

Loxbeare Wood, Devon - About 10 ½ acres, £99,000



Loxbeare Wood has interest for both small commercial timber prospects and high value amenity and wildlife enjoyment.

The woodland is found at the end of a good stoned forestry track with its own private entrance leading into a fine area of mature [Norway spruce](#) trees planted in 1965. The spruce gives the option for a supply of timber for personal use such as planking for wooden buildings or for a long term firewood supply. There is good access through this part of the woodland and at the south eastern edge a picnic bench has been placed to sit and enjoy the views of an attractive stream nearby.

Exploring the woodland heading north follow the old wood banks along the east or western edges and you can explore the entirety of this majestic woodland habitat. The woodland changes further north to a mixed woodland with sections of mature broadleaved trees with the stream at this point within the boundaries. Native tree species here include hazel, willow, oak, ash, birch and there are some large beech trees along the boundary.

Birds such as the greater spotted woodpecker, long tailed tits and the nuthatch can be observed here. There is also a deer '[wallow](#)' where red deer visit to roll in the muddy water. This is to spread their scent within their territory. There are also roe deer found within the woodland.

Loxbeare Wood denotes the local Parish of Loxbeare. This place name is derived from Olde English 'Lox' meaning winding stream and the pre 7th Century word 'Bearu' meaning a grove or a wood.

The local area is quiet and very pleasant with country lanes winding through small villages. Exmoor National Park is within easy reach and the stunning north Devon coast with its popular surfing beaches of Croyde or Woolacombe. Whilst Westward Ho! is within a 45 minute drive.

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: £99,000 Freehold

Location: Near Stoodleigh, Tiverton, Devon

Size: About 10 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 933 186

Nearest post code: EX16 9PQ

Directions

- Viewing is strictly by appointment only. Please contact the agent prior to your visit to get details of how to access the woodland to view.
- Once you have registered your interest and received detailed access information then follow the directions below.
- From the market town of Tiverton, travel north from the A361 onto the A396 towards Bampton.
- After approximately 3 miles take the left turn towards Stoodleigh over the Iron Bridge.
- Take the first left hand turn after crossing the bridge signposted to Washfield.
- Take care along this narrow lane.
- After around 1.5 miles you come to a sharp left hand bend with houses to your left and right. Look out for the entrance to Pond House on your right. Continue past this entrance and after a short section of hedge you will see a wooden gate on your right just before a house.
- This is the shared access track to the woodland.
- Go through the gate, PLEASE CLOSE THE GATE BEHIND YOU.
- Continue over the stone track until you reach another wooden gate at the far side of the field.
- Go through this gate, again please close the gate behind you.
- Follow the stone track through the woodland taking care not to drive near the edges.
- At the end of the stone track on the right you will see the entrance to Loxbeare Wood identified by a ride stop with the 'Loxbeare Wood' name sign upon it.
- Satnav/GPS note: the postcode EX16 9PQ is for the point shown by the red dot on the location maps number 2.

Boundaries:

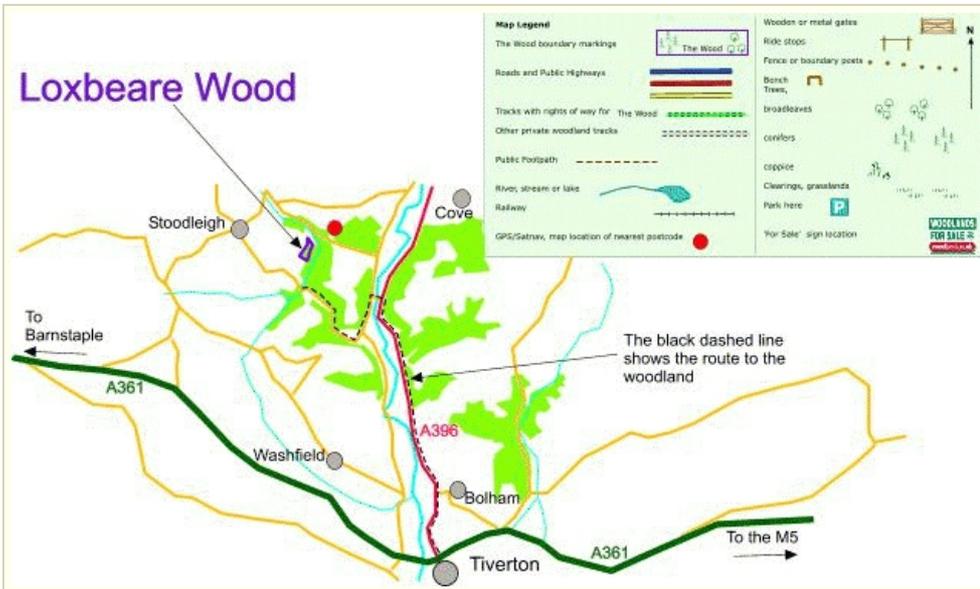
All boundaries are indicated with purple markings.

