



## Otri River Wood Cornwall

Tucked away in a peaceful valley twixt a small stream is this picturesque conifer woodland with a private parking area and shelter with fine views.

### Details

**Price:** £45,000 Freehold

**Location:** Lewannick, Near Launceston, Cornwall

**Size:** Over 5 ½ acres for sale

**OS Landranger:** OS No 109

**Grid ref:** SX 288 809

**Nearest post code:** PL15 7QQ

### Local manager

**Stuart Brooking**

07801 789215 or 01392 436229

[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

Otri River Wood is approached by taking the well-made track which runs along the southern boundary, passes along another area of private woodland and then bends round to the right. From the point where the track enters Otri River Wood, the woodland extends to both sides of the track providing good access for amenity enjoyment and woodland management.

To the left is an area of mature conifers and broadleaves with a stream along the northern boundary. It is easy to identify places where red and roe deer regularly cross the stream. There is a picnic bench here to enjoy this quiet location. The woodland floor in this part of the wood is a typical mix of bluebells and wild garlic. Also running across this section, almost parallel to the track, is a mill leat which at one time carried water to drive the wheel at [Trelaske Mill](#), some 1.5 miles or so to the east.

The stream goes on to join the River Inny where otters are a frequent visitors. The River Inny is a tributary of the River Tamar alongside the River Ottery or 'Otri' in Cornish reflecting the habitation of the otter.

Just off the track, to the left is a "lay-by" - a short, level section of private track and a stoned parking area which makes a great place to park or stack logs for the burner.

Otri River Wood also lies to the right (south) of the access track. This area comprises mostly mature conifers with hazel, holly and other species beneath. Again, the woodland floor is carpeted with bluebells making for a spectacular display in spring. The conifers are well spaced, having been extensively thinned whilst still leaving a good crop of timber. Between the firs, natural regeneration of hazel, sycamore and willow is in evidence.

As well as deer, badgers, foxes and rabbits are present whilst above [buzzards](#) circle overhead and many varieties of songbird will be heard more than seen. Otter are often seen in the nearby River Inny and on occasion use the boundary stream when the river is in spate.

Otri River Wood has a wide variety of habitats and whilst some of the gradients at the south of the woodland are challenging if you take the shortest route - taking a gentler course across the woodland reveals many sights, sounds (and smells when the garlic is fresh) which might otherwise be missed.

A report has been prepared detailing the ancient woodland areas of the wood and providing useful guidance and information on restoration options. A copy of the report is available upon request.

*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.

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## How to find this woodland

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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

### Road Directions from A30

- About 4 miles west of Launceston, immediately after the Two Bridges refreshment area, take the exit signed Lewannick & Plusha
- At the T-junction, turn left towards Lewannick
- Continue into Lewannick. At the T-junction with a pub to your left and village hall to your right, turn right
- Follow the road through the village for about 150 - 200 yards, then turn left, sign-posted Trelaske
- After about half a mile, at a fork in the road, take the road to the left, again sign-posted to Trelaske
- Follow this road for about 1 mile, where you will see Trelaske Manor to your right. Turn left here, over a cattle grid, with a sign alongside it for Trelaske Barton
- Follow this track for about 200 yards, ignoring turns & entrance ways to your right. The track now bends sharply to the right, with another track going off to the left
- Follow the right hand track and you will see a field gate in front of you with a 'woodlands for sale' signboard on it
- Park by (but not obstructing) the gate

