



## Coly Wood

### Devon

A tranquil broadleaved woodland comprising a mosaic of ancient semi-natural stands and regenerated wood pasture, interlaced with small spring-fed streams.

#### Details

**Price:** £79,000 Freehold

**Location:** Colyton, Seaton, Devon

**Size:** Over 4 acres for sale

**OS Landranger:** OS No 192

**Grid ref:** SY 230 939

**Nearest post code:** EX24 6RU

#### Local manager

**Stuart Brooking**

07801 789215

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Description
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Coly Wood enjoys an enviable position within the picturesque landscape of the Coly Valley. Sitting at approximately 80-100 metres above sea level, the woodland benefits from far-reaching views across the stunning East Devon Area of Outstanding Natural Beauty from its north-western corner.

A short drive to the south brings you to the spectacular , a UNESCO World Heritage Site renowned for its dramatic cliffs, fossil-rich beaches and breathtaking coastal scenery.

Coly Wood forms part of a larger tract of mixed woodland historically known as Heathayne Hill and Freakhayne Coppice. According to the Government’s habitat database, the northern section of the woodland is classified as infilled ancient wood pasture, while the southern section is designated as ancient semi-natural woodland. Historically, wood pasture would have comprised well-spaced mature trees — predominantly oaks — interspersed with open areas and denser groves, traditionally grazed by cattle. Ancient semi-natural woodlands are those that have been continuously wooded since at least 1600 AD and today account for only around 1% of Britain’s remaining original forest cover.

The woodland is composed of a rich variety of mature native broadleaved trees, interspersed with sunny glades and natural water sources. This well-established and diverse habitat supports abundant wildlife, from birdsong filling the canopy to regular visits from deer, badgers and foxes. In spring, the woodland floor comes alive with vibrant displays of bluebells and wild daffodils, adding seasonal colour to this beautiful and ecologically significant setting.

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
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At the heart of the woodland, more open areas allow ample light to filter through a canopy of mature oak, alder and birch. Beneath this, a well-developed understorey of hazel and holly adds structural diversity and valuable habitat.

The south-western part of the woodland is characterised by larger oak trees interspersed with mature birch and holly. These trees are generally well spaced, creating open ground conditions that support a different suite of woodland plants and wildlife.

In contrast, the north-western part of Coly Wood contains an important area of wetter woodland habitat. Here, a natural spring rises from the ground and flows northwards through a mosaic of oak, hazel and birch, alongside willow trees draped with honeysuckle. This damp environment adds further ecological richness to the woodland, supporting species adapted to wet woodland conditions.

Wildlife
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Ground conditions and varying light levels across the woodland create a diverse range of habitats that support a rich variety of wildflowers and plants. In spring, parts of Coly Wood are carpeted with bluebells, while sunnier open glades support a thriving colony of wild daffodils. In contrast, the more shaded areas provide ideal conditions for ferns and other shade-tolerant species.

Old, mature trees throughout the woodland are frequently used by numerous bird species, including great tits, blue tits, chaffinches and robins, adding constant movement and birdsong to the woodland atmosphere.

There also appears to be an active badger sett within the wood, with well-worn paths radiating from it. This quiet, undisturbed setting would provide excellent opportunities for badger watching during the long summer evenings.

Features
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From the entrance, an old track leads gently down to an open glade where a double bench sits, surrounded in spring by a beautiful display of wild daffodils. Just to the north of this glade lies an area of spring-fed wet woodland, adding further ecological interest and habitat diversity.

In the far north-western corner, a larger spring rises from the ground, creating an area that could be ideally suited to the creation of a wildlife pond, subject to any necessary consents. This natural water source enhances the woodland’s biodiversity potential.

With the exception of the southern boundary, all boundaries are defined by historic, tree-lined hedge banks, contributing both to the woodland’s character and its sense of privacy and enclosure.

Access, tracks and footpaths
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Access to the woodland is via a locked gate from a quiet country lane, with full vehicular rights of entry granted to the purchaser, ensuring both privacy and security.

