



Clinton Wood

Devon

Bordered by old hedge banks on all sides, Clinton Wood has a feeling of privacy amongst the towering conifer trees and younger regenerating hazel and beech. Clinton wood benefits from access to the banks of the local river.

Details

Price: £59,000 Freehold

Location: Chawleigh, Chulmleigh, Devon

Size: Over 3 acres for sale

OS Landranger: OS No 180

Grid ref: SS 710 135

Nearest post code: EX18 7HL

Local manager

Stuart Brooking

07801 789215

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Description

Set within the picturesque landscapes of rural mid Devon, Clinton Wood sits near the base of a small valley that rises from the Little Dart River. The prominent conifer trees stand tall adjacent to areas of both young woodland and ancient replanted broadleaved woodland and overlook farmland at the north.

The topography of the woodland gently slopes north from around 90 metres to 75 metres above sea level.

Single bank fishing rights are included in the sale where the woodland adjoins part of the riverbank within the woodland. It is understood that salmon and brown trout were previously present.

The woodland benefits from being within walking distance of the village of Chawleigh which has two pubs and a village shop.

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

Douglas fir trees planted in 1966 form the current canopy of Clinton Wood. These impressive conifer trees have been well maintained by a regular thinning regime resulting in some excellent timber trees which could be used for forestry projects or a further thinning to provide a future income.

A good amount of light penetrates the canopy helping form a diverse shrub layer which includes beech and hazel trees.

Along the hedge banks there is a mix of trees including numerous hazel coppice stools.

Wildlife

The presence of the Little River Dart along part of the north western boundary of the woodland provides an interesting habitat which is frequented by herons, kingfishers and grey wagtails and is likely to be used by otters.

Within the woodland buzzards roost within the upper canopy of the large conifer trees and badgers and foxes forage the forest floor.

Features

At the entrance to the woodland there is a private stoned area for parking and a ride stop indicating the entrance.

There is a cut path into the woodland which winds down to join an older track which heads east to west.

Access, tracks and footpaths

Access is via a country lane just to the east of the village of Chawleigh via a gate to a shared access track. There is a stoned forestry track which leads all the way to the woodland entrance.

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

Clinton Wood is ideally suited to small scale forestry projects with a ready-made timber resource supplied by the mature Douglas fir trees. The owner could hire in a mobile sawmill to utilise some of this timber to plank up, perhaps even to build a forestry store (subject to any permissions required).

Alternatively for the less adventurous simply sit back and enjoy the woodland and let mother nature do the work.

Within the understorey of the woodland hazel stools are thriving with the amount of sunlight that penetrates the tree canopy and can be coppiced to give materials for green woodworking projects.

Clinton Wood is perfect for occasional overnight stays, with open area throughout the woodland providing an ideal place to pitch a tent.

Local area and history

Clinton Wood takes its name from the Clinton Devon Estates, which is the largest private landowner in Devon but namely the 21st Baron Clinton, Charles Trefusis. Lord Clinton had a great interest in forestry and was the Chairman of the Forestry Commission from 1927 to 1929.

The Forestry Commission was established after World War 1 to re-stock the timber resources of the nation after many woodlands

were felled to provide materials for the war effort. There is a famous tale of the first major meeting of the Forestry Commission in London where Lord Clinton & Lord Frazer, both owners of large estates and founding commissioners, decided to hold a competition to plant the first new Commission Forest.

Probably unsurprisingly Lord Clinton arrived in Devon first at Eggesford train station right near Chawleigh and swiftly organised his estate staff to planting Douglas fir trees in part of Eggesford Forest. This new woodland was planted by the 8th of December 1919 and is now called Flashdown Wood, which is open to the public. The story goes that Lord Clinton sent a telegram of his achievement to Lord Frazer which he received as he stepped of the train after a long journey to Scotland!

Eggesford train station is part of the Tarka Line, one of the most picturesque routes in England that goes from Exeter to Barnstaple and is a short journey from the woodland.

The north coast of Devon is within a 50 minute drive of the woodland as is a fantastic place to explore via the [south west coast path](#) as well as enjoying the surfing beaches of Croyde, Westward Ho! and Saunton Sands to name a few.

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

Before heading to view the woodland please contact the agent to discuss viewing arrangements:

- From the A377 either heading south towards Exeter or north towards Barnstaple take the turning opposite Eggesford station onto the B3042 signposted towards Chawleigh & Witheridge.
- Stay on this road for around 2 miles, turning right at Hollow Tree Cross until you enter the village of Chawleigh.
- Take the second turn on the left where the Earl of Portsmouth pub is found signposted towards Cheldon & Gidley Arms.
- Drive down the hill past the first 'woodlands for sale' sign and look out for the entrance gate on your left indicated by another 'woodlands for sale' sign.
- To access the site you will need to speak to the local agent.
- Once you have agreed access take the track into the main woodland, passing a large parking/timber stacking area taking the lower track into the older part of the woodland. You can park here and walk if you wish, it is a lovely walk!
- At the first fork stay on the lower track by taking the right hand track. Stay on this track for around 200 metres until you see a mature conifer woodland on your right with a stoned entrance and a ride stop with the 'Clinton Wood' name sign on it.
- Park on the stoned area and head down passed the ride stop to enter the woodland
- Walk further on to join the lower main path within the woodland. Turn left and follow to the end of the conifer trees and you will find a way down to the bench by the river on your right.