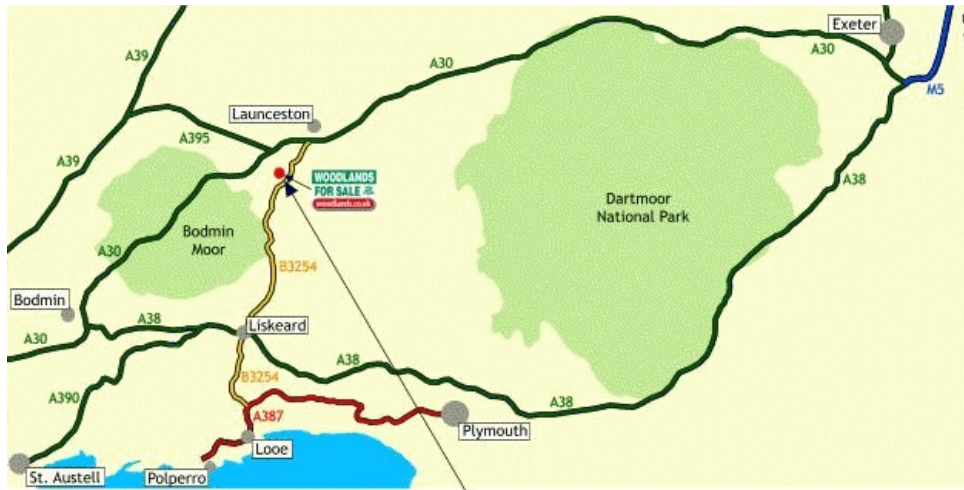
- Go over the gate (the buyer will be provided with a key) and take the track which goes off to the left, about 20 yards inside the gate
- You will pass the southern boundary to the woodland along the track and continue down the track, around a right hand bend and along another 150 metres.
- You will pass the western boundary to the woodland defined by a 'Otri River Wood' name sign and continue on for another 100 metres and you will see the private parking area on your left by a small foot bridge.
- The foot bridge takes you to the picnic bench and if you continue on a short distance along the main track you will see a path on your right that leads to the wooden shelter.

**Satnav/GPS note:** the postcode PL15 7QQ is for the point shown by the red dot on the two location maps.

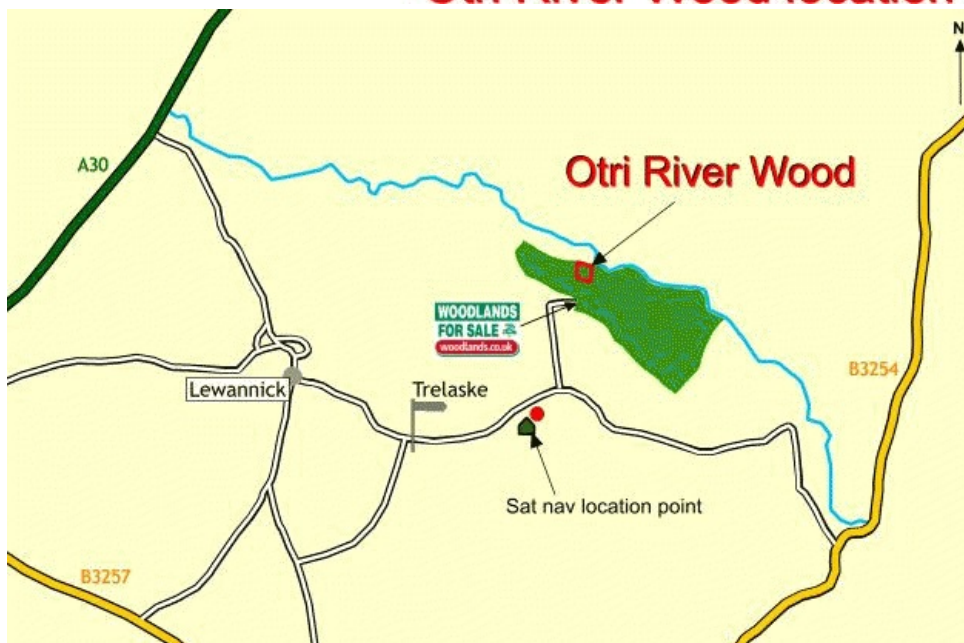
## Boundaries:

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

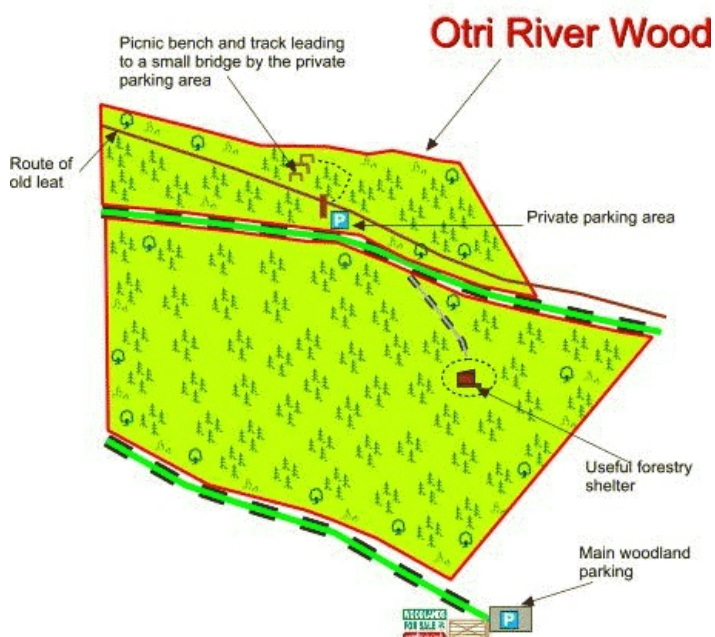
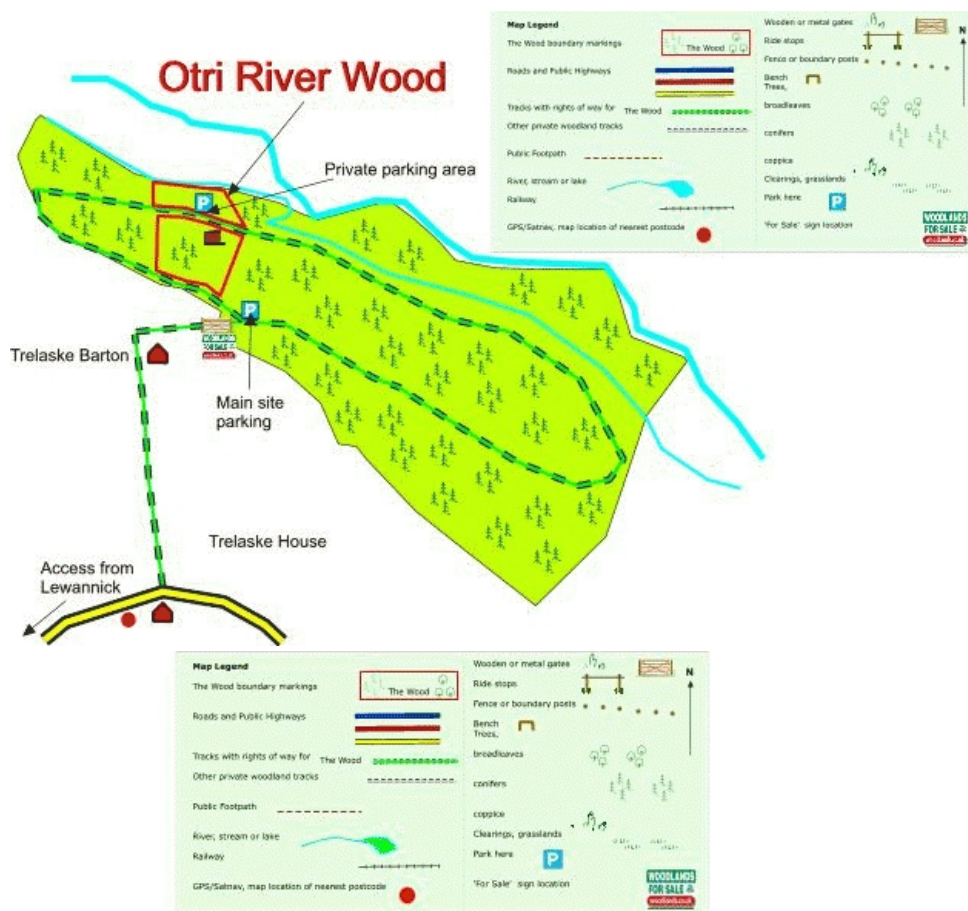
- the eastern and western boundaries are indicated by a line of posts
- the southern boundary is the northern edge of the shared access track
- the westerly portion of the northern boundary is a stream, then a short line of posts running south, then the southern edge of the shared access track.



## Otri River Wood location







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.