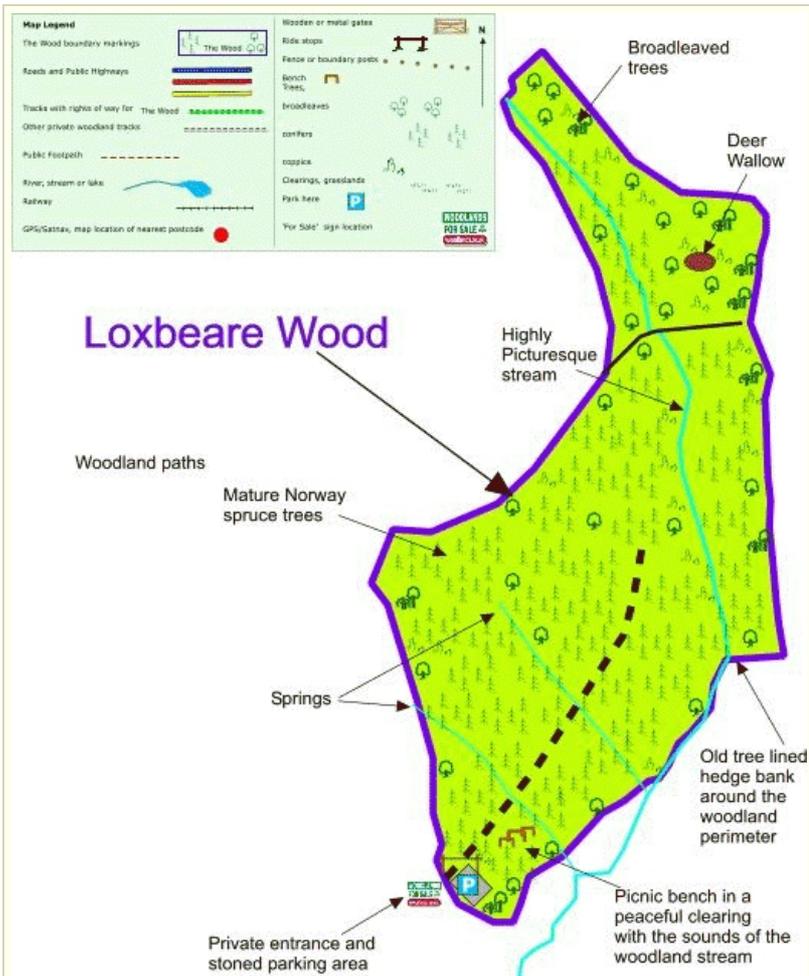
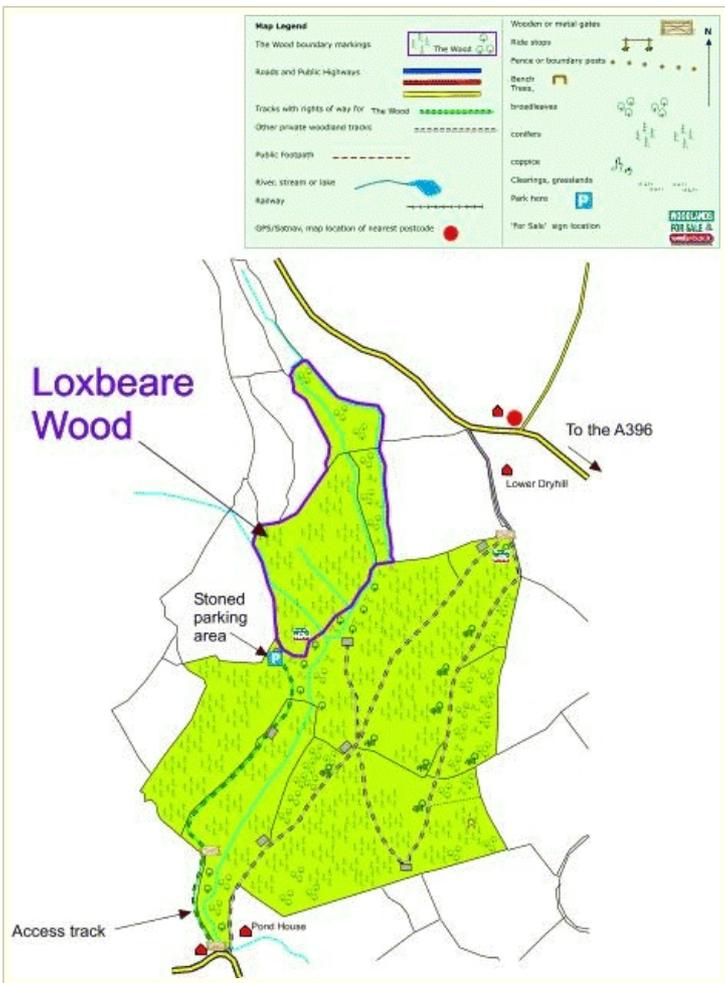
There is a ride stop at the main entrance to the woodland and here you will see an old wood bank heading east and west which defines the boundaries most of the way around the woodland. This bank is indicted with purple markings on trees.

The north western edge of the woodland has an old fence along part of the boundary with the meadow.



Location of Loxbeare Wood





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.