

Hatherland Wood, Devon - Nearly 3 ½ acres, £39,000



Set in an attractive valley in the heart of mid-Devon this broadleaved woodland is predominantly oak. Oak provides a habitat rich in biodiversity and supports more life forms than any other of our native trees. The nooks and crannies of ancient oaks are perfect habitats for nesting birds, whilst bats take advantage of old woodpecker holes for roosting. Further down the food chain numerous insects are a food supply for many woodland birds.

In the autumn the acorns drop to the ground and are soon consumed by deer, badgers and squirrels. The leaves drift to the ground and begin to compost down creating plenty of nutrients for the woodland ground flora and a habitat for beetles and fungi.

The mighty oak tree is highly regarded around the world, especially within Europe and the United States of America. In 2004 the United States Congress legally designated the oak tree as America's National Tree. Many other countries have designated types of oak as their National tree including England, Wales, Germany, Poland, Romania, Moldova, Jordan and Estonia, whose National [coat of arms](#) includes oak leaves.

A bench has been placed near a free flowing stream in the northern section of the woodland, please do take some time to sit here and take in the atmosphere. The southern section has a level area which would be ideal for camping. The woodland bursts into life in spring, delicious bilberries adorn the woodland floor and the overhead canopy starts to close in creating a wonderful atmosphere.

The woodland is named after a special area of local moorland that is steeped in history with many old features. The name 'Hatherland' is said to be derived either for the middle English for Heather or indeed Hawthorn, of which you may find a few examples within the woodland. The woodland setting is so peaceful and quiet yet its convenient location means it is only a 5 minute drive from the main link road of North Devon, the A361. Access to the wood is via a stoned forestry track and there is a parking area near the entrance of Hatherland Wood.

Not far away is the rugged and stunning north Devon coast with its popular surfing beaches of Croyde or Woolacombe, and Westward Ho! is within a 45 minute drive. Also Exmoor National Park offers fantastic walking and cycling opportunities and is only about 10 miles from the woodland. The market town of [Tiverton](#) is within a short drive and has many facilities including shops and a leisure centre with a swimming pool.

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

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.

Price: £39,000 Freehold

Location: Stoodleigh, Near Tiverton, Devon

Size: Nearly 3 ½ acres for sale

Local manager

Stuart Brooking

07801 789215 or 01392 436229

stuart@woodlands.co.uk



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.

Location

OS Landranger: OS No 181

Grid ref: SS 891 202

Nearest post code: EX16 9QQ

Directions

- From the M5 junction 27 take the A361(T) past Tiverton towards Barnstaple.
- Around 6 miles from Tiverton take a right turn signed Bellbrook and Spurway.
- Continue along this road straight across Broadmead Cross for about a mile and look out for a gate on your left with a 'woodlands for sale' sign on it.
- Continue past this gateway and continue down the hill for about another mile until you reach the foot of the hill.
- Here on your left you will see a gateway to access Hatherland Wood on you left in a large splay with plenty of room to park, just before the road crosses the stream.
- Park outside the gate leaving the access clear.
- Climb carefully over the gate. A key will be provided for the purchaser for vehicular access.
- To access Hatherland Wood head up the stoned access track until the brow of the hill and continue along the main track for about 200 metres, you will see the entrance to the northern area of the woodland on your right indicated by a 'Hatherland Wood' name sign on it.
- There is a path here that takes you down to the stream.
- You can access the southern area of the woodland by following the main track to the southern edge of the woodland or by driving back up to the alternative entrance gate as shown on plan 3.
- Satnav/GPS note: the postcode EX16 9QQ is for the point shown by the red dot on the location map

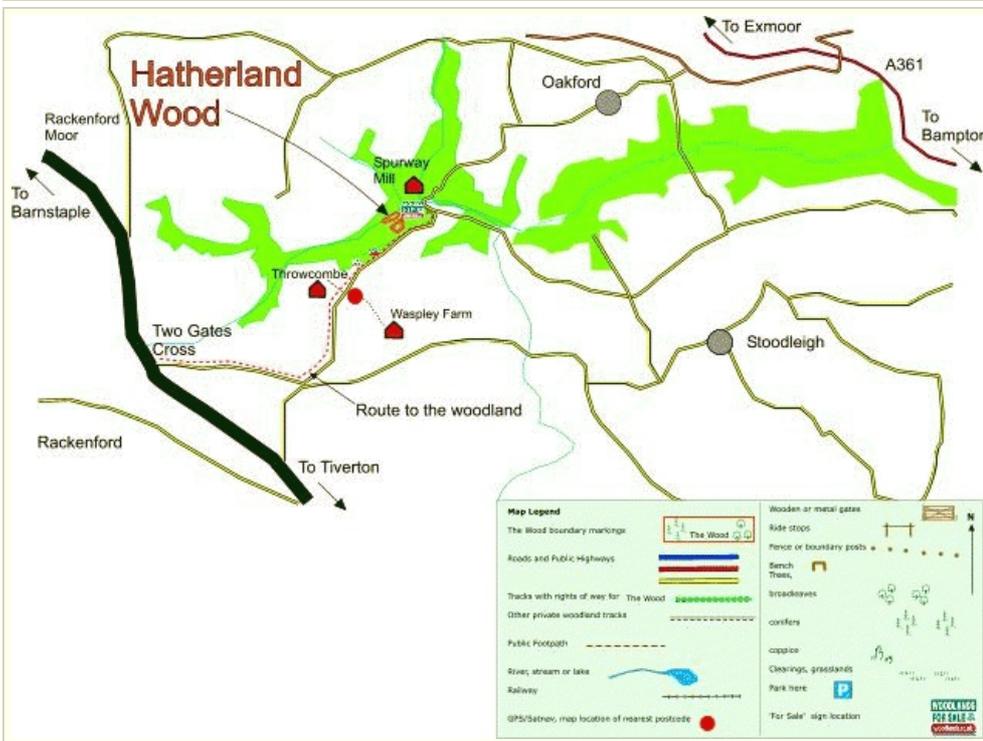
Boundaries:

