



Rebel Wood

Devon

This charming woodland has areas of veteran trees, open spaces and rare wet woodland habitat, nestled within the stunning Coly Valley Area of Outstanding Natural Beauty.

Details

Price: £65,000 Freehold

Location: Colyton, Near Seaton, Devon

Size: About 3 ¼ acres for sale

OS Landranger: OS No 192

Grid ref: SY 232 939

Nearest post code: EX24 6RU

Local manager

Stuart Brooking

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Description

Rebel Wood enjoys an enviable position within the picturesque landscape of the Coly Valley. Situated approximately 80–100 metres above sea level, the woodland benefits from attractive views across the surrounding countryside, particularly from its upper reaches, within the stunning East Devon Area of Outstanding Natural Beauty.

Just a short drive to the south lies the spectacular Jurassic Coast, a UNESCO World Heritage Site celebrated for its dramatic cliffs, fossil-rich beaches and breathtaking coastal scenery.

Rebel Wood forms part of a larger tract of mixed woodland historically known as Heathayne Hill and Freakhayne Coppice. According to the Government’s habitat database, the northern section is classified as ‘in-filled ancient wood pasture’, while the southern section is designated as ancient semi-natural woodland.

Historically, wood pasture consisted of widely spaced mature trees, predominantly oaks, interspersed with open grassland and denser groves. These landscapes were traditionally managed through grazing by livestock, particularly cattle, creating a mosaic of habitats rich in ecological interest. Ancient semi-natural woodland, meanwhile, comprises areas that have remained continuously wooded since at least 1600 AD and retain a predominantly native character. Such woodlands represent an increasingly scarce and valuable part of Britain’s natural heritage.

Today, Rebel Wood retains a varied landscape of mature native broadleaved trees, sunny glades and natural water sources. This established and diverse habitat provides a haven for wildlife, with birdsong echoing through the canopy and deer, badgers and foxes frequenting the woodland. Together, these features contribute to the distinctive character, natural beauty and ecological significance of this charming 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.

Trees

Rebel Wood comprises a varied mix of tree species, reflecting its heritage as ancient wood pasture. The woodland is characterised by well-spaced, gnarled veteran oak trees, interspersed with beech and birch, creating a distinctive landscape with a strong sense of age and natural character.

The lower, northern section of Rebel Wood supports wet woodland habitat, characterised by a mixture of willow, birch and hazel. This damp environment provides a valuable contrast to the drier areas of the woodland, contributing to the diversity of habitats and supporting a range of wildlife.

Wildlife

The peaceful setting of Rebel Wood provides a haven for wildlife, allowing nature to flourish within its rich mosaic of habitats. High among the woodland canopy, buzzards can often be seen soaring overhead, while owls roost among the trees. A variety of woodland birds also frequent the area, including woodpeckers and familiar garden and woodland species such as coal tits, robins, long-tailed tits and great tits, to name just a few. Their calls and birdsong bring the woodland to life throughout the seasons.

There are signs of a resident badger family living in and around the woodland, offering the possibility of glimpsing these elusive nocturnal mammals at dawn or dusk, when they are most active. With patience and quiet observation, the woodland’s natural rhythms can be enjoyed without disturbing its inhabitants.

Roe deer also frequent Rebel Wood, adding to its sense of tranquillity and wild beauty. If you are fortunate, you may catch sight of them moving gracefully between the trees, their distinctive buff-coloured rumps flashing briefly into view as they bound through the undergrowth.

Features

During spring, areas of Rebel Wood are adorned with bluebells, bringing seasonal colour to the woodland floor. On the lower wetter area of the woodland the habitat supports a rich variety of plant species adapted to its damp conditions, adding to the ecological diversity and natural character of the site.

Along the northern and southern boundaries, historic hedge banks provide a tangible link to the woodland’s past. These features are recorded on the Ordnance Survey maps dating from the 1890s, offering a glimpse into the historic landscape and its traditional boundaries.

A spring-fed stream flows within the northern boundary bank, while several other natural springs emerge throughout the wet area of woodland. These water sources contribute to the woodland’s distinctive character and support its moisture-loving habitats. They may also present opportunities for the creation of small ponds, potentially enhancing biodiversity and providing additional habitats for amphibians, invertebrates and other wildlife.

