



## Pipistrelle Wood

### Devon

A classic mixed broadleaved woodland with towering oak trees and hazel coppice complimented by an open meadow area.

#### Details

**Price:** £85,000 Freehold

**Location:** Broadwoodkelly, North Tawton, Devon

**Size:** About 4 ⅔ acres for sale

**OS Landranger:** OS No 191

**Grid ref:** SS 635 053

**Nearest post code:** EX20 2AR

#### Local manager

**Stuart Brooking**

07801 789215

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



## Description

This part of Devonshire is steeped in history and woodland is an important part of this. Winkleigh, the local village found a couple of miles north of Pipistrelle Wood, takes its name from two Saxon words - 'wincel' meaning 'corner' and 'leah' meaning 'clearing in a forest'. Even closer is the village of Broadwoodkelly, another clue to the importance of woodland in the area, taking part of its name from the Kelly family who held the manor here.

The woodland was most likely planted sometime in the 1960's and has since thrived in the fertile soil to form a glorious native woodland.

Running along the western boundary is a fast flowing clear stream which arises from a nearby spring which eventually joins the river Okement near the village of Jacobstowe.

The wood has been named Pipistrelle as in the locality there are many old barns and farm buildings which are perfect for the [pipistrelle bat](#) - one of the 18 species of bats found in the UK. Trees and hedges are very important for pipistrelles as they provide cover for them when bats emerge from winter roosts and they use woodland edges for navigation when foraging.

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.

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### Trees

A traditional woodland structure of '[coppice with standards](#)', the main canopy consists of well spaced tall oak trees with other broadleaved trees such as birch, willow and ash. The lower canopy, or 'understorey' is mainly hazel which would have been coppiced in the past to make wood products such as thatching spars and hurdles to use as mobile 'pens' for livestock.

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### Wildlife

There is an abundance of wild flowers in the spring and summer which benefit from sunlight from openings within the tree canopy. This encourages butterflies such as the [speckled wood](#).

The woodland area is surrounded by other woodland and farmland and therefore is an excellent habitat for foxes, badgers and deer. Otters have been known to use the stream to travel to nearby larger watercourses.

Song birds along with owls and bats frequent the woodland area throughout the year.

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### Features

At the entrance there is a private stoned parking area. From here you can walk into the woodland through an old gateway.

Historic wood banks enclose the woodland - these are solid earth banks that were installed to define boundaries of different land areas. Older banks are usually curving rather than straight so the banks along the boundaries of the woodland could well be hundreds of years old. A mix of tree species line the banks making an ideal boundary feature.

The meadow area is open with mixed native hedges along the eastern and southern edges.

An attractive stream borders the western edge of the woodland.

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### Access, tracks and footpaths

Access to Pipistrelle Wood & Meadow is via a gateway from the A3124 - there is a coded padlock. Please contact Stuart on 07801 789215 for the code prior to visiting to allow you to drive to the woodland entrance.

A shared stone track takes you to a private stoned parking area just within the meadow area of Pipistrelle Wood.

There are no public footpaths within the woodland or meadow.

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### 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.

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### Activities

Having both a beautiful woodland along with an open area of meadow is often the most sought after combination for the prospective landowner - there already is an established woodland to enjoy and manage whilst offering scope for other enjoyment and projects within the meadow.

The open meadow is great for family days out with plenty of space for fun games and camping overnight under the stars and could be enhanced by encouraging wild flowers to grow or adding to the biodiversity by the creation of a pond (subject to any

consents required)

Another possibility is to add to the existing woodland by creating your own new woodland on the meadow, subject to permissions. The area is classed as 'low sensitivity' so this is usually a sign that a new planting of trees will improve the habitat value of the land.

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### Local area and history

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Pipistrelle Wood is located In the rural heartland of Devon where there are numerous farms and small villages 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.

Nearby 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.

A short distance away is Winkleigh, 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!

Although set in the heart of the county, access to the north Devon coast is within easy reach - 45 minutes to Westward Ho! and under an hour to Bude.

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

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### How to find this meadow

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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.

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### Directions

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It is best to contact the agent prior to visiting to get the gate code so you can access the site.

- 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, then Coulson Cross on your left and you will see the entrance gate to Pipistrelle Wood shortly after on your right, just before the 'woodlands for sale' sign above the hedge.
- You can use the gate code to open the gate (**please shut and lock the gate behind you and when you leave**) and then head down the stoned track and turn right into the gateway where you will see a ride stop with a 'Pipistrelle Wood' name sign on. Park here 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 a double 'woodlands for sale' sign on your right where shortly after you will find the entrance gate to Pipistrelle Wood.
- Follow the access arrangements via the gate as above.