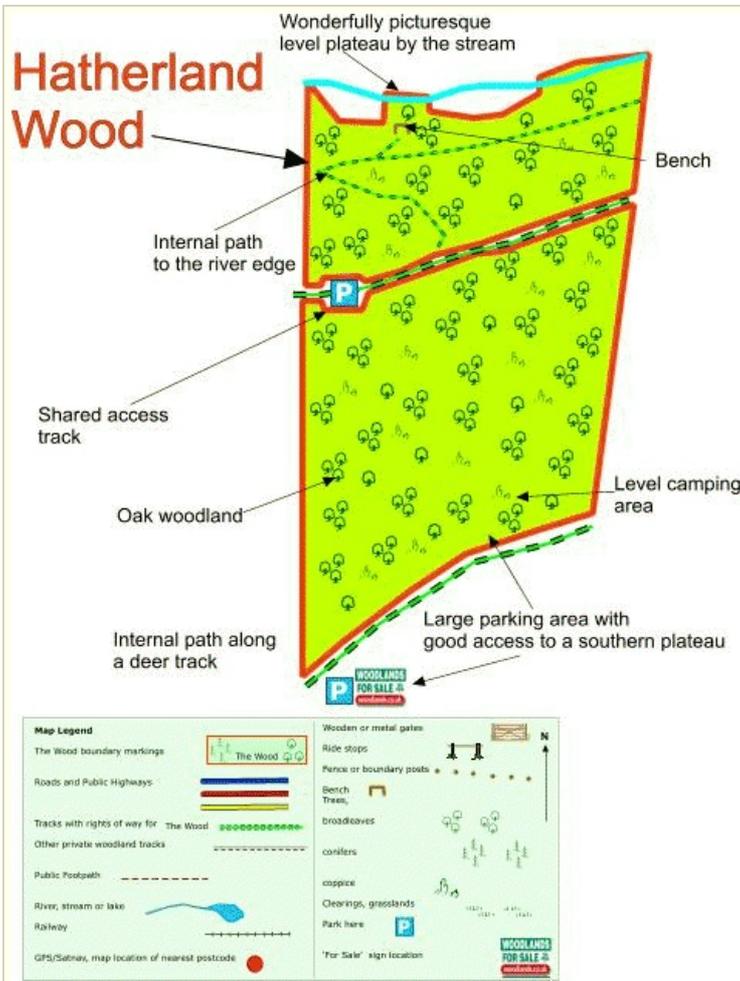
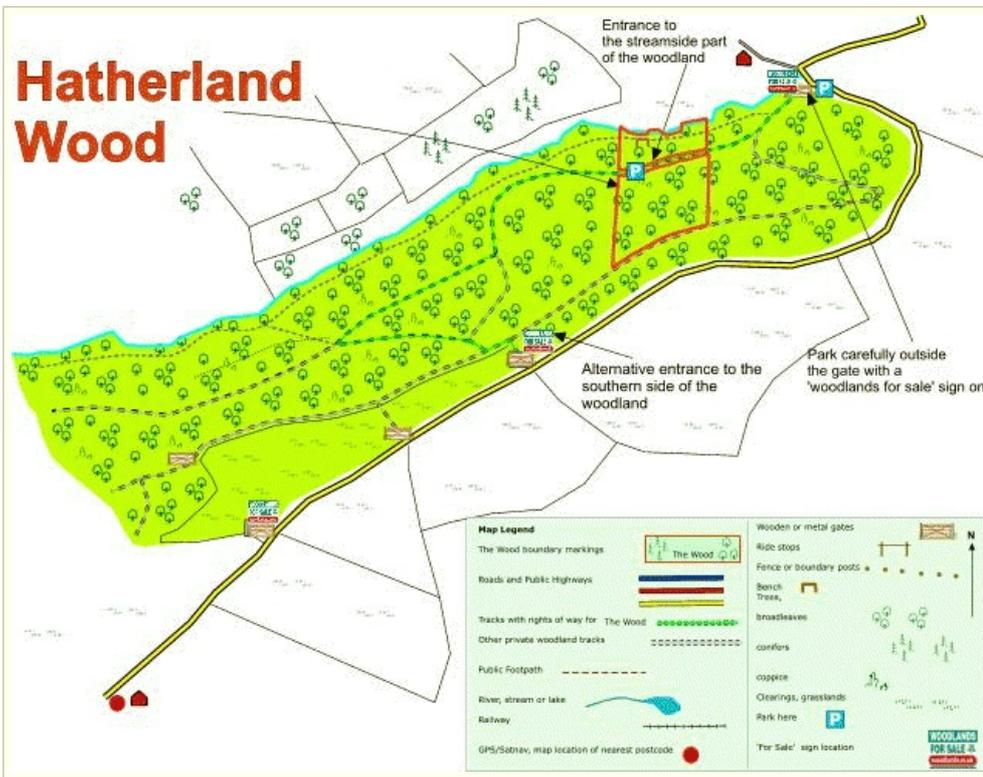
All boundaries are indicated with orange markings on posts and trees.

The southern boundary is the edge of a shared forestry path.

The eastern and western boundaries are indicated by lines of posts.

The northern boundary is along the stream. As the plans indicate, some of the stream is within the woodland boundary.





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.