



Oak Grove Wood

Devon

Oak Grove Wood is a highly attractive combination of mature broadleaved woodland with a fast flowing stream and open meadow.

Details

Price: £135,000 Freehold

Location: Broadwoodkelly, North Tawton, Devon

Size: About 7 ½ acres for sale

OS Landranger: OS No 191

Grid ref: SS 634 054

Nearest post code: EX20 2AR

Local manager

Stuart Brooking

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Description

Oak Grove Wood, along with a good sized meadow area offers a sizable area of mixed habitat. Totalling just over 7 1/2 acres, both woodland and meadow consist of about half of the land area each.

The woodland is mature with a good mix of native broadleaved trees with an attractive stream running along its western boundary.

The ground is near level making this a very useable woodland. In the spring and summer the woodland comes to life with an abundance of wild flowers and the meadow is a pleasant place to camp and use as a base to explore the stunning Devonshire countryside surrounds.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Within the woodland tall oak trees dominate the canopy, well spaced at around 10 to 15 metres apart, complimented by a good variety of other mature tree species that include birch, willow, alder and holly.

An understorey of hazel coppice points to a traditional 'coppice with standards' historical management system. This is where well spaced 'standard' trees, often oak, are under planted with hazel. The hazel can be coppiced every few years to give straight poles for produce hurdles, bean poles and hedging stakes along with firewood or material for charcoal making while the standard trees grow to maturity for use as timber for construction.

Wildlife

The open meadow area provides habitat for mammals such as voles, these could be encouraged by allowing the meadow to become a rougher mixed grassland. In turn this provides a good habitat for barn owls and buzzards and creatures further up the food chain.

Woodland dwelling mammals such as badgers, foxes frequent this peaceful place and it has been known for otters to follow the stream along the western boundary on the way to large local rivers.

Red deer are found in and around the woodland on occasion and are an exciting wildlife experience to see moving mysteriously well hidden through the trees despite their size!

For those who enjoy the sight and songs of smaller wild birds then Oak Grove Wood provides a fantastic range of bird species including long-tailed tits, great tits, blue tits, robins, owls and jays.

Features

Along the western boundary of the woodland is a good sized stream, an ideal water source should the new owner wish to do any tree planting in the meadow.

Tree lined hedge banks surround the woodland forming a clear boundary and wildlife corridor for birds, bats and small mammals.

Access, tracks and footpaths

There is a good sized parking or timber stacking area just behind the access gate, which is private to Oak Grove Wood.

Access to the woodland is across the meadow, suitable for vehicles during the drier months of the year.

Oak Grove Wood is private and there are no public rights of way within the meadow or woodland.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Woodlands.co.uk are also pleased to help pay for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests.

This can help with the ongoing enjoyment of the woodland & meadow by providing the skills to carry out [coppicing](#) or to make and install wildlife boxes for birds and bats as just a couple of examples.

Local area and history

In this rural heartland of Devon are numerous farms and small villages and hamlets that hark back to a simpler historical

existence in this beautiful countryside. The local village of Broadwoodkelly is one such charming place, originally one of the estates of Lord John Thynne, Sub- Dean of Westminster Abbey.

All Hallows Church is located within the village and mostly dates back to the 15th century, though parts of the church are 200 years older, and it boasts an impressive stained glass window in the north wall with ancient blue and yellow glass.

Nearby Winkleigh is a village steeped in history with remains of 12th century castles and an old airfield that played an important role in the Second World War. It was also named the [best place](#) in England & Wales to raise children in a report done in 2011!

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Take the A3124 south from the village of Winkleigh in the direction of North Tawton.

After 1 mile stay on the A3124, passing the turn to Broadwoodkelly on your right, and you will see the entrance gate to Oak Grove Wood shortly after on your right, opposite Coulson Cross, with a 'woodlands for sale' sign on the gate.

The first gate is unlocked so you can drive into the parking area to view.

From the south join the A3124 near North Tawton heading north in the direction of Winkleigh.

Stay on the A3124 for 3 miles, passing Cadditon Cross and looking out for Coulson Cross on your right where you will find the entrance gate to Oak Grove Wood opposite on the left hand side with a 'woodlands for sale' sign on the gate.

The first gate is unlocked so you can drive into the parking area to view.

Sat Nav / GPS note: The post code EX20 2AR is for the point shown on the location map by the red dot.

What3words at the entrance: miracle.playfully.radiated

Boundaries:

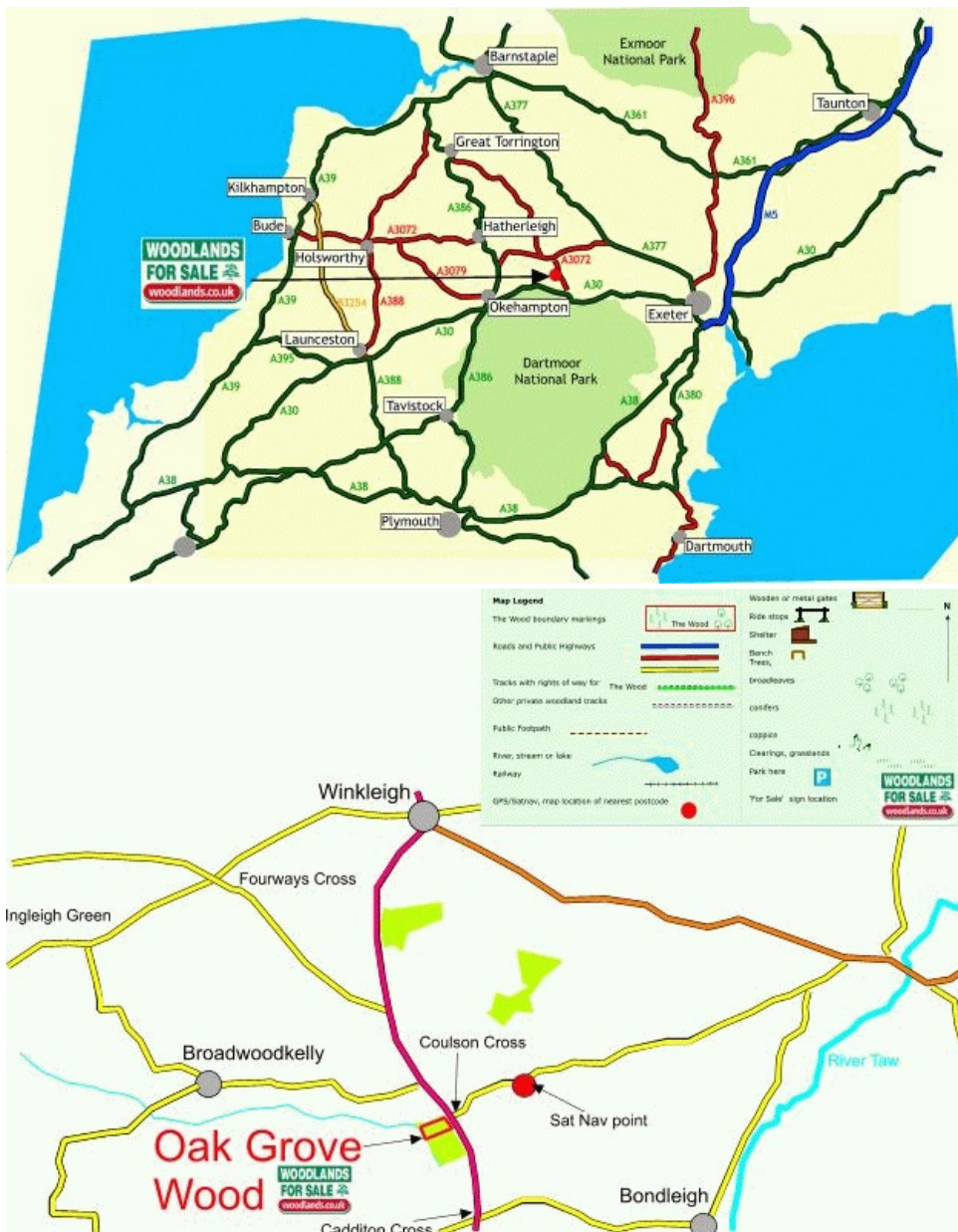
All boundaries are indicated with red markings on posts and trees.

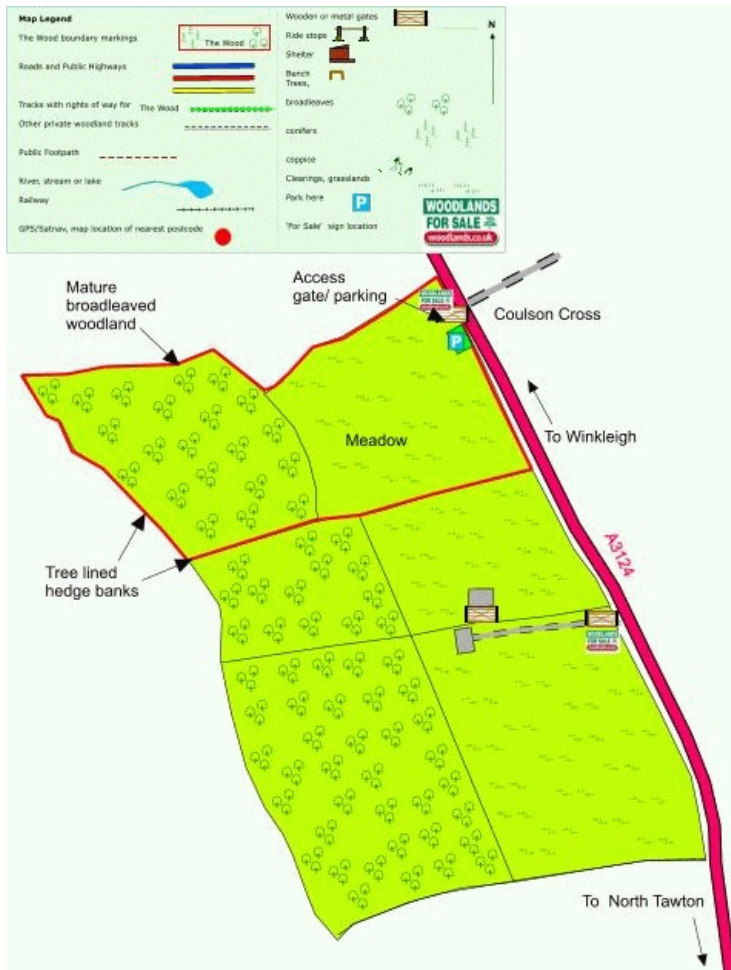
The northern boundary is along an old hedge bank.

The eastern boundary is defined by a native hedgerow along the road.

The southern boundary is indicated by a line of fence posts in the meadow and an old hedge bank within the woodland.

The western boundary is the stream.





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.