A stone track leads up to the higher part of the woodland, where there is ample space for turning and parking. From this point, a footpath crossing the property provides convenient pedestrian access to the lower section of the woodland. The path also connects into a wider network of scenic countryside walks, enabling the owner to explore the surrounding landscape of East

Devon directly from the Coly Wood.

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### Rights and covenants

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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

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Coly Wood offers a wide variety of opportunities for an owner to enjoy and engage with the woodland. Its quiet, secluded nature makes it an ideal setting for mindfulness and restorative activities, providing a peaceful escape from the pressures of the modern world. Practices such as forest bathing, meditation or outdoor yoga would sit naturally within this calm woodland environment.

For those interested in more active involvement, Coly Wood also presents excellent potential for sensitive woodland management. The site could form part of an ancient woodland restoration project, with opportunities for traditional hazel coppicing, as well as the recording and mapping of veteran and ancient trees. Such activities would not only enhance the ecological value of the woodland but also help to preserve its historic character for future generations.

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### Local area and history

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Set in the heart of the East Devon Area of Outstanding Natural Beauty, Coly Wood is surrounded by rolling farmland, wooded hillsides, and charming villages. The landscape is quintessentially West Country — peaceful, green, and rich in wildlife.

Just a short drive away, the seaside town of Seaton looks out across Lyme Bay, framed by striking red and white cliffs. Its mile-long shingle beach and working harbour make it a great spot to explore.

The picturesque coastal village of Beer and the riverside village of Axmouth are also close by, each offering their own unique charm.

Human settlement here stretches back over 4,000 years, long before the Romans arrived. The area once hosted Iron Age forts, including sites at Seaton Down, Hawkesdown Hill, Blackbury Camp, and Berry Camp.

Just above the wood lies Ox Hill, said to commemorate a community ox roast held here in 1829 and the location is also believed to be the site of the medieval Chapel of St. Calixtus, as suggested by the 19th-century Tithe Map of Colyton.

Although Coly Wood is a peaceful haven it is also within a 15 minute walk of the quaint small town of Colyton. Coly is thought to be a Celtic name for a river and 'ton' or 'tun' meaning a place by a river. Colyton boasts a Norman church, a variety of small shops, pubs and cafes and is part of the [Seaton Tramway](#).

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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### How to find this woodland

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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.

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### Directions

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- From Colyton head out of the town west on the New Sidmouth Road passing the church on your right.
- Shortly after the church take the first right onto Southleigh Road signposted towards Southleigh.
- After half a mile you will come to a fork in the road at Heathayne Cross, stay on the upper road and you will see a gate on your left, this is the access gate for the track that leads to the woodland.
- You can park opposite the gate in the lay-by to view or you can contact the local agent to make other viewing arrangements.
- Head through the kissing gate at the left of the access gate and follow the stone track up into the woods.
- Continue along this track for around 300 metres, through a wooden ride stop until you come to the end of the track where there is a large parking/ timber stacking area.
- At the end of this track there is a footpath, head across this path and on the other side you will see an access track which leads to Coly Wood. There is a line of fence posts each side heading down the hill.
- Take this track, keep in between the two lines of fence posts until you come to a small bank, head over this and just after this you will see the name sign for Coly Wood on your right.

- Continue along the track and up the hill until you come to a T junction in the track. Coly Wood is on your right and has a private internal track that heads down hill. This leads to the centre of the wood where you will find some benches.

Sat Nav / GPS note: The post code EX24 6RU is for the point shown on the location map by the red dot.

