



## Pinn Wood Devon

Pinn Wood is predominantly a regenerating natural woodland with a mix of pioneer species including birch, rowan and some mature conifer trees with fine views to the west.

### Details

**Price:** £59,000 Freehold

**Location:** Near Sidbury, Sidmouth, Devon

**Size:** Over 4 ½ acres for sale

**OS Landranger:** OS No 192

**Grid ref:** SY 163 918

**Nearest post code:** EX10 0PR

### Local manager

**Stuart Brooking**

07801 789215 or 01392 436229

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



## Description

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Pinn Wood is located on the upper reaches of the hills that surround the quaint coastal town of Sidmouth, known as Harcombe Hill. Access is via a good forestry track from a quiet country lane.

The woodland has a private parking area at the entrance, a path through the trees and a useful wildlife watching shelter or timber store.

Fine views and lots of wildlife combine to make it a very enjoyable place in which to spend time.

Whilst visiting do take advantage of the picnic bench as shown in the pictures below. Take some quiet moments to sit and enjoy the peaceful surroundings.

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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## Trees

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Pinn Wood has an area of mature conifer trees at its southern edge, these could be used for small scale timber harvesting or to use the occasional tree for forestry projects. The majority of conifer are Douglas fir trees (*Pseudotsuga menziesii*). Whilst the remainder of the woodland is rapidly establishing as a natural regenerating woodland including pioneer species such as Birch and Rowan along with other native species such as Holly. This follows the natural succession of woodland habitat since being cleared of mature conifer trees and allowing nature to turn it into a native broadleaved woodland. This process has been impressive and now includes a plethora of ground flora such as Heather (both Common and Bell species).

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## Wildlife

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The area of younger growing woodland and ground flora attracts numerous invertebrates including butterflies and moths. Common lizards can be found basking along the sunny edges of the woodland which is a delight.

Roe deer are regular visitors as well as foxes and badgers.

Numerous bird life can be seen and heard within the mature conifer trees. Buzzards glide effortlessly from tree to tree and the rat tat tat of the woodpecker fills the air.

For those who want to camp, the evening call of owls adds to the atmosphere.

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## Features

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A private parking space can be found at the woodland entrance, this is also a good vantage point to view the woodland.

There is an old hedge bank at the southern end of the woodland which is an historical woodland feature.

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## Access, tracks and footpaths

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The woodland is accessed from a quiet country lane and then via a good stoned forestry track. This track leads all the way to the entrance of the woodland where there is ample parking and turning. Please note that there is also a shared turning area (for neighbouring woodland owners) leading up to the private parking area within Pinn Wood.

There is a public bridleway along some of the access track and a permissive footpath along the edge of the woodland.

Within the boundary of Pinn Wood there are no public rights of way.

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## Rights and covenants

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The standard covenant applies to this woodland.

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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## Activities

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There are numerous activities suited to Pinn Wood. The owners can enjoy wildlife watching from a bench which is sited at a vantage point overlooking the woodland. The encouragement and establishment of what will effectively be a new woodland habitat is an exciting opportunity for anyone with an interest in the creation and protection of new woodland habitats both for the now and for future generations.

A stand of mature conifer trees provide scope as a sheltered area for a forestry store or a camping area.

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## Local area and history

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Pinn Wood is named after the English and German: metonymic occupational name for a maker of pins or pegs, from Middle English pin, Middle Low German pin(ne) 'pin', 'peg'. In some cases the German name was an metonymic occupational name for a shoemaker. English (Devon): from Middle English pinne 'hill' (Old English penn), a topographic name or a habitational name from a place named with this word, e.g. Pinn, Pinn Court Farm, or Pin Hill Farm, all in Devon

The nearby coastline around Seaton and Sidmouth is the beginning of a World Heritage Site consisting of 95 miles of Jurassic coastline that begins at the nearby [Orcombe point](#)

There are a number of thriving, local small scale fishing industries based along the nearby coastline with day boats catching fish and crabs. The bass fishery attracts many anglers in season and there are a number of chartered fishing trips available.

Please do enjoy your visit to Pinn Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as a wildlife habitat.

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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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

You can view Pinn Wood at anytime by taking a copy of the details with you. The woodland can be accessed on foot.

