Broad Valley Wood, Devon - Over 4 acres, £59,000

Broad Valley Wood occupies the north-western side of what was formerly known as the Braddon Estate. Around 30 years ago, much of the estate was planted with a mixture of native tree species, with the intention of managing the woodland as a coppice crop to provide fuel for a woodchip boiler. Over time, the woodchip boiler became redundant, leaving the woodland to develop into an established area of maturing trees. Today, it provides a haven for wildlife as well as a valuable timber resource.

The open fields along the lower, western part of the land provide a pleasant open aspect, allowing good levels of natural light to reach the trees throughout the year. The woodland is also well served by a network of internal paths and tracks, together with a surfaced forestry track.

The surrounding area, including the shallow valley in which Broad Valley Wood is situated, is recognised for its importance as a landscape feature, both in terms of its visual appeal and its abundance of wildlife.

Broad Valley Wood and the surrounding woodland areas have been identified by the Local Authority as important habitat features within the landscape and benefit from an additional level of protection through an Article 4 designation. This allows for the continued enjoyment and management of the woodland, although planning permission will be required for certain works and developments that might otherwise fall within permitted development rights.

Other woodland owners within the Article 4 area have successfully obtained permission to install forestry storage sheds and composting toilets, demonstrating that appropriate facilities may be achievable, subject to the necessary planning approvals.

Trees

At the lower, western edge of the woodland, close to the entrance, the trees are predominantly alder, together with aspen and poplar. Aspen trees are a particular delight within a woodland, their leaves fluttering and shimmering in the breeze like a tremolo, hence their Latin name, *Populus tremula*. Aspen also attracts a wide variety of insects, which in turn provide a valuable food source for ladybirds.

As you walk further up through the woodland, the alder gives way to an area of oak, interspersed with some wild cherry. At the heart of the woodland is a planting of small-leaved lime and beech. The small-leaved lime is particularly well suited to coppicing, offering opportunities to create and maintain valuable coppice habitat.

Towards the upper, eastern side of Broad Valley Wood are further planted areas of beech and ash. There may be scope to selectively thin some of the ash trees and introduce alternative species, helping to further enhance the woodland's biodiversity.

Finally, along the northern and eastern boundaries, an old hedge bank is lined with a characterful collection of mature, gnarled oak trees, together with hazel, birch and hawthorn. These established boundary trees add considerable character and provide further habitat diversity.

Wildlife

Roe deer are regular visitors to the woodland and surrounding countryside, while foxes and badgers are also frequently seen in the area.

Birdsong is a particular feature of Broad Valley Wood, with an impressive variety of species making their home here. These include robins, great tits, blue tits, woodpeckers, wrens, owls and buzzards. Groups of long-tailed tits are also a delightful sight, flitting through the trees together as they move through the woodland as a family group.

Features

A well-established network of tracks and paths runs throughout the woodland, providing excellent access. A small stream meanders along the western boundary, adding further interest to the setting.

Towards the centre of the woodland, a rustic picnic bench provides a pleasant spot to pause, relax and enjoy a family picnic while taking in the peaceful surroundings.

Access, tracks and footpaths

Access to Broad Valley Wood is via a quiet, little-used country lane, from which a concrete track leads to a surfaced forestry track providing access into the woodland.

A dedicated, stone-surfaced parking area is situated near the entrance for the purchaser's private use.

Rights and covenants

Sporting rights are included in the sale.

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 rural setting of Broad Valley Wood provides an ideal opportunity to escape the demands of everyday life and reconnect with nature. Through sensitive, low-intensity woodland management, there is also potential to produce a sustainable supply of firewood or green timber for woodturning.

Imagine relaxing in a hammock, gently swaying beneath the leafy canopy and immersed in the tranquillity of your own woodland retreat. Simply find two suitably spaced, sturdy trees and use tree-friendly hammock straps (often known as tree huggers) to protect the bark. Then sit back, unwind and enjoy the sights and sounds of nature from your own secluded woodland haven.

Local area and history

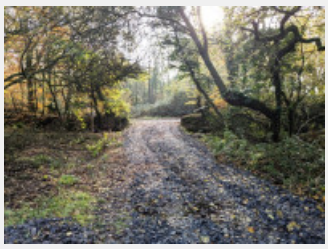
Broad Valley Wood enjoys a peaceful, rural position within the beautiful North Devon countryside, in the parish of Ashwater. It is within a short journey of the A30 and Holsworthy, while the popular North Cornwall surfing beaches of Bude and Widemouth are within a 30-minute drive. Here, a variety of activities can be enjoyed, including surfing, bodyboarding, walking, fishing and sailing.

