



Heggadon Wood Devon

Enjoying a quiet setting in the heart of Devon, Heggadon Wood is a mixed woodland with grassy rides suited to summer camping.

Details

Price: £75,000 Freehold

Location: Ashwater, Near Holsworthy, Devon

Size: About 4 $\frac{2}{3}$ acres for sale

OS Landranger: OS No 190

Grid ref: SX 400 984

Nearest post code: EX21 5EP

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Heggadon Wood was part of the Braddon Estate which originally included the 17th Century farmhouse found near the access track.

The woodland was planted in the early 2000's as part of a shift to using coppiced timber to use as woodchip to power a woodchip boiler system. The boiler system is no longer in use so the trees have been able to grow into an attractive broadleaved woodland.

At the entrance there is a stoned parking area and once into the woodland, heading west and north, there are grassy rides, level areas suited for camping. A rustic picnic bench has been installed here, whilst visiting please take some time to sit here and take in the atmosphere.

Within the south eastern section of the woodland is an area of wet woodland - seen as [a priority woodland habitat](#). Parts of this area are boggy and as with other areas of the wider woodland area here there is scope for creating some good sized wildlife ponds.

Peacefully located, Heggadon Wood has good links to Dartmoor as well as the north Devon coastline.

This woodland and the surround woodlands have been identified by the Local Authority as an important habitat feature within the landscape and as such have been given a further recognised level of protection with an Article 4 designation. This allows enjoyment and management of the woodland but will require planning permission for anything that usually falls under permitted development.

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

An interesting variety of trees species are found within Heggadon Wood including oak, hornbeam, sweet chestnut, ash, willow, hazel and alder.

Wildlife

The mixed habitat of woodland, bog and open grassland rides is used by many species of wildlife.

Roe deer use the grassy rides for grazing and basking in the sun.

Birds enjoys the variety of tree seeds and the nesting opportunities within the tree canopy.

Frogs and toads lay their spawn within pools of water in the early spring.

Wet woodland areas support numerous flora species which can include [lady's-smock](#), marsh marigold, meadowsweet, yellow flag, bittersweet nightshade, and wild redcurrant and blackcurrant bushes as well as the growth of mosses and ferns.

Features

At the entrance is a private stoned parking area.

Along the north-western boundary is an old hedge bank.

In the centre of the woodland is a rustic picnic bench to sit and enjoy the views and wildlife.

Access, tracks and footpaths

Access to the woodland from the public highway is along a shared concrete track which then becomes a shared stoned forestry track suitable for most family vehicles.

There are no public rights of way within the woodland.

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

Ideally suited to wildlife enjoyment and management, there is scope to enjoy the woodland as it is or to make improvements for wildlife such as creating a pond, installing boardwalks and wildlife hides as well as bird and bat boxes.

Level open areas are great for occasional camping or picnics with family and friends.

There is a good supply of timber for a wood burner or open fire with an active felling license for the areas of ash trees found

within Heggadon Wood.

Local area and history

An idyllic rural position is enjoyed by Heggadon Wood, nestled within the beautiful north Devon countryside set in the parish of Ashwater. Although set in a peaceful location, the A30 is accessible and to the north the market town of Holsworthy is only a few miles away whilst the popular north Cornwall surfing beaches lie 15 miles to the west, offering opportunities for surfing and bodyboarding along with walking, sailing and fishing.

The local village of Ashwater is within walking distance and provides a pub, [community shop](#), [post office](#) and church.

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

- Take the A30 and from either westbound or eastbound leave at the junction at Stowford Cross signposted to Roadford Lake as well as Broadwoodwidge & Bratton Clovelly.
- Turn left at the T-junction if you are coming off eastbound from the A30 or right at the T-junction if coming off westbound from the A30, each way will be signposted to Broadwoodwidge & Roadford Lake.
- Stay on this road for 5 miles, crossing the stunning landscape of Roadford Lake until you get to Ivyhouse Cross where you turn left.
- Turn immediately left at Reservoir Cross towards Ashwater.
- Stay on this road for 3 miles, going through Ashmill, until you see a farm lane on your right signposted to Braddon & East Venn.
- Turn right onto the farm lane and take the left turn at the first fork towards the Braddon Estate.
- After around 100 metres look out for the old metal gates on your left indicating the old entrance of the estate and continue along this track until you come to a T junction.
- Stay on the main concrete track here, turning right and then at almost immediately at another fork in the track follow the concrete track right into the old courtyard of the estate. Please drive with care here.
- Drive slowly through the courtyard, out into an open field and head down the hill on a stoned forestry track.
- Follow this track around to the left, along for around 150 metres and then continue along the track around to the right.
- Keep on this long straight part of the stoned forestry track, passing a large lake on your right, until it turns left at the end.
- Continue along this track for another 350 metres until you see the entrance to Heggadon Wood on your left with the 'Heggadon Wood' name sign on and parking area.
- Entering the woodland head right along the grassy rides to a picnic bench. To the left is the southern edge where there is a wet woodland habitat.

