



## Colleton Wood

### Devon

Nestled away within the rolling hills and wooded valleys of Devon, this mature conifer woodland is ideally suited to small scale woodland management. A perfect retreat with a good internal track and a small stream. There is also access to a shared area of riverbank along the Little Dart River which benefits from single bank fishing rights.

#### Details

**Price:** £45,000 Freehold  
**Location:** Chawleigh, Chulmleigh, Devon  
**Size:** Nearly 3 acres for sale  
**OS Landranger:** OS No 180  
**Grid ref:** SS 706 133  
**Nearest post code:** EX18 7HL

#### Local manager

**Stuart Brooking**  
07801 789215  
[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

Colleton Wood is found within the rural mid Devon heartlands which are known for quaint villages and unspoilt landscapes. Set at the far end of a larger woodland known as Chawleigh Barton, the woodland is surrounded by trees and meadows and is a haven for wildlife. the woodland is classed as Ancient Replanted Woodland on the Governments 'MAGIC' geographical database. This means that there has been woodland present here since at least 1600AD.

The topography of the woodland undulates from around 110 metres to 135 metres above sea level and generally faces to the west. There is a small stream flowing from south to north within Colleton Wood which eventually flows into the Little Dart River. Single bank fishing rights are included in the sale where the river adjoins a shared area along part of the riverbank. 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.

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### Trees

The forest canopy is mostly Douglas fir that tower impressively towards the sky. These trees were planted in 1989. They have been thinned and have grown well and could provide a small future income from timber sales.

In open pockets of the woodland birch trees are naturally regenerating well and along the eastern and western edges are fringes of broadleaved trees, mostly hazel.

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### Wildlife

Wildlife is found in abundance within Colleton Wood and its surroundings. There are mammal trails within the woodland used by badgers, foxes and deer. Woodland dwelling birds include buzzards, tawny owls and a variety of song birds.

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### 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.

There is a permissive footpath along the lower track.

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### 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.

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### Activities

Colleton Wood is perfect for occasional overnight stays, with a level area at the end of the internal track providing an ideal place to pitch a tent.

The generally peaceful surrounds allow the tranquillity for wildlife observation and photography as well as wellbeing activities such as [forest bathing](#).

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### Local area and history

Colleton Wood takes its name from a nearby hamlet and former manor house to the west of Chulmleigh - a nearby market town. One of the descendants of the manor married the Rev. John Russell (1795 - 1883) who was also known as '[Jack Russell](#)', the 'Sporting Parson' and creator of the Jack Russell breed of dog.

At nearby Eggesford there is a train station which is part of the Tarka Line, one of the most picturesque routes in England that goes from Exeter to Barnstaple.

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.

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### 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 are not sure if your vehicle will make the tracks, it is a lovely walk!
- At the first fork take the left hand track up the hill and stay on this track all the way along the top of the woodland until the track splits again where there is an old bench on your right.
- Park here and take the left hand fork up the hill and down the other side where you will see the access to Colleton Wood on your left indicated by a ride stop with a 'Colleton Wood' name sign upon it with a 'woodlands for sale sign'.

What3words to the main entrance: drums.shield.contracts

What3words to the entrance of Colleton Wood: unions.formed.threaded

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 red markings on posts and trees.

The northern boundary is along a forestry track and indicated by a short line of fence posts.

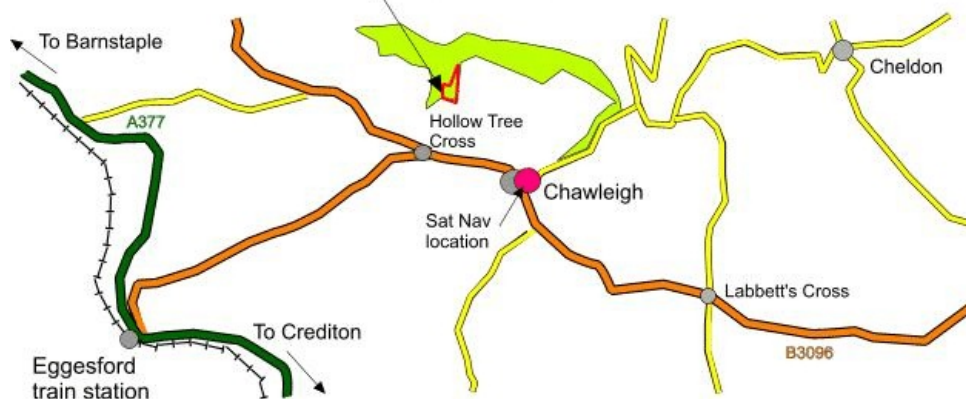
The eastern boundaries is an old hedge bank lined by trees.