- From Honiton take the A375 south towards Sidford & Sidmouth.
- At the top of the hill out of Honiton turn left at Putts Corner onto Seaton Road, signposted to Seaton & Farway.
- Stay on this road for around 2 miles until you get to Chelson Corner Cross where you turn right onto Beech Tree Lane.
- Follow this road for about 1/2 a mile and take the first turning on your right at Chelson Cross, opposite 'Long Chimney Farm' which is signposted to Harcombe.
- Stay on this winding road for about 1.5 miles until you see a lay-by on your right at the top of a hill with 2 field gates. Carry on past these gates and down the hill until you see a forestry track in front of you on a left hand bend in the road. This is the access track and has a 'public bridleway' sign on a post here.
- Park on the left hand side of the track at the entrance and walk up to the main woodland entrance gate.
- Walk through the pedestrian gap in the gateway and take the right hand track up the hill.
- Turn left at the top and continue for for a couple of hundred metres until you come to a fork in the track.
- Turn left here, along the forestry track for another 150 metres and you will see the entrance to Pinn Wood on your left indicated by a 'Pinn Wood' name sign and a parking area.
- Please note that this is a shared turning area for neighbouring woodland owners only, once passed this area the woodland is private.
- Satnav/GPS note: the postcode EX10 0PR is for the point shown by the red dot on the location maps number 2.

## Boundaries:

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

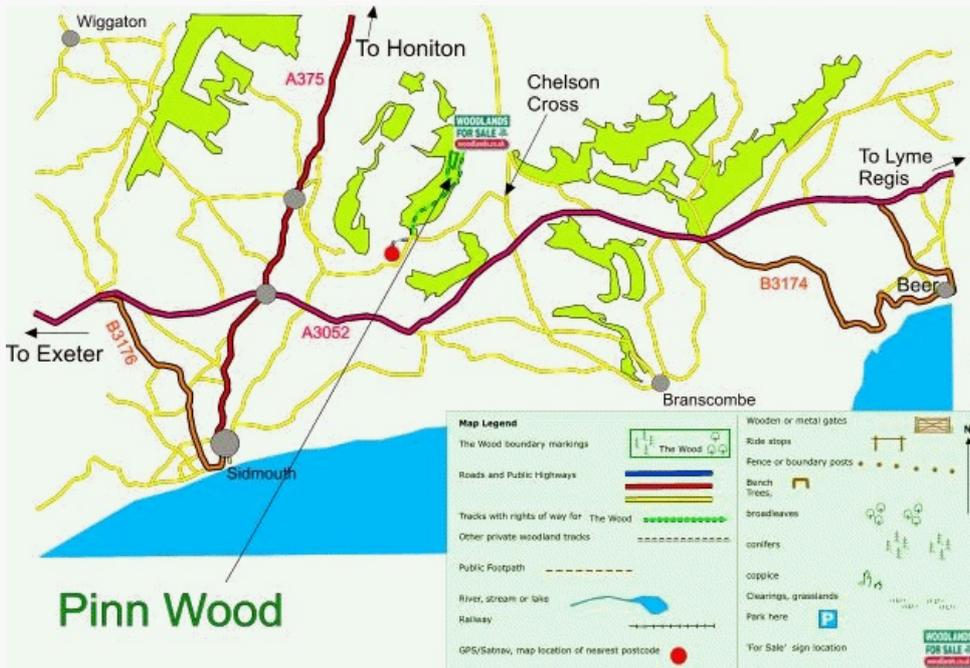
The northern boundary is indicated by a line of fence posts.

