



## Pipistrelle Wood

Devon

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

£85,000 Freehold

Broadwoodkelly, North Tawton, Devon

About 4 acres for sale

OS No 191

SS 635 053

EX20 2AR

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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

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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

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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

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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

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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

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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

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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



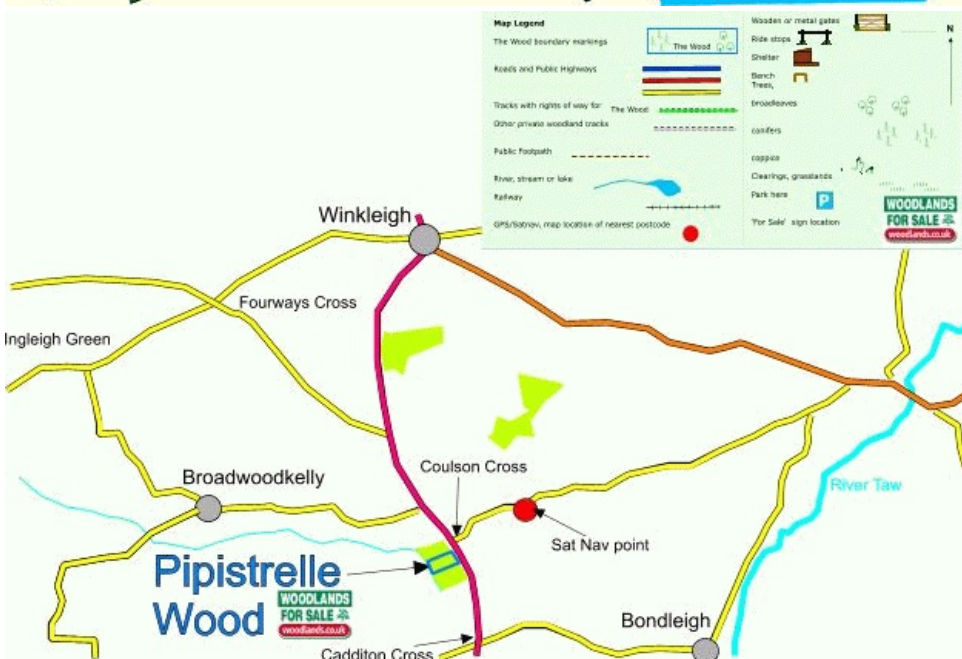
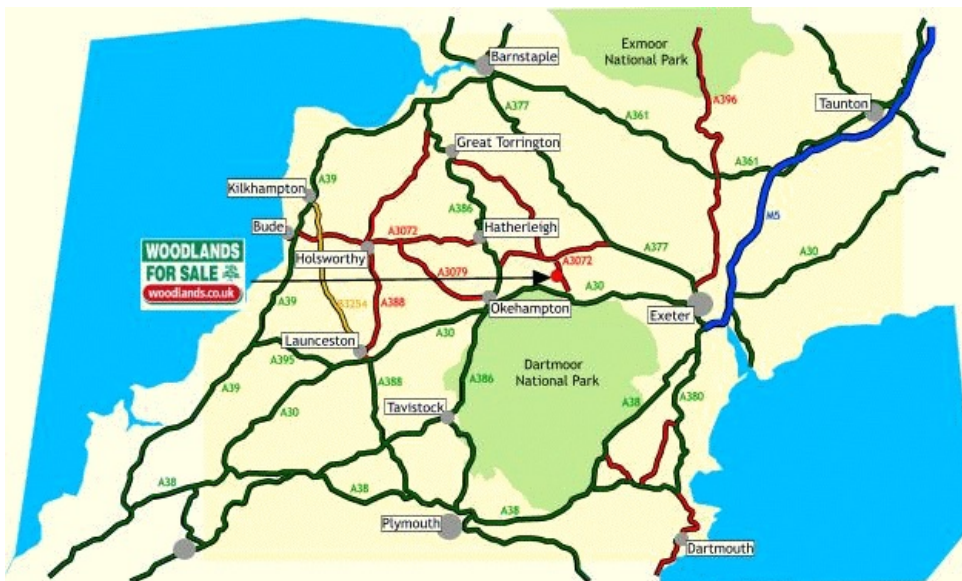
All boundaries are indicated with blue markings on posts and trees.

