

Newbridge Wood, Devon - About 2 $\frac{3}{4}$ acres, £32,000



If you are looking for a woodland that is manageable in size that is ideal for family enjoyment, occasional camping with plentiful wildlife then Newbridge Wood could very well meet your requirements.

Newbridge Wood is located within a few hundred metres of the River Taw. This is one of the rivers featured in the charming book *Tarka the Otter: His Joyful Water-Life and Death in the Country of the Two Rivers* by [Henry Williamson](#). The book follows the journey of an otter along two rivers, the River Torridge and the River Taw and Tarka the otter would have indeed swam under Newbridge on the River Taw. Newbridge is a bridge that is of mediaeval origin that crosses the River Taw and is where the river becomes tidal.

Newbridge Wood is listed on the Government woodland "Magic" database as ancient semi-natural woodland which means that this woodland has existed since at least since 1600AD.

Ancient woodland has many features that only exist due to the longevity of the woodland habitat, flora and fauna and soil characteristics. There is much focus on the preservation and enhancement of Ancient woodland sites including free woodland surveys offered at present by government funded projects.

Woodland flora within Newbridge Wood includes bluebells, wood anemones, wood spurge and yellow archangel, all good indicators of an Ancient woodland site. Insects such as beetles feed on any decaying wood on the ground floor. The insects in turn are a source of food for many varieties of birds including greater spotted woodpeckers, nuthatches, tree creepers and long tailed tits. A number of mammals inhabit Newbridge Wood including red and roe deer as well as badgers and foxes.

Newbridge Wood is accessed via a forestry track that is suited to all year 4x4 use and for cars in the drier months. Internal access is good and most of the woodland has a topography ideal for camping and family enjoyment. A track from the woodland leads up to the pleasant village of Chittlehamholt which has facilities such as a community shop and an Inn.

A short drive away is the quaint market town of [South Molton](#). Newbridge Wood is also a good base to explore the north Devon coastline and the stunning Exmoor National Park.

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: £32,000 Freehold

Location: Chittlehamholt, Near South Molton, Devon

Size: About 2 ¾ 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 191

Grid ref: SS 656 207

Nearest post code: EX37 9NS

Directions

- Newbridge Wood benefits from two access points, one from the west and one from the east of the woodland. Both connect to the main access track to the woodland. Please register your interest with the local manager and then you will be given the access code for the padlock so you can view Newbridge Wood.
- To access the western entrance, travel from Exeter or Barnstaple following the A377 Barnstaple road until you are near Kings Nympton railway station then take the Fortescue Cross Newnham Junction turning onto the B3226 towards South Molton.
- After nearly 2 miles take the left turn up the hill signposted Chittlehamholt.
- Follow this road for around 2 miles until you enter the village of Chittlehamholt.
- The entrance track to the woodland is about 100 metres after the Exeter Inn, in the centre of the village on the right. You can park in the car park of the Exeter Inn by kind permission of the landlord if you like and continue your viewing on foot. Or drive on past the Exeter Inn if taking your vehicle.
- Continue on through the village and just before the road turns sharply right turn right onto a track signposted as a public footpath.
- Follow this track around a right hand bend, past some cottages and down the hill until you come to 2 gates.
- Go through the left hand gate, signposted with a 'woodlands.co.uk' direction arrow and a footpath arrow. You will see a 'woodlands for sale' sign in front of you at the main woodland gate. Go through the kissing gate if walking or enter the code for the padlock and drive into the main car parking area for Newbridge Wood.
- The entrance to Newbridge Wood is around 350 metres along the forestry track on the right hand side defined by a ride stop with the 'Newbridge Wood' name sign on it. There is a parking area at the entrance so you can drive to the woodland if you have a suitable vehicle.
- There is a second access gate to the east of the site so the purchaser can drive down the track when leaving the site for ease of use.

Access from the east, best suited if arriving from the M5 -

- From the M5 leave at junction 27 and take the A361 towards Tiverton and Barnstaple. At the roundabout after around 23 miles take the exit to South Molton.
- In South Molton turn onto New Road (signposted towards Witheridge) and then turn right onto Mill Street.
- Then turn left onto South Street joining the B3226 towards the Crediton road.
- Stay on the B3226 for around 6 miles passing opposite Mole Cottage B&B on your right and you will find the entrance gate to the woodland on

your right with a 'woodlands for sale' sign board.

