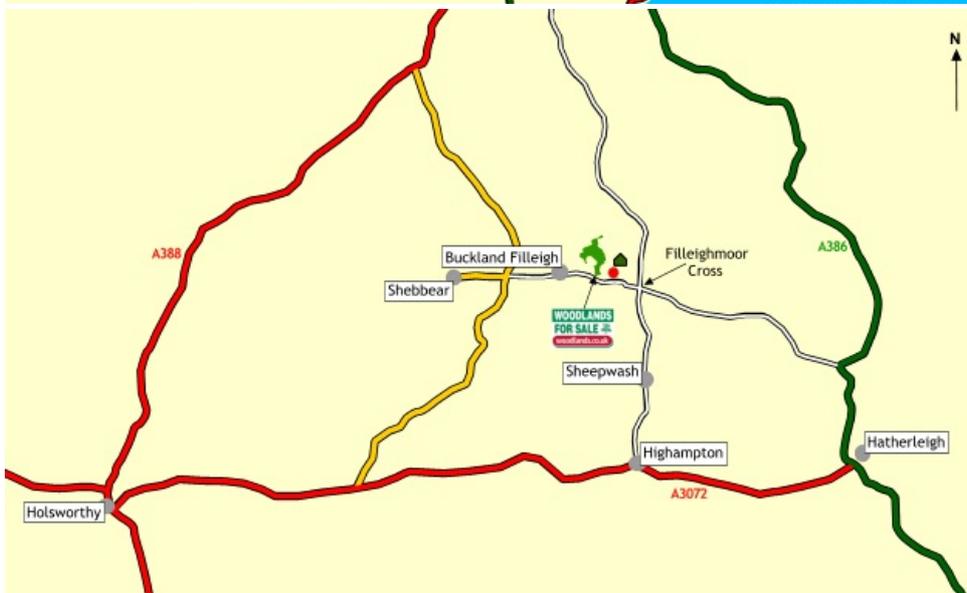
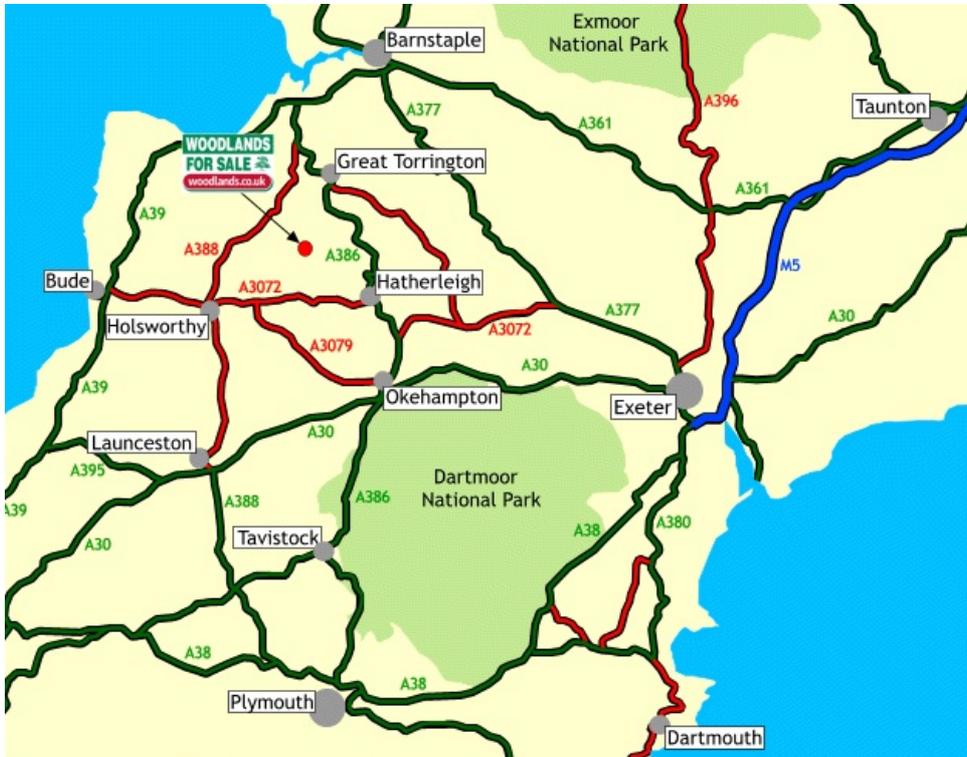
All boundaries are indicated with *pink* markings on posts and trees.