Access, tracks and footpaths

Access to Rebel Wood is via a locked gate from a quiet country lane, with full vehicular rights of access granted to the purchaser, offering a convenient and secure point of entry while helping to preserve the woodland's peaceful setting.

A stone track leads up to the woodland, where there is a designated space for turning and parking. From here, the owner can enjoy direct access to a network of scenic countryside walks, providing an opportunity to explore the beautiful surrounding landscape of East Devon on foot, with Rebel Wood serving as a tranquil starting point for further adventures in the countryside.

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

Rebel Wood is ideally suited to those seeking either a tranquil countryside retreat or the opportunity to become actively involved in woodland management. Whether the aim is to enjoy the peace and seclusion of nature or to nurture and enhance the woodland's ecological value, Rebel Wood offers a variety of possibilities.

At the heart of the woodland, a natural clearing with a bench provides a welcoming spot to sit back and enjoy the surroundings. This versatile space could also lend itself to occasional family camping, traditional green woodworking or bushcraft activities, offering a chance to reconnect with nature and develop practical outdoor skills.

With its combination of peaceful clearings, established trees and varied habitats, Rebel Wood offers the opportunity to create a personal woodland retreat while helping to conserve and enhance this special natural environment for the future.

Enjoy [Forest bathing](#), a form of relaxation that encourages you to find calm within the woodland environment, observe nature and breathe deeply.

Local area and history

Set in the heart of the East Devon Area of Outstanding Natural Beauty, Rebel Wood is surrounded by rolling farmland, wooded hillsides and charming villages. The landscape is quintessentially West Country: peaceful, verdant and rich in wildlife, offering a wonderful balance of rural tranquillity and access to the surrounding countryside.

Despite its secluded setting, Rebel Wood is within approximately a 15-minute walk of the historic market town of Colyton. Often described as one of Devon's most picturesque small towns, Colyton boasts a beautiful Norman church, a selection of independent shops, traditional pubs and cafés. The town is also connected to the popular [Seaton Tramway](#), a narrow-gauge heritage tramway that winds through the Axe Valley towards the coast.

Rebel Wood takes its name from Colyton's association with the Monmouth Rebellion of 1685, when local support for the uprising against King James II earned the town a reputation for rebellion. The revolt was led by James Scott, Duke of Monmouth, the illegitimate son of Charles II, who sought to overthrow James II and claim the throne. The rebellion attracted considerable support from Protestant dissenters before ultimately ending in defeat.

Just a short drive away, the seaside town of Seaton looks out across Lyme Bay, with striking red and white cliffs forming part of its dramatic coastal setting. Its mile-long shingle beach and picturesque harbour area make it an inviting destination for a leisurely stroll, a spot of beachcombing or simply enjoying the sea air.

The charming coastal village of Beer, with its sheltered beach and traditional fishing heritage, is also nearby, as is the riverside village of Axmouth, nestled beside the River Axe. Each offers its own distinctive character and provides further opportunities to explore the beautiful East Devon coastline and countryside.

The area's rich history stretches back more than 4,000 years, long before the arrival of the Romans. The surrounding landscape bears witness to its ancient past, with Iron Age hillforts and defended settlements found at locations including Seaton Down, Hawkesdown Hill, Blackbury Camp and Berry Camp. These historic sites add another layer of interest to a landscape celebrated for its natural beauty, rural traditions and enduring connection with the past.

With its peaceful woodland setting, proximity to Colyton and easy access to the Jurassic Coast, Rebel Wood offers an appealing combination of seclusion, local heritage and opportunities to explore the best of East Devon.

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 west out of the town along New Sidmouth Road, passing the church on your right.
- Shortly after the church, take the first right onto Southleigh Road, signposted towards Southleigh.
- After approximately half a mile, you will reach a fork in the road at Heathayne Cross. Take the upper road, where you will see a gate on your left. This is the access gate for the track leading to the woodland.
- You can park in the lay-by opposite the gate if you wish to view the woodland, or contact the local agent to arrange an alternative viewing.
- Pass through the kissing gate to the left of the access gate and follow the stone track uphill into the woodland.
- Continue along the track for approximately 300 metres, passing through a wooden ride stop, until you reach the end of the track, where there is a large parking and timber-stacking area.
- The entrance to the upper section of the woodland is located here and is marked by the 'Rebel Wood' sign.
- The lower section of the woodland lies to the north of the footpath. Wellies or other waterproof footwear are recommended when exploring this area.

