



Ox Hill Wood

Devon

A very attractive broadleaved woodland with a natural water supply within a 10 minute drive of the Jurassic coastline.

Details

Price: £75,000 Freehold

Location: Colyton, Seaton, Devon

Size: About 3 ¾ acres for sale

OS Landranger: OS No 192

Grid ref: SY 230 938

Nearest post code: EX24 6RU

Local manager

Stuart Brooking

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Description

Set within the renowned East Devon Area of Outstanding Natural Beauty, this enchanting mixed broadleaved woodland enjoys far-reaching views across the scenic Coly Valley. Just a short drive south lies the spectacular Jurassic Coast, a UNESCO World Heritage Site famed for its dramatic cliffs and beaches.

The woodland comprises a variety of mature native broadleaved trees interspersed with sunny clearings and natural water sources. This well-established habitat is rich in wildlife, with the sights and sounds of abundant birdlife, visits from deer, badgers and foxes, and seasonal displays of vibrant bluebells and wild daffodils.

Surrounding the property are numerous footpaths and tranquil, hedge-lined country lanes, offering endless opportunities for walking and exploring. The charming Devonshire town of Colyton is within easy walking distance, providing local amenities and a welcoming community atmosphere.

A water ram, located within the woodland, supplies Heathayne Farm & Cottage.

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.

Trees

The woodland canopy is shaped by mature trees, with oak dominating in places, interspersed with birch and ash. Beneath, an understory of holly is complemented by hazel and rowan, adding depth and variety to the habitat. A current thinning licence allows for selective removal of holly to let more sunlight reach the forest floor, encouraging a greater diversity of woodland plants and the natural regeneration of other native species.

Wildlife

Songbirds bring the woodland to life, with willow and marsh tits, chaffinches, robins, and wrens among the regular visitors. The upper canopy provides shelter for owls, while buzzards soar overhead. At the northern edge, a cluster of old badger setts hints at the site's long natural history, with fresh signs of badger activity nearby. Deer are often seen moving quietly through the trees, and the occasional fox adds to the rich tapestry of wildlife that calls Ox Hill Wood home.

Features

Ancient character features enhance the charm of Ox Hill Wood, with old hedge and wood banks marking the northern and southern boundaries and defining the western edge. Shown on maps dating back to the 1890s – and likely older still – these historic boundaries tell a story of centuries of land use. Natural springs rise within the woodland, combining along the western edge to form a clear, flowing spring, adding both beauty and ecological value to the site.

Access, tracks and footpaths

Access is via a locked gate from a quiet country lane, with full rights of entry for the purchaser.

A stone track leads up to the higher part of the woodland, where there is ample space for turning and parking. From here, a footpath crossing the property provides convenient access on foot to the lower section of the woodland. This path also links into the surrounding network of scenic walks, allowing the owner to explore the beauty of the East Devon countryside directly from the property.

Rights and covenants

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.

Activities

Ox Hill Wood is a true wildlife haven, offering a peaceful retreat to enjoy alone or with family and friends. Occasional overnight stays beside a campfire provide an unforgettable way to immerse yourself in the woodland's atmosphere, experiencing its sights and sounds from first light to nightfall.

For the more active woodland owner, the site offers exciting conservation opportunities. An ancient wood pasture restoration project could be undertaken here, enhancing biodiversity and improving the health of this important habitat for generations to come.

Local area and history

Set in the heart of the East Devon Area of Outstanding Natural Beauty, Ox Hill Wood is surrounded by rolling farmland, wooded hillsides, and charming villages. The landscape is quintessentially West Country — peaceful, green, and rich in wildlife.

Just a short drive away, the seaside town of Seaton looks out across Lyme Bay, framed by striking red and white cliffs. Its mile-long shingle beach and working harbour make it a great spot to explore.

The picturesque coastal village of Beer and the riverside village of Axmouth are also close by, each offering their own unique charm.

Human settlement here stretches back over 4,000 years, long before the Romans arrived. The area once hosted Iron Age forts, including sites at Seaton Down, Hawkesdown Hill, Blackbury Camp, and Berry Camp.

Just above the wood lies Ox Hill, believed to be the site of the medieval Chapel of St. Calixtus, as suggested by the 19th-century Tithe Map of Colyton. The name "Ox Hill" is more recent — said to commemorate a community ox roast held here in 1829.

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.

