

## Ovals Water Wood, Devon - About 4 acres, £45,000



Ovals Water Wood is a wildlife haven with numerous attractive features that include river frontage, a level plateau with clearings and a mature broadleaved woodland area. The woodland borders the river Lemon and fishing rights are included with species likely to be small trout, roach and chub.

Access to the woodland is excellent, with a good stoned track leading all the way from the quiet country lane where you find the main entrance gate.

Adjoining the river Lemon is a level area of woodland that has been replanted recently with conifer trees. The area has many useful clearings and if desired other tree species could be planted to enrich biodiversity.

In the centre of the woodland is a gated entrance track allowing good access to the heart of the woodland. To the south of this track is a highly desirable area of mixed mature broadleaved woodland. Numerous sweet chestnut trees are found throughout this part of the woodland providing a good crop of chestnuts in the autumn. Other species of trees include oak, ash, beech and hazel believed to have been planted in the 1930's.

Ovals Water Wood is a perfect place from which to access all of the amazing locations of nearby Dartmoor National Park via a bridleway that adjoins the woodland. Other nearby places includes the quaint town of Ashburton and a short drive away is the popular small town of Totnes.

Set to the south east of the area is Holwell Tor and quarry, known locally as [Ovals Tor](#) located within the Dartmoor National Park. This area is a fascinating part of the Moor featuring the second largest quarry of the National Park. There are also numerous remains of old buildings including a fine example of a [beehive hut](#).

*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:** £45,000 Freehold

**Location:** Near Sigford, Ashburton, Devon

**Size:** About 4 acres for sale

## Local manager

### Stuart Brooking

07801 789215 or 01392 436229

[stuart@woodlands.co.uk](mailto: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:** SX 787 734

**Nearest post code:** TQ12 6LF

## Directions

- To view this woodland please first contact the agent to register your interest and to acquire the code for the padlocks.
- Once you have arranged to view then from Exeter head south on the A38 and take the exit for Ashburton sign posted B3352.
- From the slip road turn right at the junction (heading towards Ashburton) and cross back over the A38 and turn right signposted Exeter A38 to re-join the A38 northbound.
- If travelling from the Newton Abbot take the A383 towards Ashburton and continue along the road for around 5 miles, driving past the turn to join the A38 towards Plymouth.
- Proceed for around half a mile along the A38 northbound then take the exit signed for Newton Abbot (A383), Bickington and Widecombe.
- Take the first left hand turning signed Widecombe and Sigford and drive up the hill.
- When the road levels out, look for a large large doubled gated entrance on your right with a [www.woodlands.co.uk](http://www.woodlands.co.uk) 'woodlands for sale' sign on the left hand gate. If you get to Hooks Cross and see another 'woodlands for sale' sign you have gone too far!
- If the gate is locked then enter the code and open the gate (please close behind you unless the gate was already open).
- Drive carefully down the track until you reach a second gate with a 'woodlands for sale' sign on it. Enter the second gate code here if the gate is locked and again please shut the gate behind you unless the gate was already open.
- Here there is a large parking area and stacking area for timber which this woodland has a right to use.
- Follow the main stoned track on the left after the large parking area and head down the hill.
- Continue down the main track until you come to a wooden gate at the bottom of the hill. You will pass through other areas of private woodland.
- Using the supplied code open the gate and turn right. Continue along the track.

If driving please take care of users as this section of track is a public bridleway.

- After around 100 metres you will find the entrance to the woodland in front of you defined with a gate with an 'Ovals Water Wood' name sign on it. Park outside this leaving the track clear.

- Satnav/GPS note: the postcode TQ12 6LF is for the point shown by the red dot on the location map number 2.