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

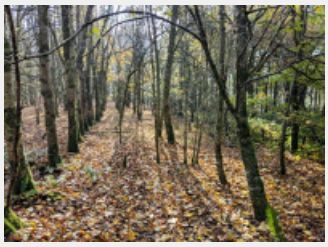
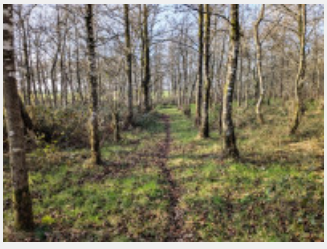
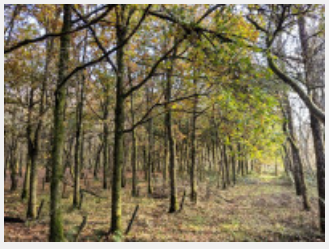
Dartmoor, with its rugged tors and stunning landscapes, is less than 30 minutes away.

Price: £59,000 Freehold
Location: Ashwater, Near Holsworthy, Devon
Size: Over 4 acres for sale












Click a photo to see a bigger version in a new window.

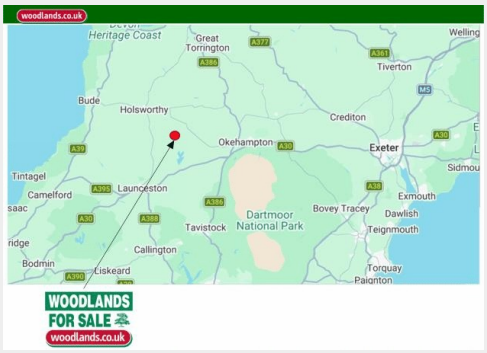
Boundaries:

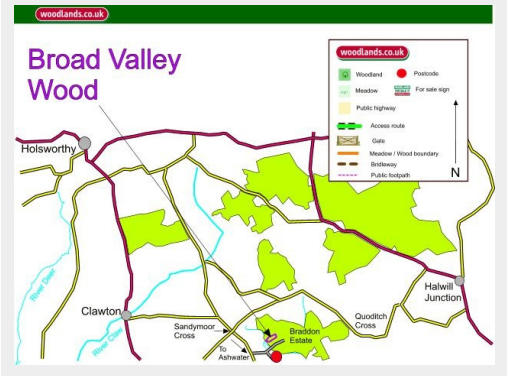
All boundaries are indicated with purple markings on past and trees.

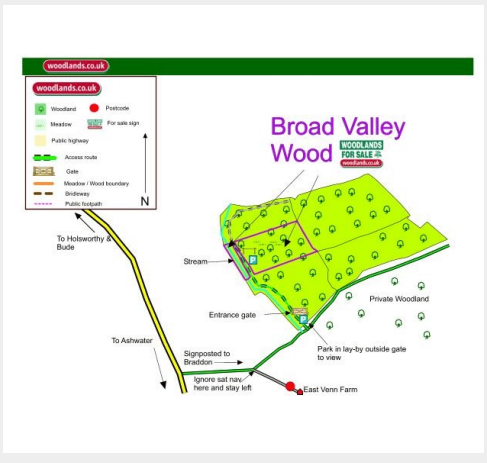
The northern boundary is an old hedge banks.

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

The western boundary is along a hedge bank the other side of a stream.









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in Cornwall and West Devon >>

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk



Read more about Stuart.

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.

Print these sales details

Location

OS Landranger: OS No 190
Grid ref: SX 391 985
Nearest post code: EX21 5EP

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

- Take the A30 and, travelling either eastbound or westbound, leave at the junction at Stowford Cross, signposted to Roadford Lake, Broadwoodwidger and Bratton Clovelly.
- Turn left at the T-junction if travelling eastbound from the A30, or right at the T-junction if travelling westbound. Both directions are signposted to Broadwoodwidger and Roadford Lake.
- Stay on this road for 5 miles, crossing the stunning landscape around Roadford Lake, until you reach Ivyhouse Cross, where you should turn left.
- At Reservoir Cross, turn immediately left towards Ashwater.
- Continue along this road for 3 miles, passing through Ashmill, until you see a farm lane on your right, signposted to Braddon and East Venn.
- Turn right onto the farm lane and take the left-hand fork at the first junction towards the Braddon Estate.
- After approximately 100 metres, look out for the old metal gates on your left, marking the former entrance to the estate. Immediately beyond these gates, take the first left turn onto a forestry track, marked by a 'Woodlands for Sale' arrow pointing down the track.
- If you have been provided with the gate access code, you can drive through from here. Otherwise, please park in the parking area to the right of the wooden gate.
- Once through the gate, continue along the track until you reach the second stone-surfaced parking area on your right. This is the parking area for the woodland and is identified by a 'Broad Valley Wood' name sign.
- Broad Valley Wood can be accessed just further along the track on your right, through a wooden ride stop.

Satnav/GPS note: The postcode EX21 5EP identifies the location marked by the red dot on the two location maps.

The what3words for the main entrance from public highway are merit.cuddled.ketchup

The what3words for the entrance to the actual wood are rugs.starlight.stung

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.

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