Directions

- From Colyton head out of the town west on the New Sidmouth Road passing the church on your right.
- Shortly after the church take the first right onto Southleigh Road signposted towards Southleigh.
- After half a mile you will come to a fork in the road at Heathayne Cross, stay on the upper road and you will see a gate on your left, this is the access gate for the track that leads to the woodland.
- You can park opposite the gate in the lay-by to view or you can contact the local agent to make other viewing arrangements.
- Head through the stile at the left of the access gate and follow the stone track up into the woods.
- Continue along this track for around 300 metres, through a wooden ride stop until you come to the end of the track where there is a large parking/ timber stacking area.
- Here you will see access to the upper part of Ox Hill Wood indicated by the 'Ox Hill Wood' name sign.
- To access the lower area, head through the gap at the end of the parking area and straight over onto a cleared track with fence posts either side.
- Walk down this track and you will see the woodland on your right with access cleared near an old bank allowing you to get to the lower woodland area where there is a stream and nice level area.

Sat Nav / GPS note: The post code EX24 6RU is for the point shown on the location map by the red dot.

What3words at the main entrance: innovate.cherish.rainfall

Boundaries:

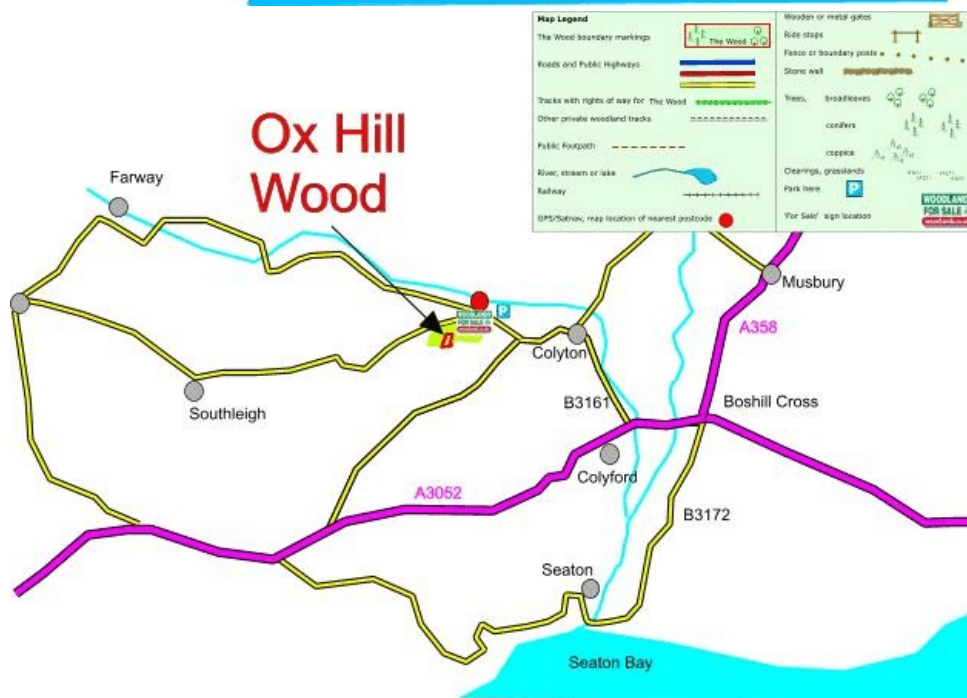
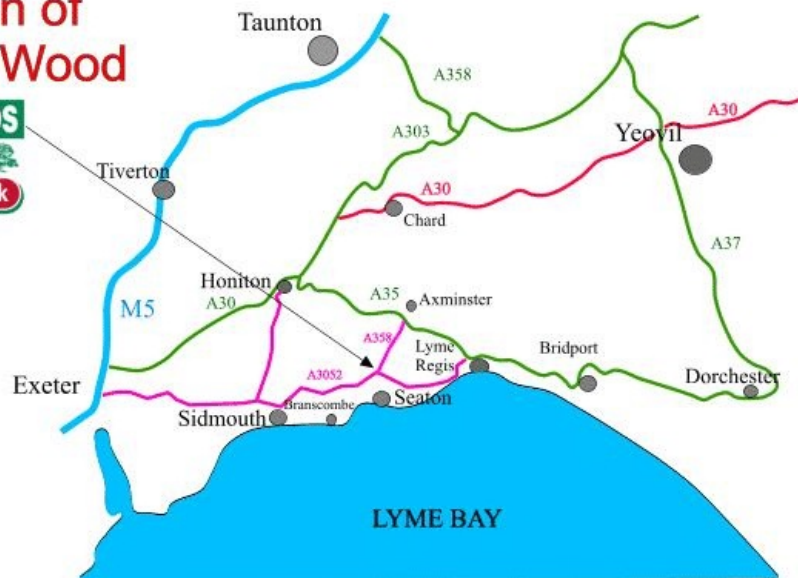
The northern boundary is indicated by an old hedge bank lined by trees along the edge of a field.