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

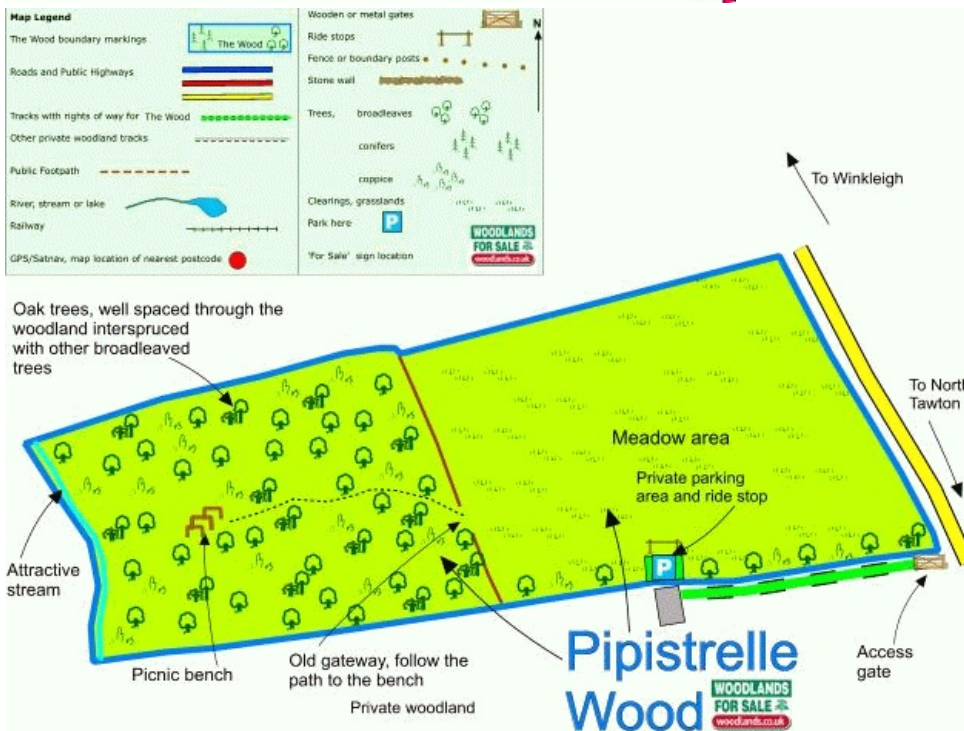
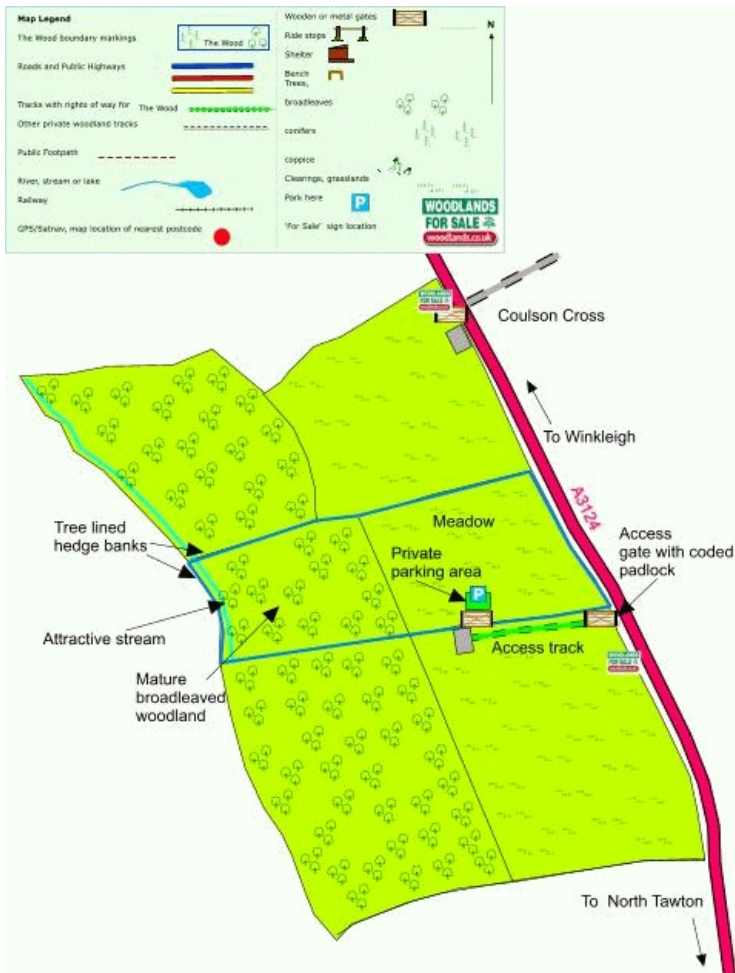
The eastern boundary is defined by a native hedgerow along the road.

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.