What3words at the start of the entrance path: [///sectors.shackles.personal](#)

What3words at the main entrance: [innovate.cherish.rainfall](#)

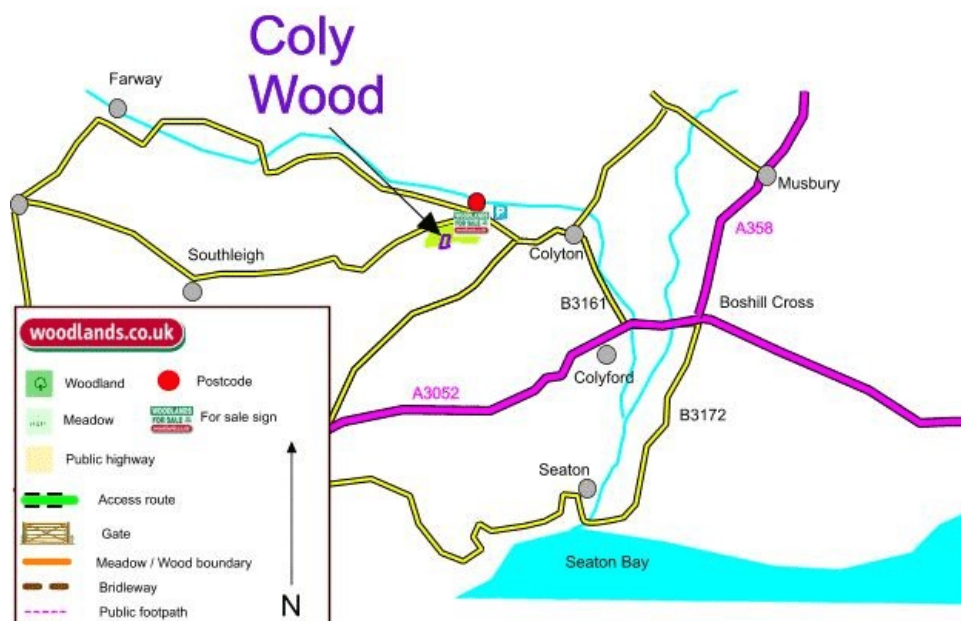
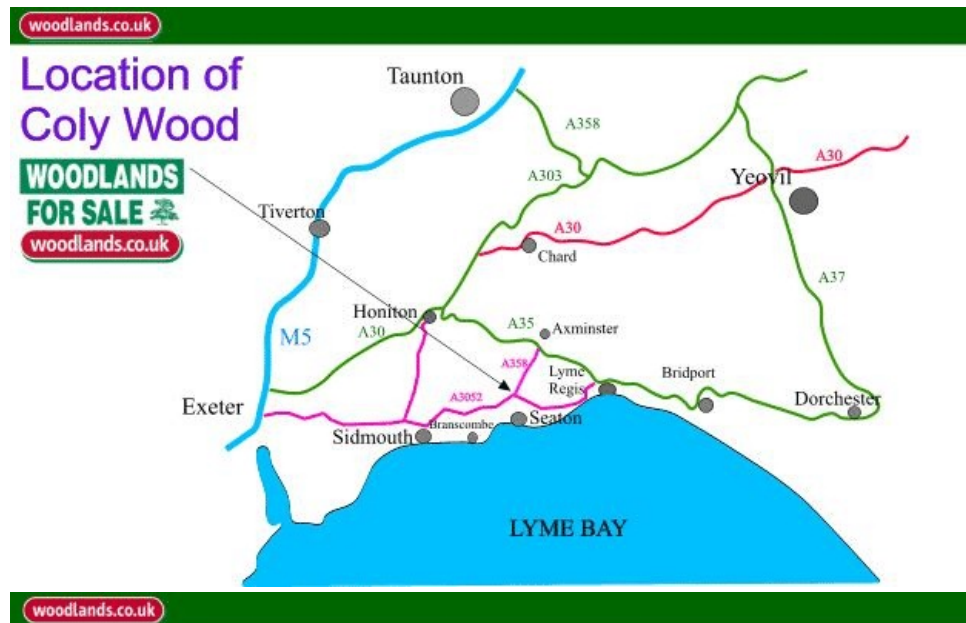
## Boundaries:

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

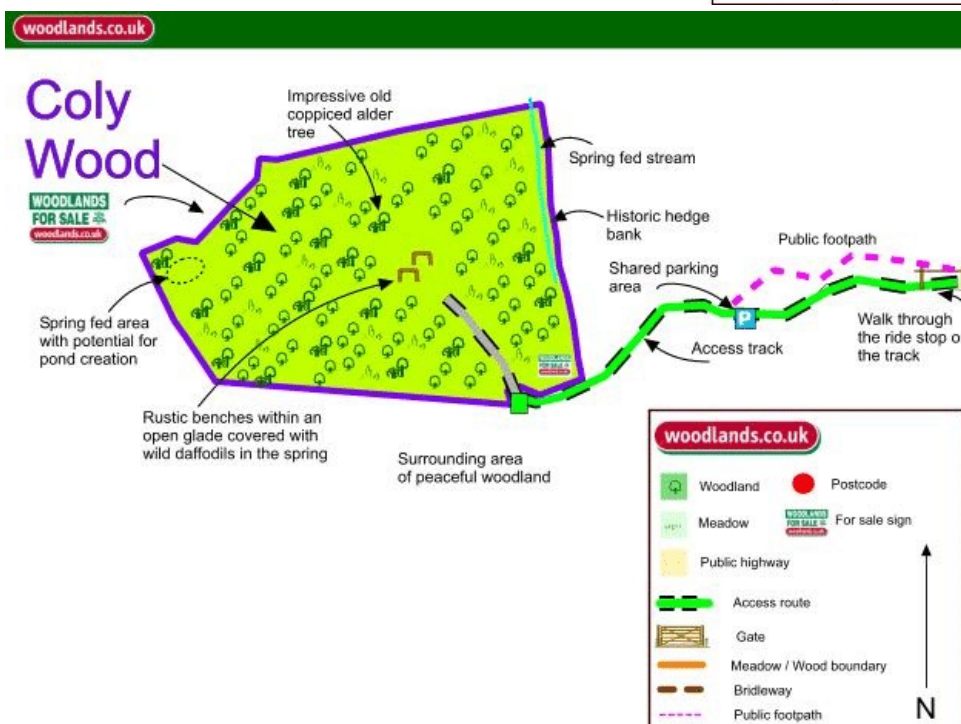
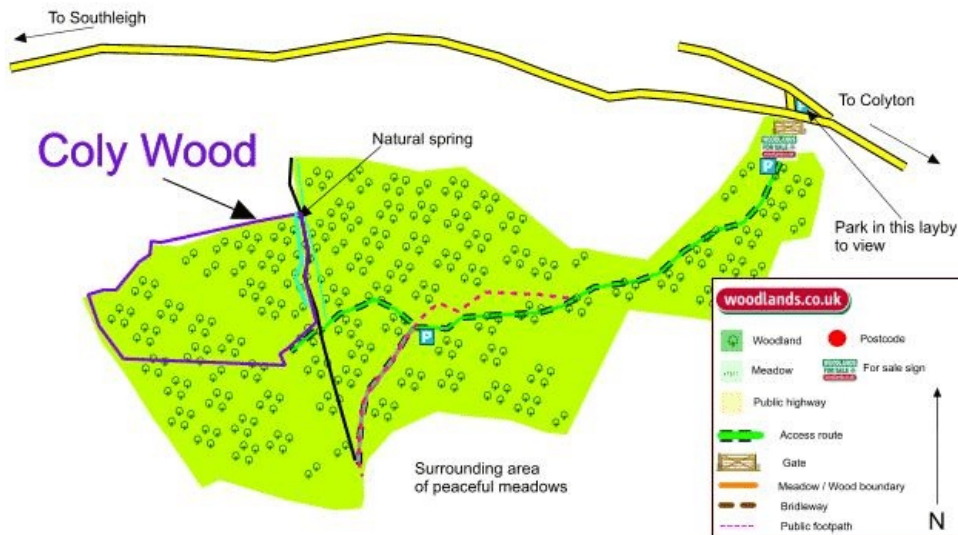
The northern boundary is indicated by an old hedge bank lined by trees along the edge of a field.

The eastern and western boundaries are indicated by old wood banks.

The southern boundary is indicated by a line of fence posts.







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.