- Enter the gate code and go through the gate and park in the car park leaving the main track clear.

- Walk up the track until it splits and then take the left hand track up to the woodland which you will find on your left after around 250 metres.

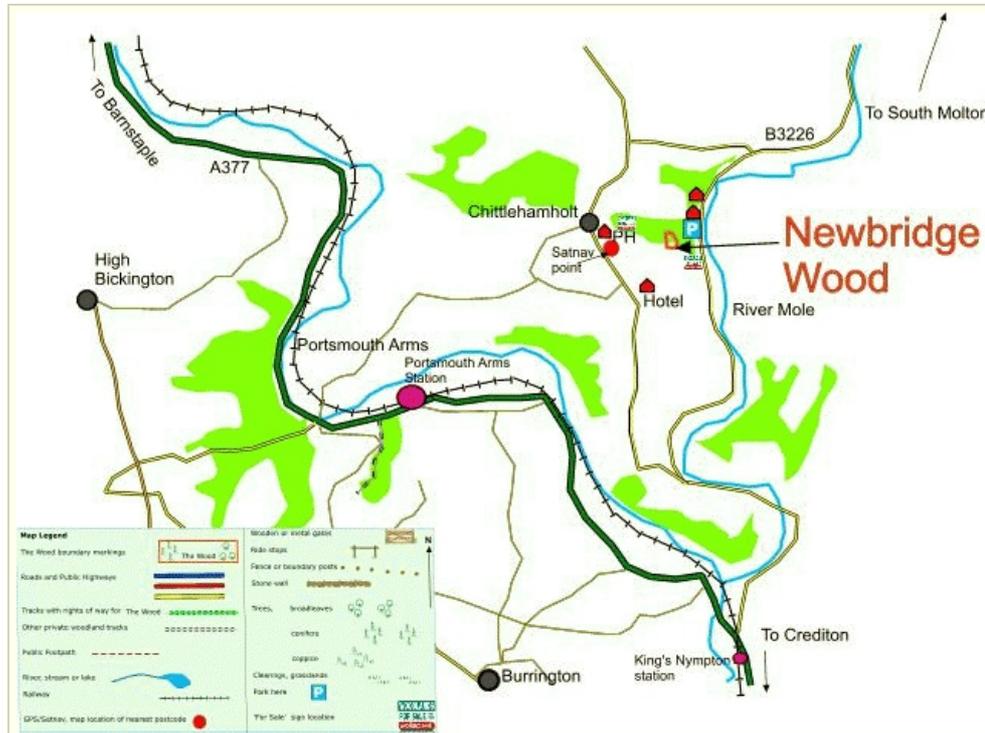
- Satnav/GPS note: the postcode EX37 9NS is for the point shown by the red dot on the location map.