What3words to the main entrance: drums.shield.contracts

What3words to the entrance of Clinton Wood: redeemed.cope.takers

Sat Nav / GPS note: The post code EX18 7HL is for the point shown on the location map by the red dot.

Boundaries:

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

The northern boundary is an old tree lined hedge bank adjacent to a meadow.

The eastern boundary is an old hedge bank lined by trees.

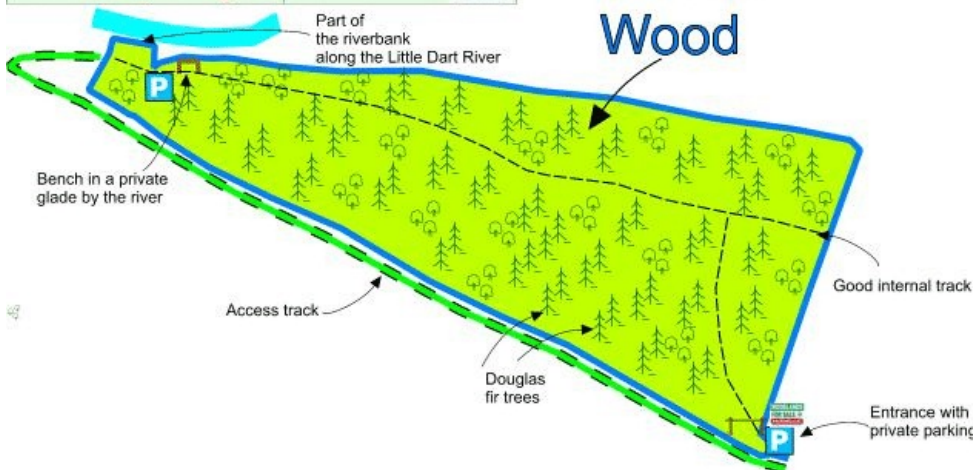
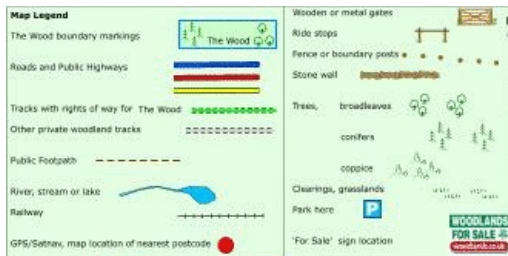
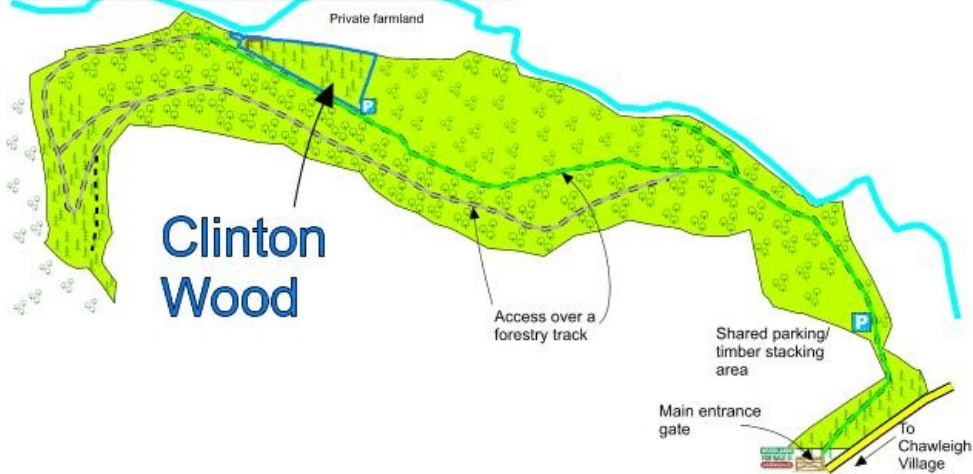
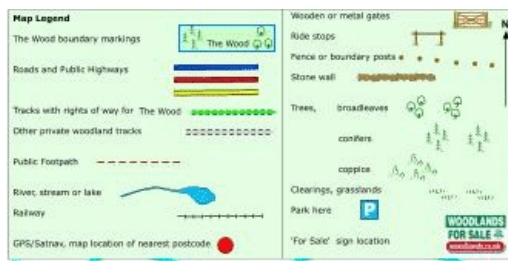
The southern boundary is along the edge of a forestry track

The western boundary is indicated by blue markings along the edge of the riverbank.



Clinton 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.