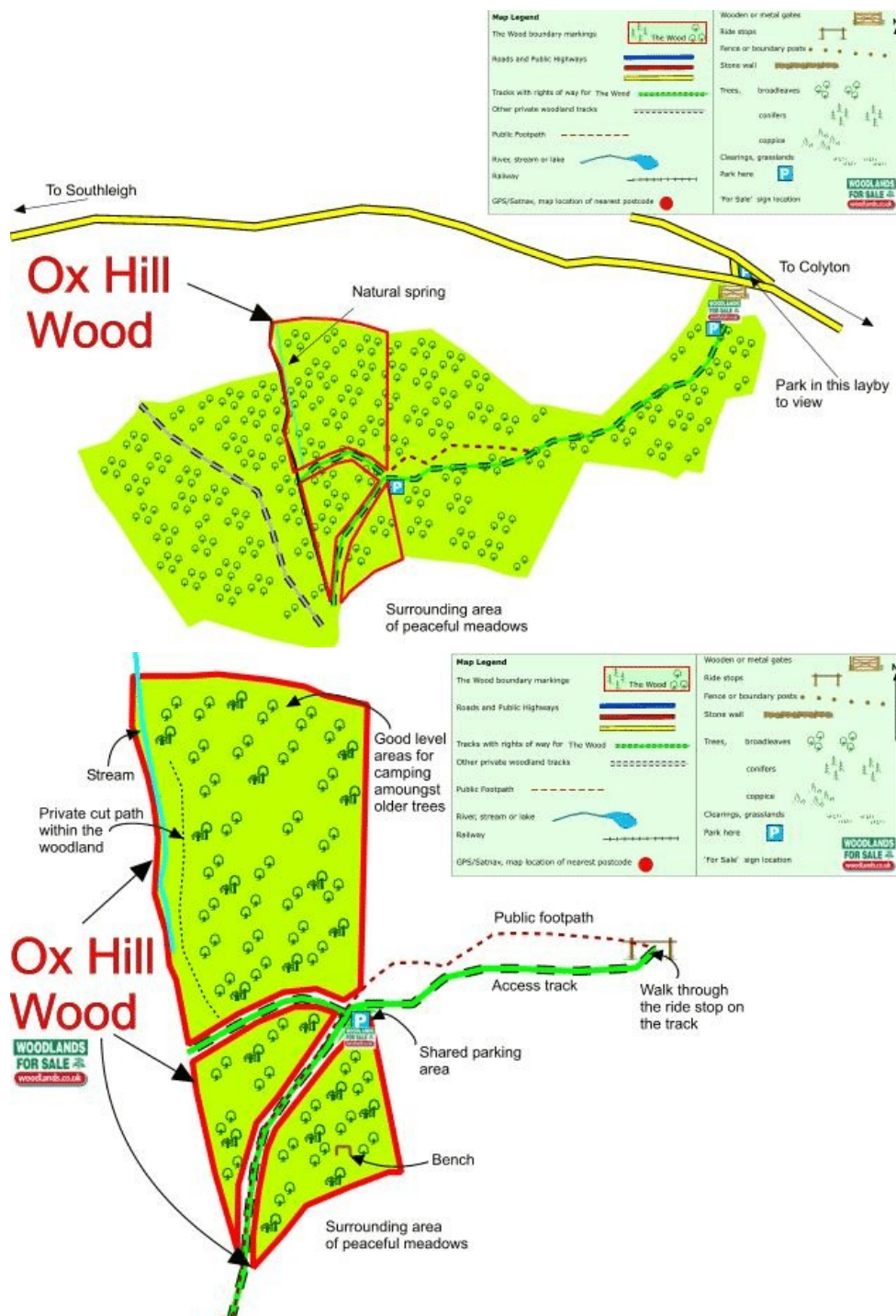
The eastern boundary is indicated by a line of fence posts.

The southern boundary is indicated by an old hedge bank lined by trees along the edge of a field.

The western boundary is indicated by an old wood bank.

Location of Ox Hill 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.