Sat Nav / GPS note: The postcode EX24 6RU identifies the location marked by the red dot on the location map.

What3words — start of the entrance path: `///snowboard.composers.gliding`

What3words — main entrance: `///innovate.cherish.rainfall`

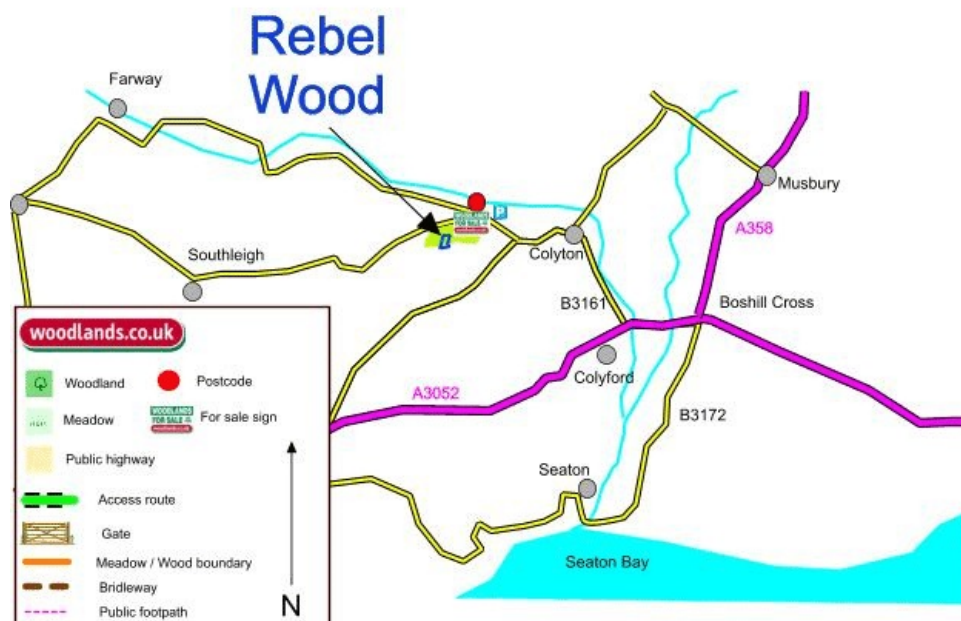
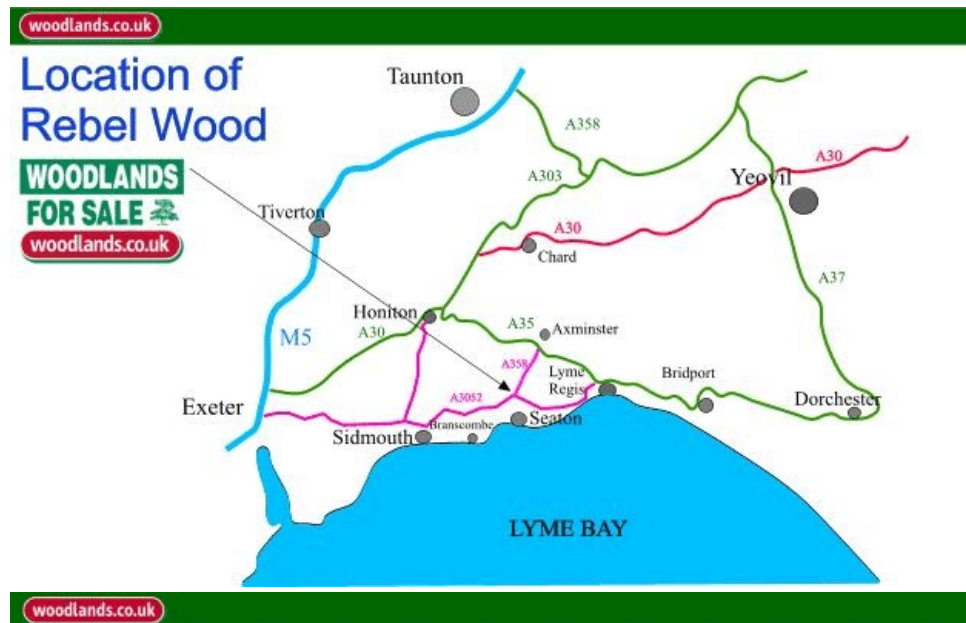
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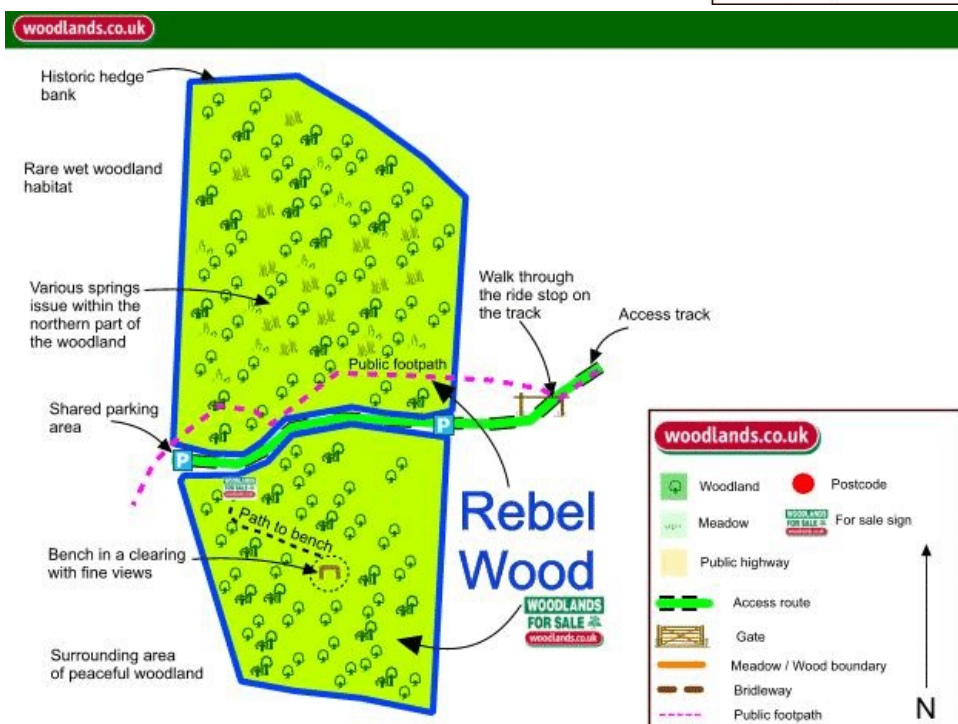
