Fiddlecott Wood

Devon

A charming broadleaf woodland dominanted by glorious tall oak trees set on the upper reaches of a small valley in the heart of Devon with the added attraction of access to a length of river bank with fishing rights.

Details

Price: £55,000 Freehold
Location: Chawleigh, Chulmleigh, Devon
Size: About 3 ¼ acres for sale
OS Landranger: OS No 180
Grid ref: SS 719 128
Nearest post code: EX18 7HL

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk

Description

Set within the picturesque landscapes of rural mid Devon, Fiddlecott Wood sits near the top of a small valley that rises from the Little Dart River. Part of a larger woodland that is known as Chawleigh Barton Wood or historically Leigh Wood, the whole of Fiddlecott Wood is listed on the as Ancient Replanted Woodland on the Government's MAGIC website which records information about the natural environment and is shown as woodland on the 1885-1900 Ordinance Survey maps.

Ancient Replanted Woodlands are sites which have been woodland since at least 1600 AD but at some point, usually after a large War, have been felled for the timber resource and replanted, often with non native conifer trees but in this instance has been replanted as an oak woodland.

The topography of the woodland gently slopes north from around 300 metres to 400 metres above sea level.

There is the added attraction of a shared area of riverbank along the Little Dart river for recreation enjoyment as well as single bank fishing rights. It is understood that salmon and brown trout were previously present. This area is within a seperate part of the larger area of woodland.

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

Mature native oak trees form the canopy of Fiddlecott Wood. These are well distributed throughout the woodland and allow plenty of light to reach the ground layer. Beneath the canopy, the understorey is dominated by hazel, with some holly, younger beech trees, and the occasional self-seeded conifer.

The hazel has been historically coppiced, an ancient practice of managing woodland for timber and firewood which goes back to the stone age. Coppicing is a sustainable way of managing trees such as hazel which provides a long term supply of timber whilst also benefitting biodiversity by allowing light levels penetrating the ground to vary over time allowing flowers to thrive which in term provides a valuable source of food for insects and then birds and bats.

Wildlife

A variety of tree habitats, open spaces, and rich ground flora, combined with the peaceful setting, attract an abundance of birdlife. Wrens can be seen hopping through the bramble thickets ahead of you as you wander the woodland, while treecreepers perform their distinctive routine of spiralling up tree trunks before gliding down to the next.

Numerous badger holes are scattered throughout the woodland, several of which appear to be active. This makes the area an excellent spot for quietly watching badgers at dawn or dusk.

Features

Along the southern boundary at the top of Fiddlecott Wood stands an old boundary stone inscribed with “Devon TA” (see photo). This part of the wider woodland was once used as a shooting range by the Territorial Army and is believed to date back to the 19th century.

Access, tracks and footpaths

Access is from a country lane just east of the village of Chawleigh, through a gate that leads onto a shared access track. A stoned forestry track then continues 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

Fiddlecott Wood is a nature haven for anyone who enjoys birdwatching and observing other wildlife, including the resident badgers.

The woodland also includes access to around 70 metres of private riverbank along the Little River Dart, giving the owner the chance to enjoy the impressive flow of this picturesque river as well as the opportunity to fish.

Local area and history

The quaint village of Chawleigh is handily placed and has a community shop and a couple of pubs. Within a couple of miles is the small Saxon market town of Chulmleigh which used to be sited on the main road between Exeter and Barnstaple which made it

successful as a wool trading town. This prosperity means that there are a number of fine old buildings of thatch and cob. There is also a church.

Chulmleigh was first recorded in the Domesday Book of 1086 as 'Calmonlevge', deriving from the Old English family name Ceolmund and the common place name leah which has a number of meanings which include 'woodland' and a 'wood clearing'.

Nearby, 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 take the left hand track that heads up hill to the top of the woodland and stay on this track for around 800 metres until you come to another fork in the track just past a bench.

- Take the left hand fork and follow this track to the top of the hill where you will see a small 'woodland for sale' sign and a track on your left which heads back east to the entrance of Fiddlecott Wood.

- At the entrance there is a ride stop with the 'Fiddlecott Wood' name sign on it.

- Once within the woodland there is an old path along the upper part of the woodland which is the southern boundary and a lower track into the heart of the woodland where you will find a bench.

- Past the bench there is an area of the woodland where there are numerous old badger holes so please do take care when exploring!

What3words to the main entrance: drums.shield.contracts

What3words to the entrance of Fiddlecott Wood: inviting.willpower.helm

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

Boundaries:

