



Jobble Wood

Devon

A pleasant and varied woodland, which boasts a variety of older trees and mixed habitats including spring fed steams set within the stunning Coly Valley Area of Outstanding Natural Beauty.

Details

Price: £55,000 Freehold

Location: Colyton, Near Seaton, Devon

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

OS Landranger: OS No 192

Grid ref: SY 231 940

Nearest post code: EX24 6RU

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Jobble 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 from its north-western corner across the stunning East Devon Area of Outstanding Natural Beauty.

A short drive to the south brings you to the spectacular Jurassic Coast, 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 'in-filled ancient wood pasture', while the southern section is designated as ancient semi-natural woodland. Historically, wood pasture would have comprised of 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 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

Jobble Wood is a mixture of tree species reflecting its history as an ancient wood pasture. The woodland is dominated by well spaced knarled old oak trees with some birch trees in-between. The infill is mainly holly which has covered a lot of the open space and can be thinned out evenly over the woodland by up to 30% under the current thinning license. This will create pockets of space for other trees to grow or for some planting of other native trees to add biodiversity.

The central part of the woodland is wet woodland habitat and is a mix of willow, birch and some hazel trees.

Wildlife

Spend some time within Jobble Wood and not only will you become absorbed by the peace and quiet of the location but also by the sights and sound of nature. A family of roe deer frequent the woods and you can often glimpse their buff white tails as they skip through the trees. Badgers and foxes also inhabit the local area seen by signs such as footprints.

Woodpeckers hammer at the standing dead wood which harbours the bugs and grubs that they feed on whilst a variety of other smaller birds such as coal tits, robins, long-tailed tits and great tits, to name a few, fill the woodland with their songs.

Features

There are areas of bluebells within Jobble Wood and the wet woodland habitat has a plethora of species suited to this habitat.

Along the western and northern boundaries is an historic hedge bank which is shown on the 1890's OS map. A spring fed stream runs inside this bank and there are a number of other springs that arise and spread within the woodland.

Access, tracks and footpaths

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 a space for turning and parking. From this point there is a shared pedestrian access to the woodland. From the car park the buyer can enjoy access to a footpath connecting into a wider network of scenic countryside walks, enabling the owner to explore the surrounding landscape of East Devon directly from Jobble Wood.

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

Jobble Wood is perfectly suited to those either looking for a tranquil retreat or for some active woodland management.

Within the lower, northern part of the woodland the clearing with a bench provides a space for occasional family camping, bushcraft and forest bathing. [Forest bathing](#) is form of relaxation, being calm within the woodland environment and observing

nature while breathing deeply and Jobble Wood is an ideal setting for this.

Active woodland management could include: the thinning of the younger holly trees to open up the lower canopy allowing more light to penetrate the forest floor, management of veteran trees or construction of a boardwalk to allow access to part of the wet woodland areas.

Local area and history

Set in the heart of the East Devon Area of Outstanding Natural Beauty, Jobble 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. Seaton's 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. 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. Here the East Devon Way footpath continues along 'Jobbles Lane' - The word 'Jobble' meaning to splash or hit water or to perform small jobs or tasks without consistency.

Although Jobble Wood is a peaceful haven it is also within a 15 minute walk of the quaint small town of Colyton. 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.

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

- 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 which goes east to west, head north across this path and on the other side you will see an access track which leads to Jobble Wood and the 'Jobble Wood' name sign.
- To access the lower part of the woodland follow this track down the hill and take the cleared path off to the right. This will take you down to a level area with benches. It is a good idea to wear your wellies in the wetter months of the year.