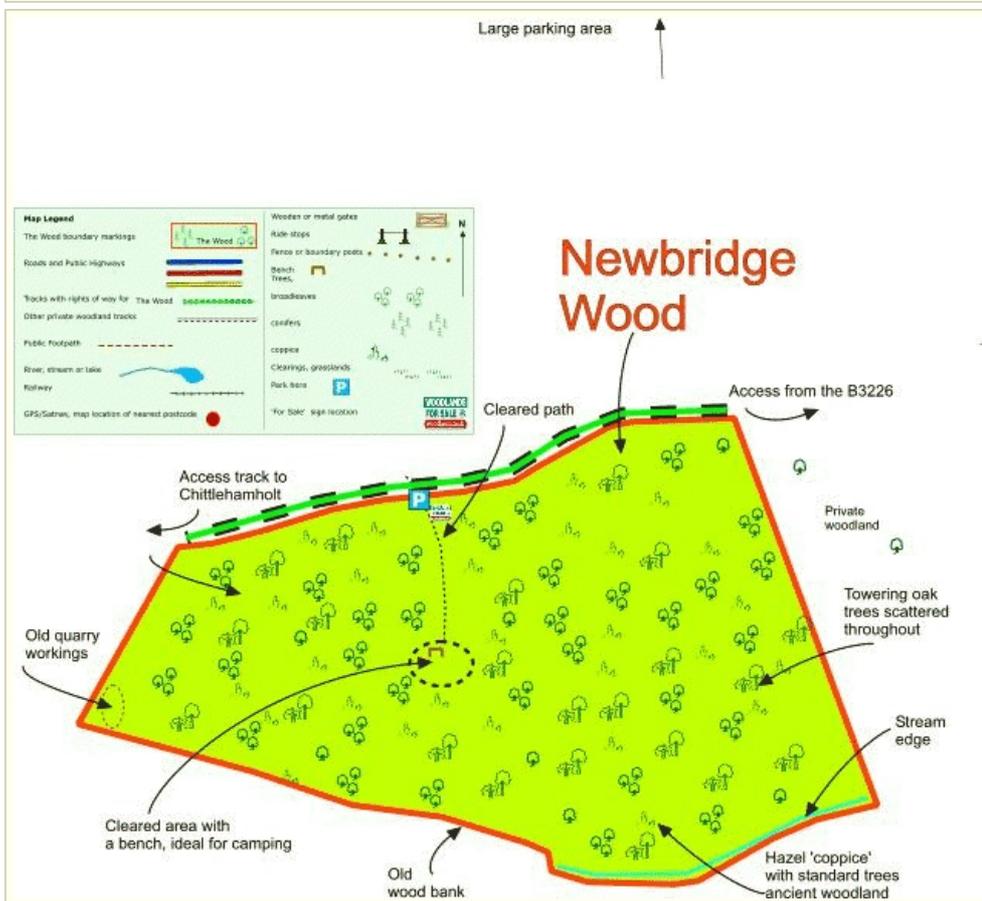
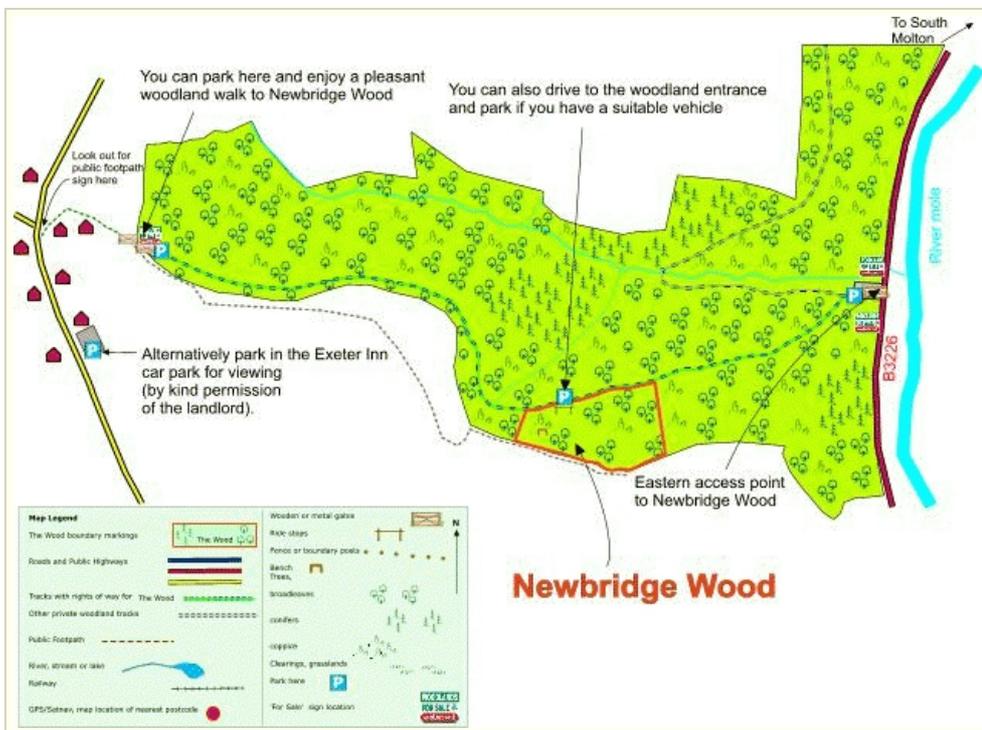
Boundaries:

The eastern and western boundaries are indicated by a line of posts with orange markings.

The northern boundary is along the edge of the access track and is indicated with orange markings on trees.

The southern boundary is indicated with orange markings along an old wood bank along the edge of the woodland.





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.