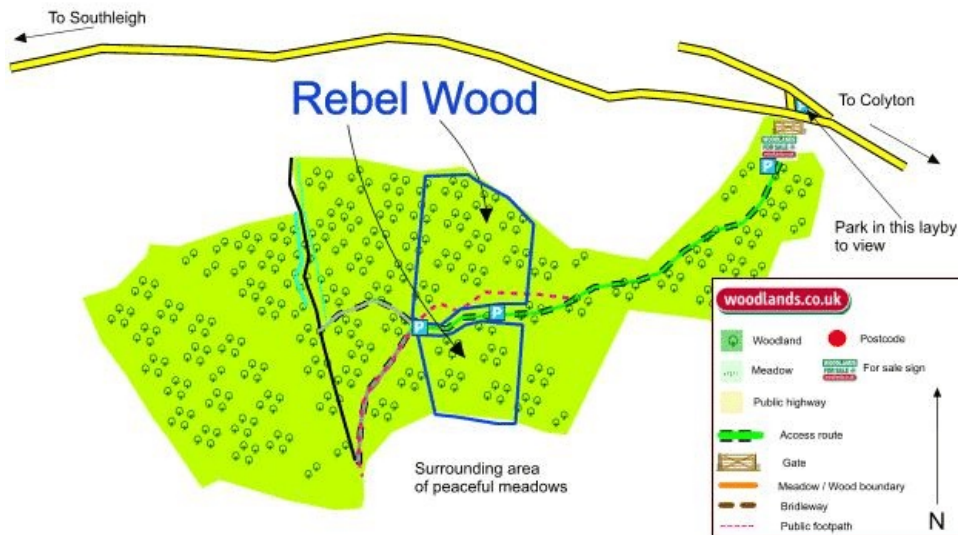
All boundaries are indicated with blue markings on posts and trees.

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

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

The southern boundary is indicated by an old wood bank.





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.