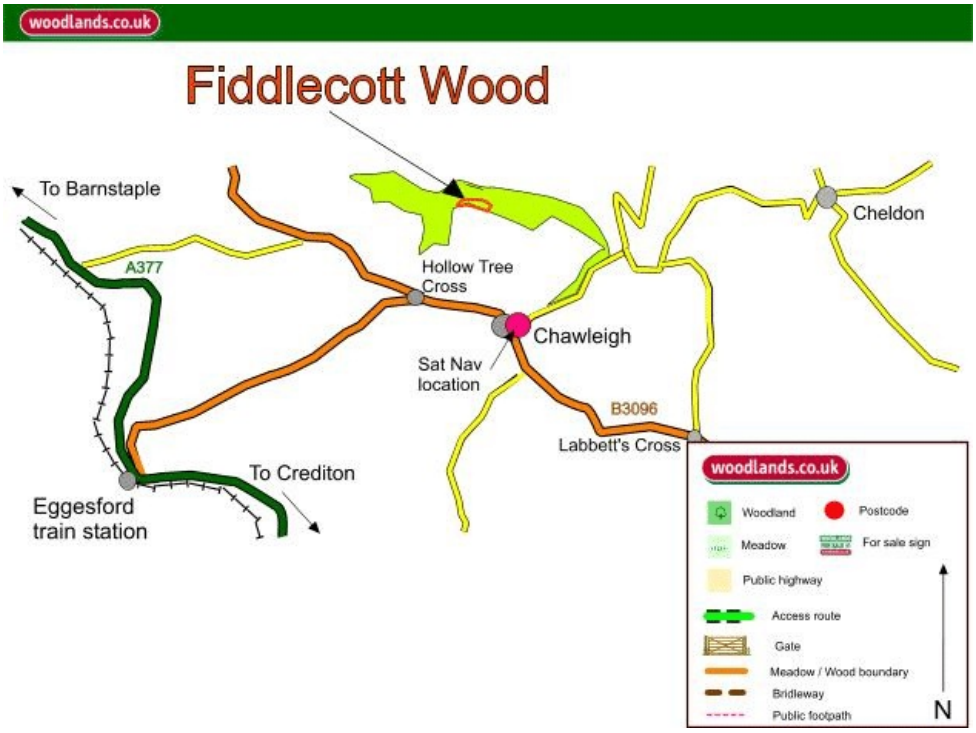
All boundaries are indicated with orange markings on posts and trees.

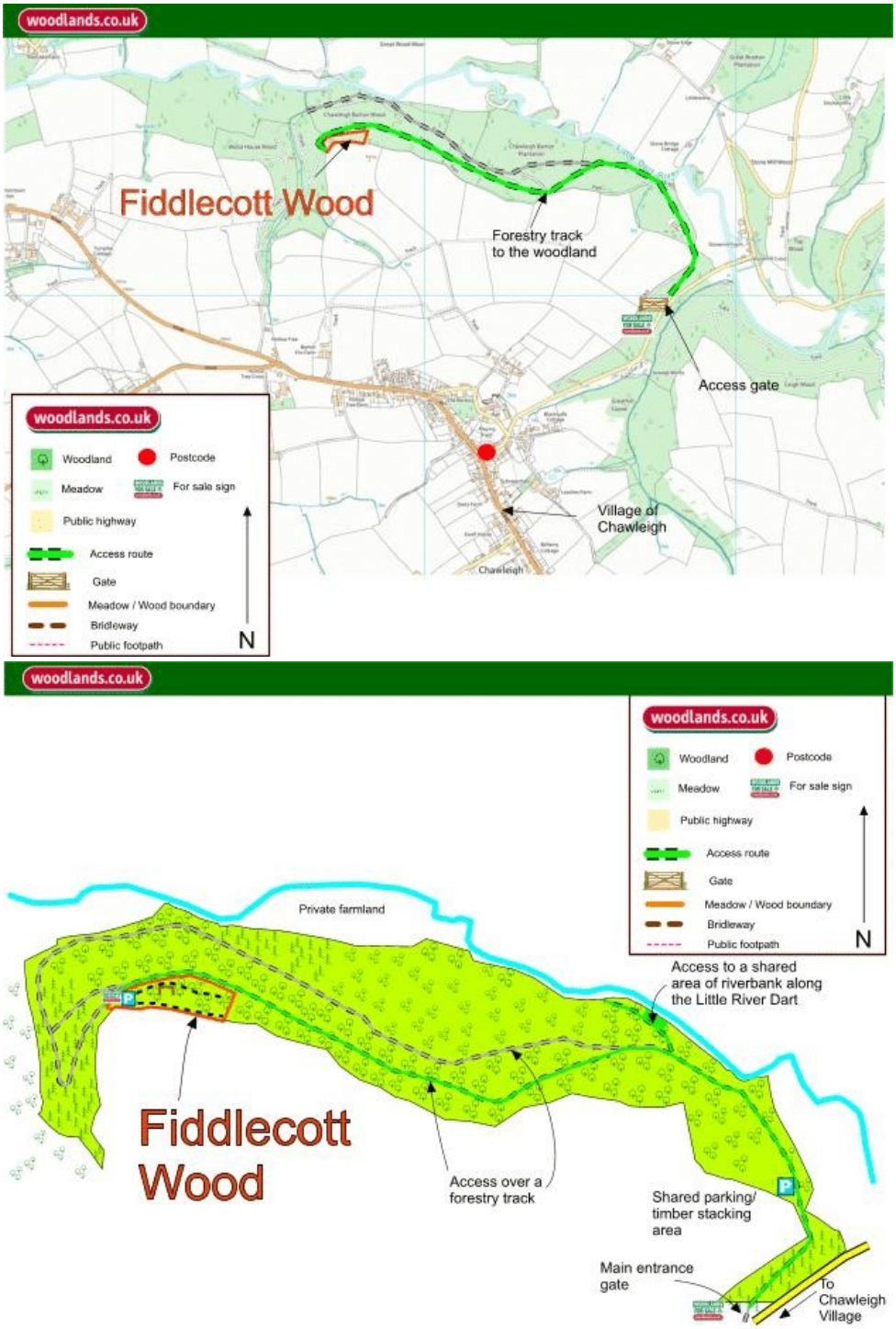
The northern boundary is along the edge of a forestry track.

The eastern boundary is indicated by a line of posts.

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

The western boundary is indicated by a line of 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.