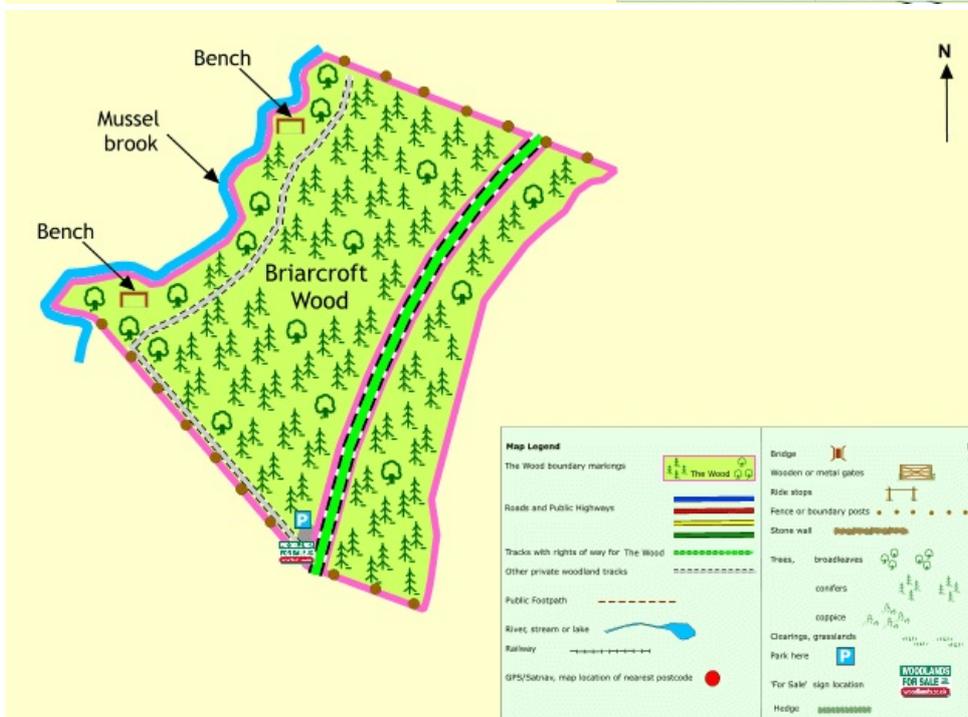
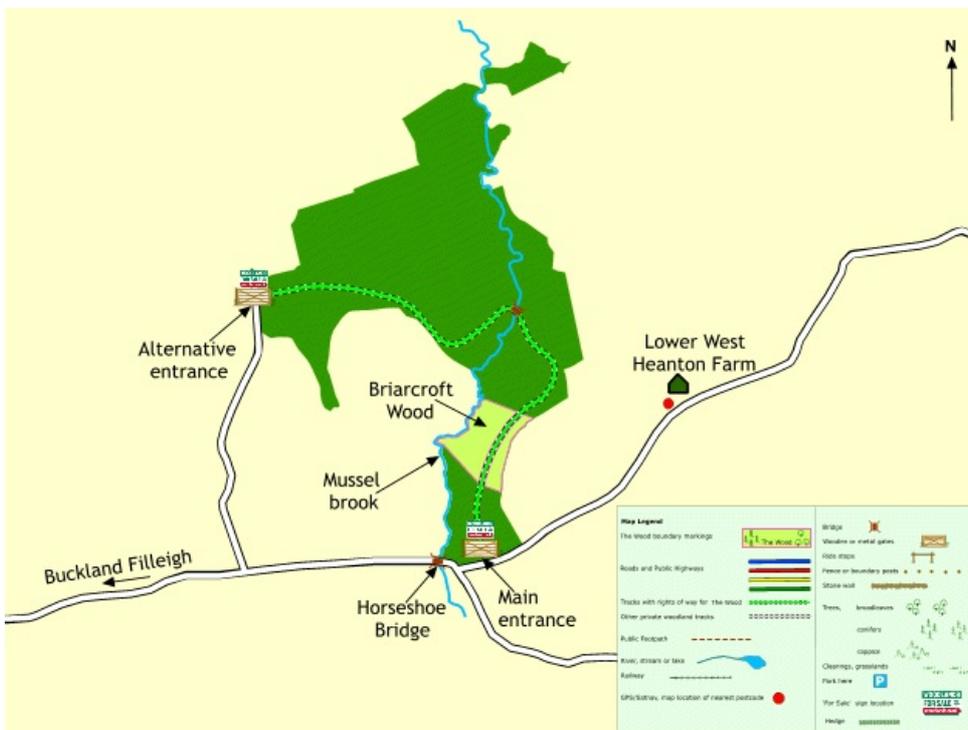
The northern boundary is a line of posts.

The eastern boundary is a bank with stock fencing.

The southern boundary is a line of posts.

The western boundary is the river.





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.