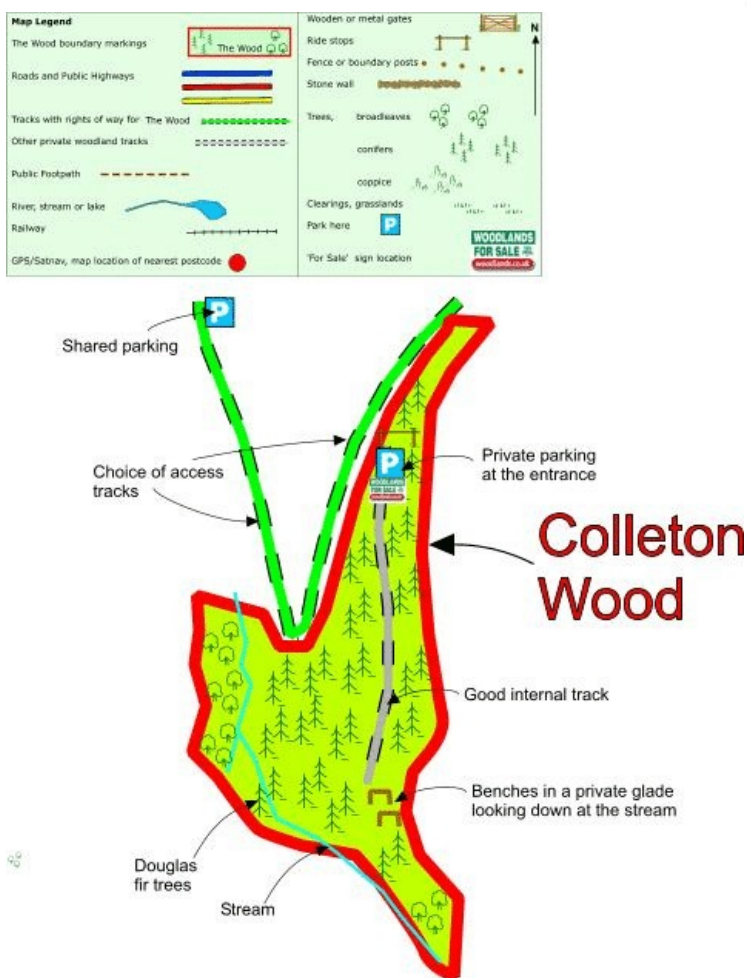
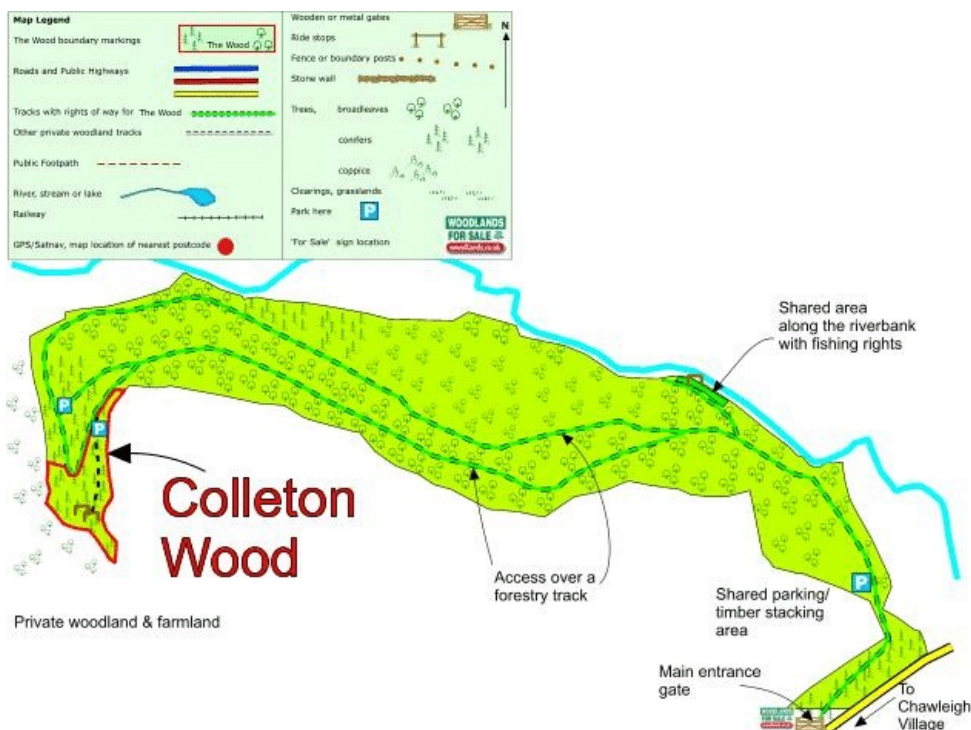
The southern boundary is an old hedge bank.

The western boundary is is along a forestry track and partly along an old hedge bank.



## Colleton 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.