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`

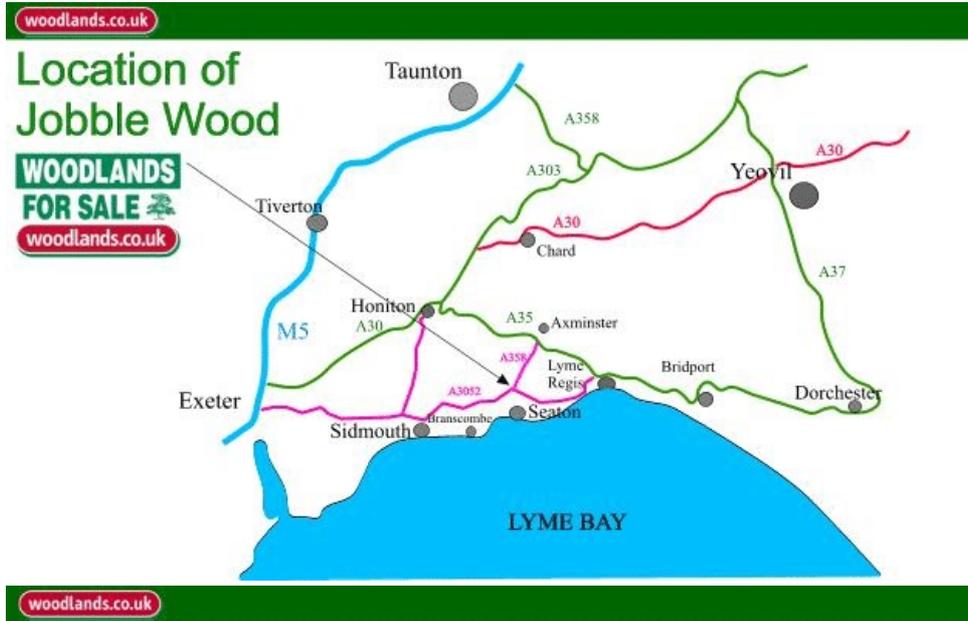
Boundaries:

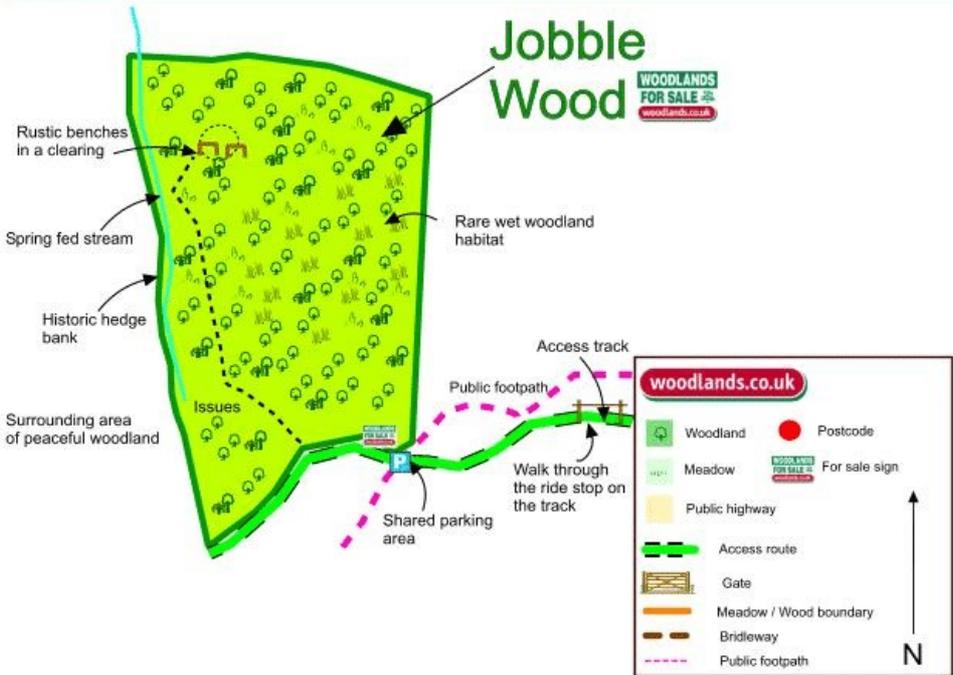
All boundaries are indicated with green markings on posts and trees.

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

The eastern and southern boundaries are indicated by a line of fence posts.

The western boundary is indicated by 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.