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: weaned.momentous.question



## Boundaries:

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

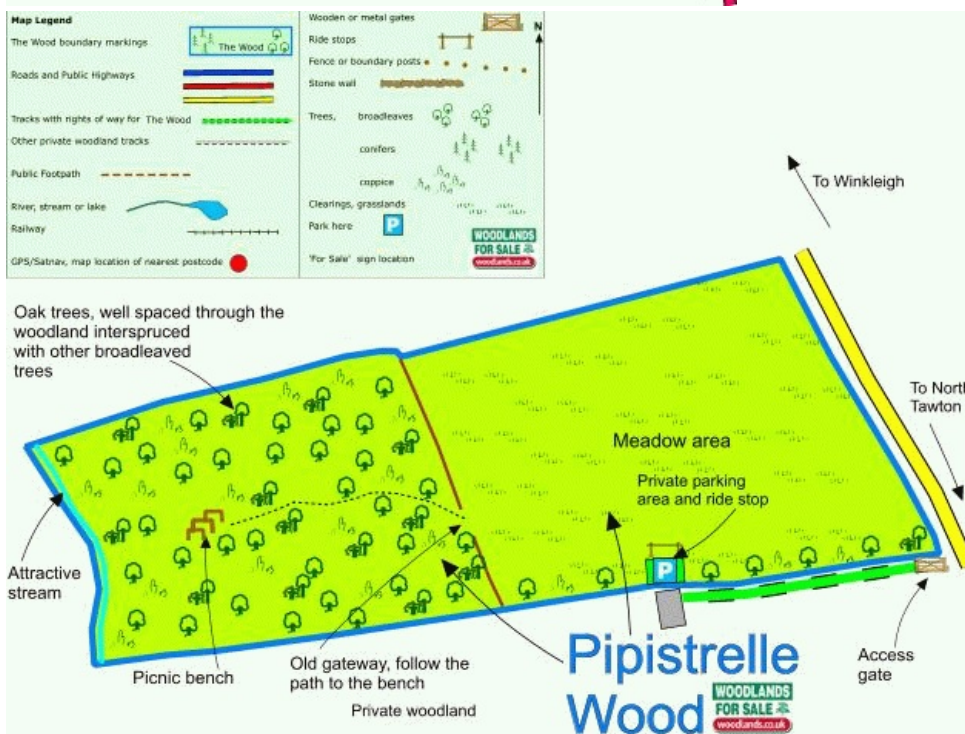
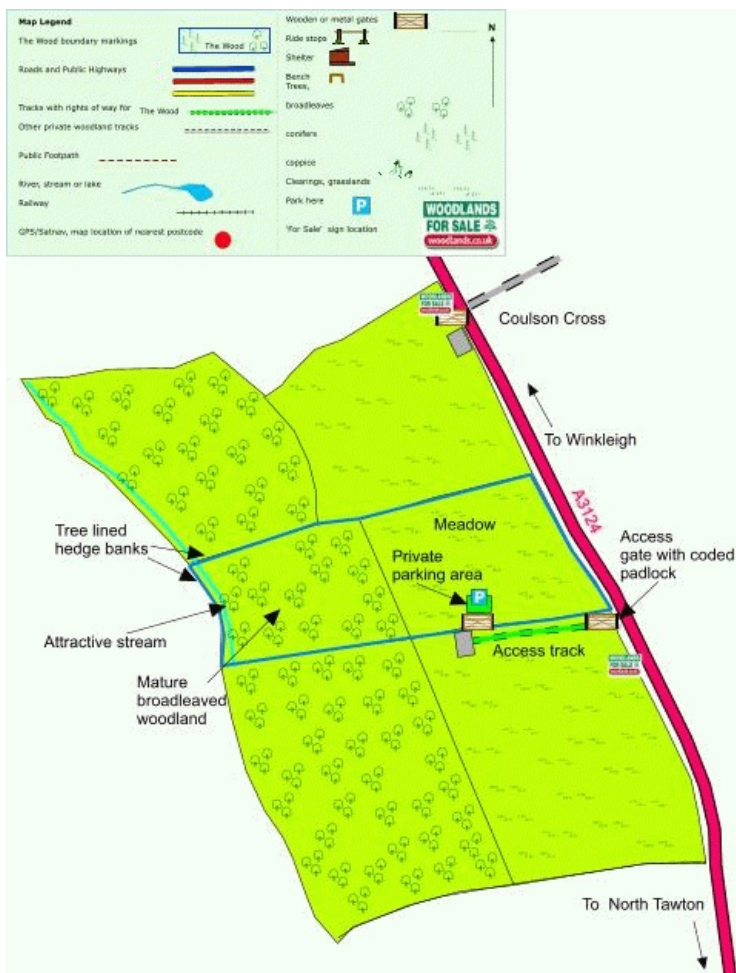
The northern boundary is indicated by a line of fence posts in the meadow and an old hedge bank within the woodland.

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

The southern boundary is an old hedge bank.

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.