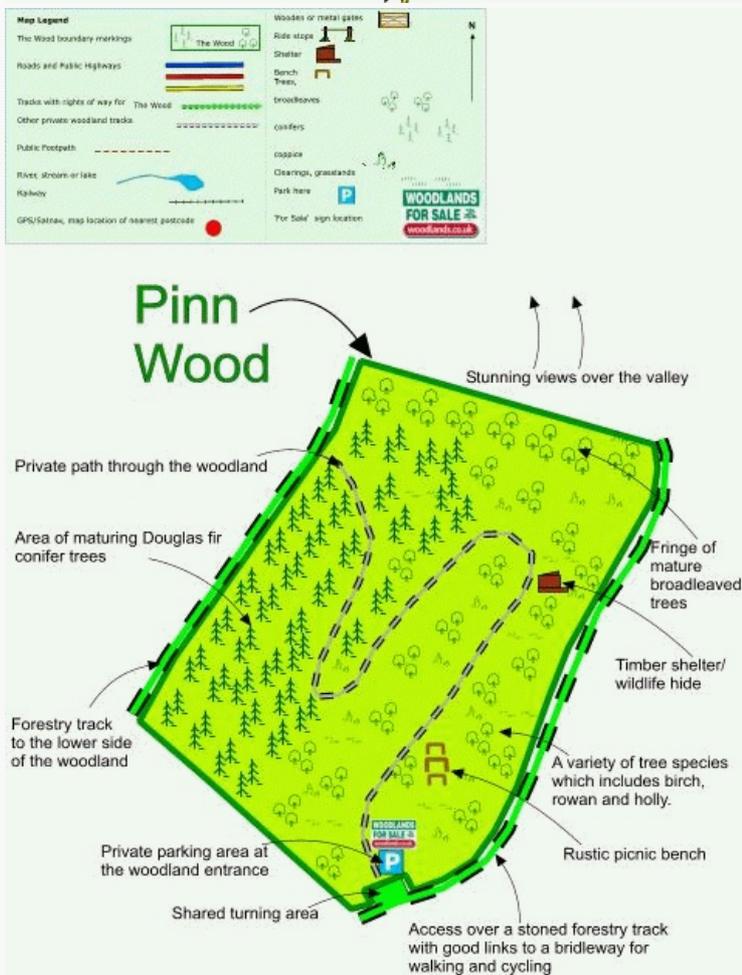
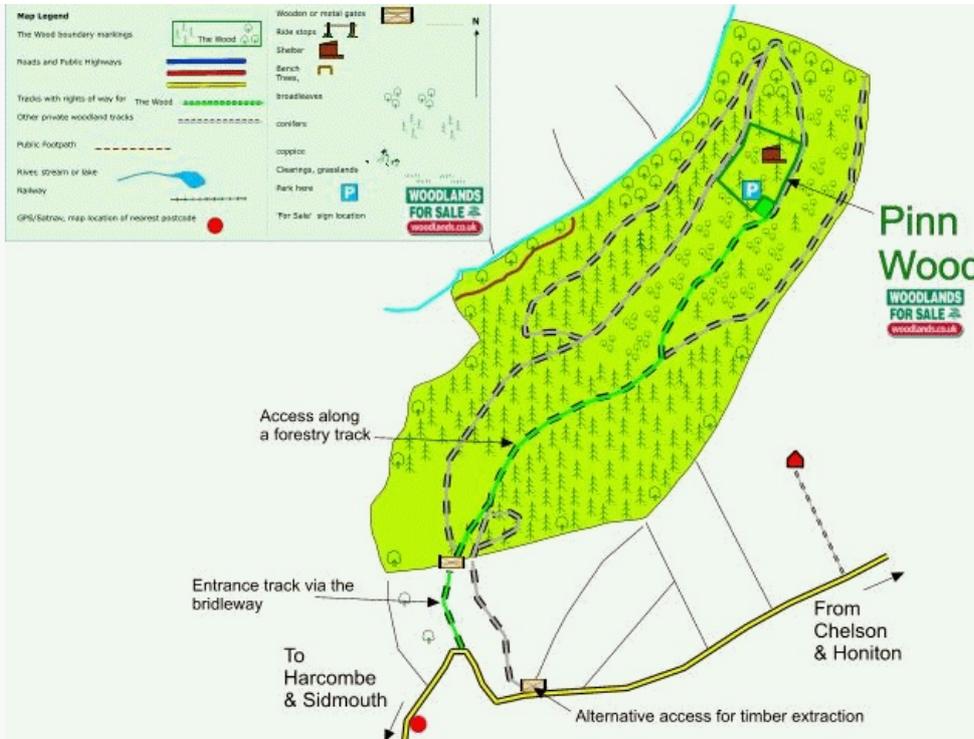
The western and eastern boundaries are along the edge of the access tracks.

The southern boundary is an old hedge bank.

## Location of Pinn Wood

**WOODLANDS FOR SALE**  
woodlands.co.uk





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.