Satnav/GPS note: the postcode EX21 5EP is for the point shown by the red dot on the two location maps.

What3words for the access from the road is: `snuggled.prove.vibe`

What3words for the woodland entrance is: `automate.furniture.mint`

Boundaries:

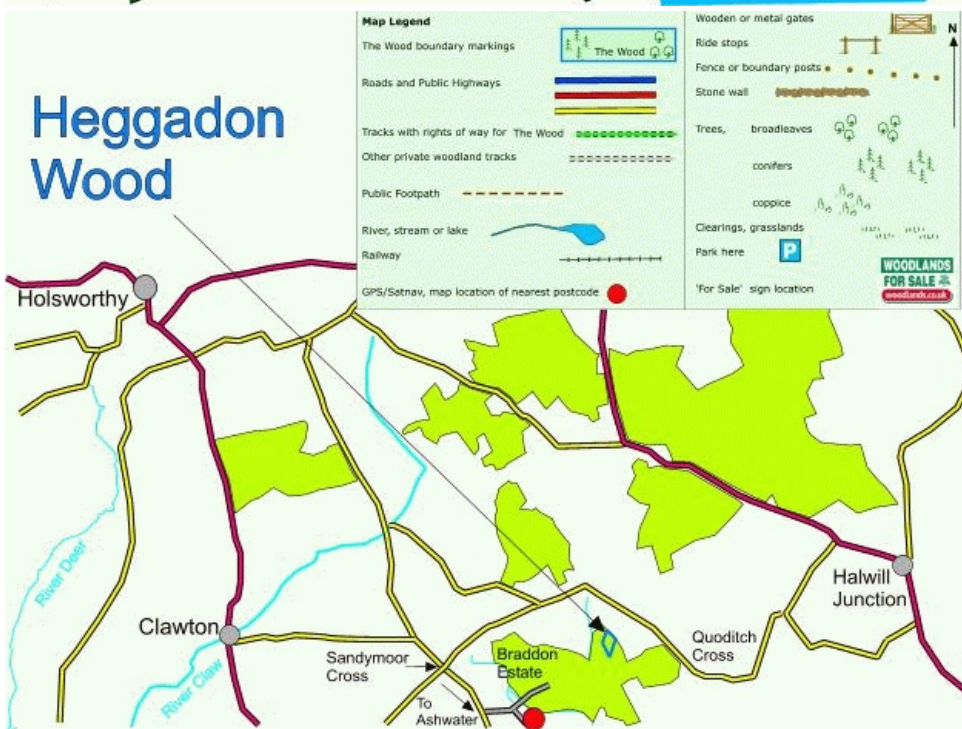
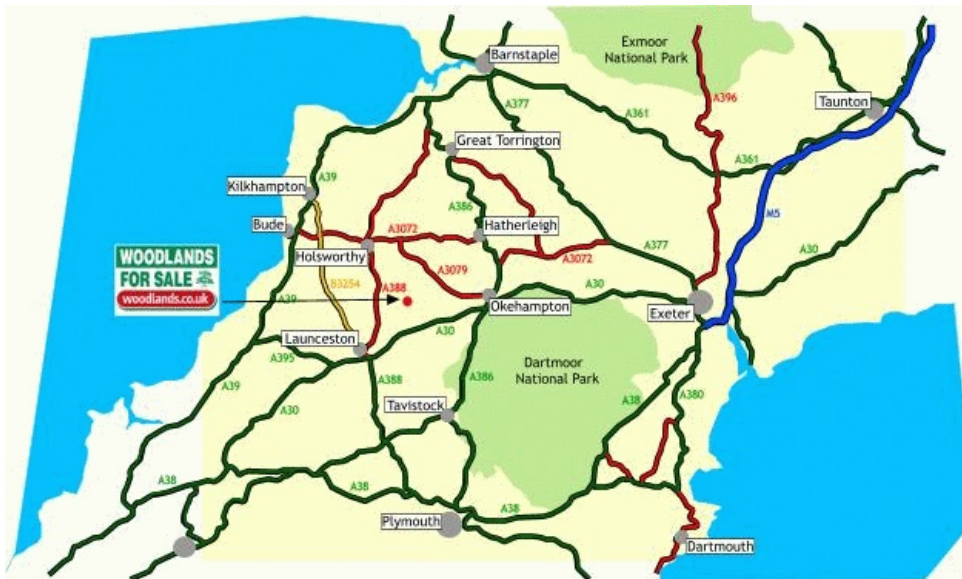
All boundaries are indicated with blue markings on trees and posts.

The northern boundary is along the edge of the access track.

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

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

The western boundary is an old wood bank.





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.