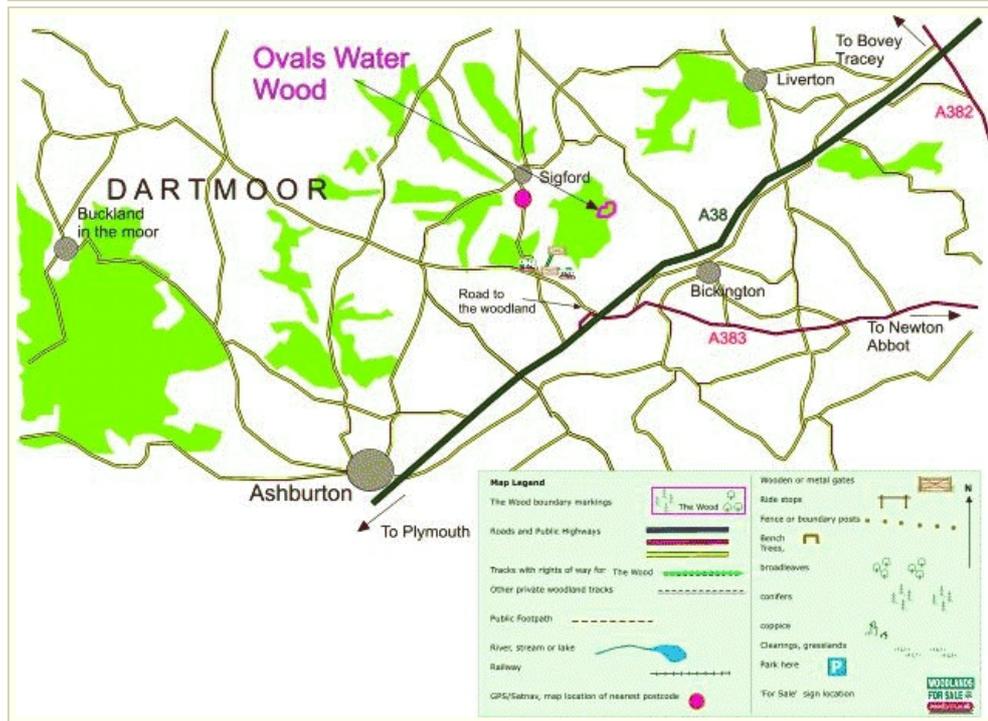
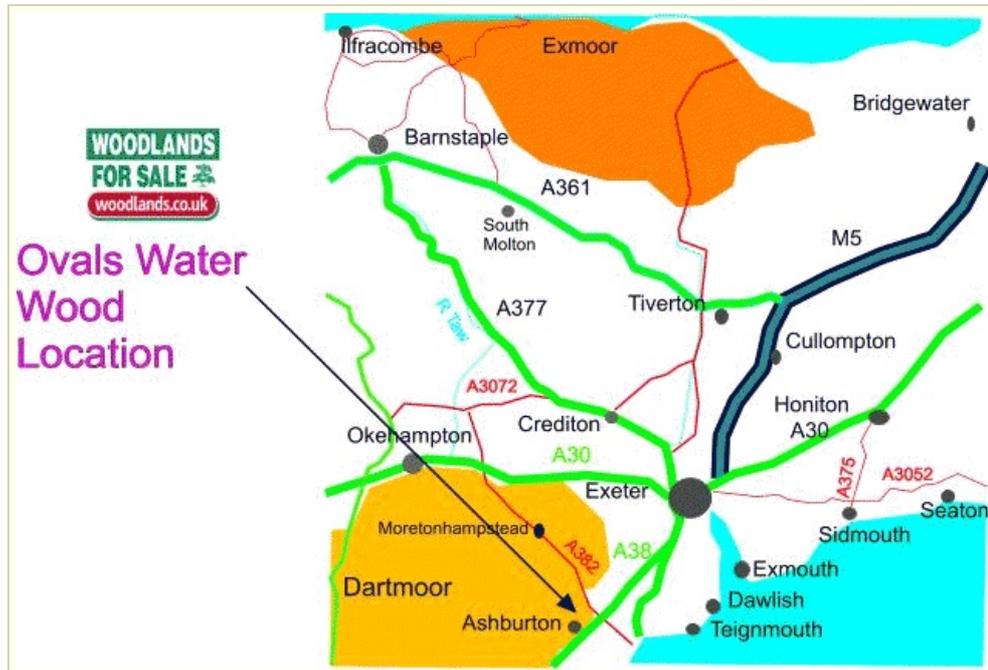
## Boundaries:

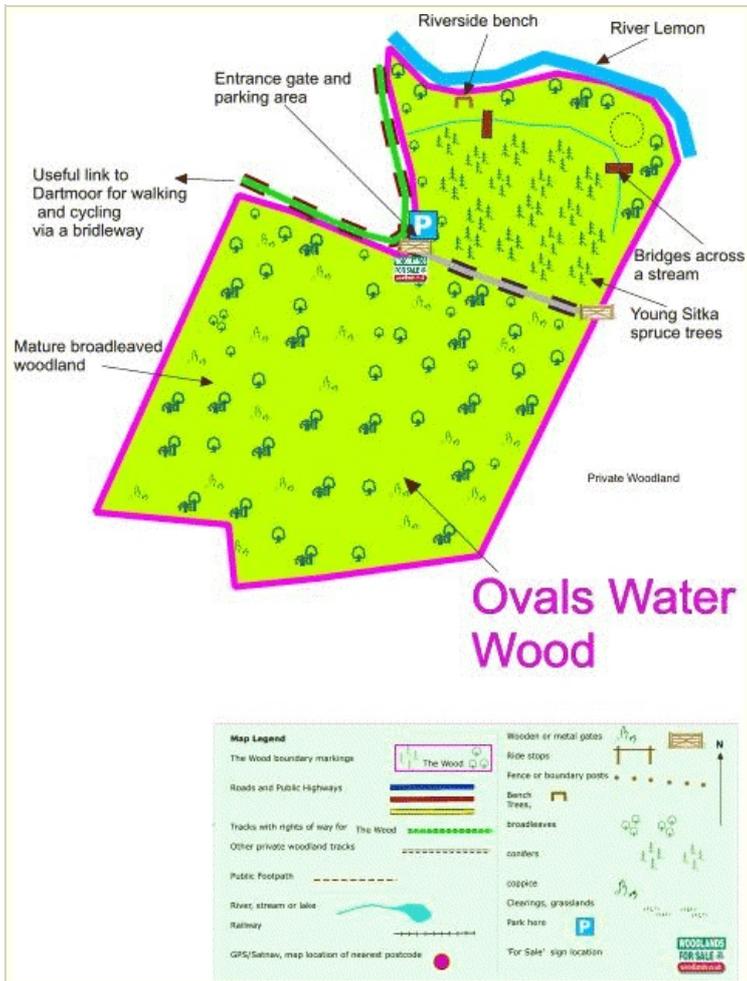
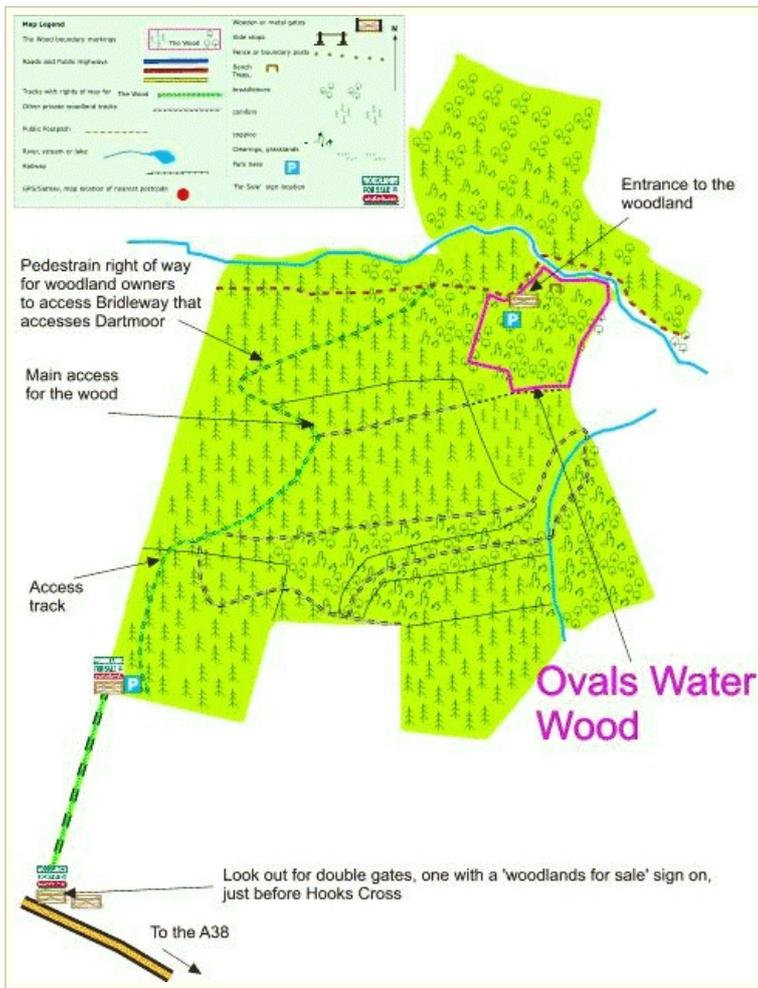
All boundaries are indicated with pink markings on trees and posts.

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

The northern boundary is along the riverbank of the river Lemon.

The eastern boundary is indicated by an old post and wire fence.





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.