



Slingshot Wood Devon

A mixed woodland on the upper reaches of a valley that has been wooded since at least 1600 AD. Bluebells in the spring and a shared area by a stream are just two of the features of this delightful woodland.

Details

Price: £45,000 Freehold

Location: Sidbury, Sidmouth, Devon

Size: Just over 2 acres for sale

OS Landranger: OS No 192

Grid ref: SY 161 925

Nearest post code: EX24 6JF

Local manager

Stuart Brooking

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Description

Situated around 200 metres above sea level, with a sunny aspect and open meadows along the western boundary, Slingshot Wood is an important part of the local historic landscape. According to the Government's geographical information website, 'Magic', this woodland is recorded as Ancient Replanted Woodland, meaning it has been wooded since at least 1600 AD.

At the upper western reaches of the woodland are impressive, older 'remnant' broadleaved trees, such as sweet chestnut and oak, left over from when the woodland was first cleared—most likely to provide materials for the Second World War—and then replanted with conifer trees.

Slingshot Wood slopes down to the east to meet a track, which has excellent links to footpaths and bridleways leading to many local areas, including Sidmouth seafront.

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

On the upper plateau, situated on the western side of Slingshot Wood, is older broadleaved woodland. Here you will find towering sweet chestnut trees, along with the occasional mature, spreading oak and other species such as birch, holly, willow, sycamore, and rowan.

The lower slopes of the woodland are mainly composed of Douglas fir (*Pseudotsuga menziesii*) conifer trees. These durable evergreens are valuable for wildlife, with their towering canopy used by larger birds of prey such as buzzards and sparrowhawks, and their seeds providing food for finches and small mammals.

Long-term management of the Douglas fir trees could include thinning over the next few years to provide timber for forestry projects or even generate a small return through sales.

Wildlife

The upper area of the wood is bursting with bluebells in spring, along with other flora such as foxgloves.

Birds sing throughout the day, including robins, blackbirds, and great tits, while owls swoop at dusk. Roe deer frequent this peaceful habitat, and there are signs that badgers also use the woodland.

Features

There is a rustic picnic bench within a bluebell glade overlooking the woodland, which is a perfect place to sit and enjoy the evening ambience of nature and birdsong.

Just off the access track at the bottom of the valley is a small communal area of woodland with stream frontage and a bench in a quiet spot where you can enjoy the relaxing sound of flowing water. This waterfront area is restricted to the exclusive use of a small number of private woodland owners.

Access, tracks and footpaths

Accessed from the road between Honiton and Seaton, there is a well-stoned forestry track leading all the way to the lower track along the eastern edge of Slingshot Wood. This can be used year-round with a 4x4 vehicle. From here, a further track—suitable for 4x4 use in the drier months—leads to the upper reaches of the woodland.

For regular cars, there is access to a shared parking area at the end of the first section of level track, opposite a wooden forestry barn, and access closer to the woodland may be possible in summer.

Rights and covenants

There are no public rights of way within the woodland. The lower forestry track, over which the woodland has a right of way, is a quiet footpath and provides excellent links to the surrounding countryside.

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Activities

Well-spaced conifer trees in the eastern part of the woodland are ideal for setting up a hammock and spending nights under the stars, while the upper reaches are perfect for an immersive 'forest bathing' experience.

The geology within the woodland includes abundant flint, and prehistoric stone tools, such as hand axes, have been found in the local area; the ancient art of 'flintknapping' could also be enjoyed here.

Good links to the local network of footpaths and bridleways allow the purchaser to explore the East Devon Area of Outstanding Natural Beauty and the Jurassic coastline, both located within a few miles at Sidmouth.

Local area and history

[Blackbury Camp](#) or castle is found near to Slingshot Wood and is dated to the Iron Age from around 800 BC to 1st Century AD. During an excavation in the 1950s a number of items were found including a cooking pit, the remains of a hut and over 1000 slingshots!

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 [Orcombe Point](#) which is not far from the wood.

There are a number of thriving, local small scale fishing industries based along the 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 Slingshot 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.

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

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

This is a fairly long walk, but once purchased the land will be sold with full vehicular rights of way.

- Travelling from Honiton, take the A375 south towards Sidford and Sidmouth.
- At the top of the hill out of Honiton, at the Hare and Hounds pub, turn left at Putts Corner onto Seaton Road, signposted to Seaton and Farway.
- Stay on this road for around 1 mile, passing Wiscombe Park, until you see a brown tourist sign for 'Blackbury Camp' along with a sign for 'Honey Farm'.
- Slow down here, as you will need to turn right onto a track/bridleway just after these signs and opposite the left turn to Blackbury Camp and Honey Farm.
- Take care when crossing the highway onto the forestry track.
- This forestry track is also a bridleway, so please drive carefully along it.
- You will reach a gate with a 'woodlands for sale' sign. Here you can park to the right of this gateway.
- If arriving from Seaton on the A3052, turn right onto Seaton Road towards Honiton at Three Horseshoes Farm and travel along this road for 1.3 miles until you see a brown tourist attraction sign for Blackbury Camp on your left. The track/bridleway is immediately after this sign on your left.
- From this gateway, follow the forest track/bridleway until you reach a wooden barn, where you need to take the track to the right.
- Follow this track/bridleway down the hill for about 200 metres until you see a 'woodlands for sale' sign on your left next to a ride stop.
- Head under the ride stop and walk down the forestry track until you come to a right-hand turn; take this turn along a beech tree-lined section of the track.
- Continue to follow the main track and small 'woodlands for sale' signs over a couple of streams, up a short hill, and then left, continuing along the forestry track.
- Take the next right turn at the footpath marker, following the 'woodlands for sale' arrows.
- At the top of this track you will see a turn to your left with a 'woodlands for sale' arrow. Head up this track and follow the old forestry track along, heading south, for around 100 metres until you see the entrance to Slingshot Wood indicated by a 'Slingshot Wood' name sign.

The what3words for the main entrance gate and parking area to view is: [///skips.contemplate.stealing](https://www.what3words.com/skips.contemplate.stealing)

The what3words for the woodland itself is: ///spoils.nicely.eagle

- Satnav/GPS note: the postcode EX24 6JF is for the point shown by the red dot on location map number 2.

Boundaries:

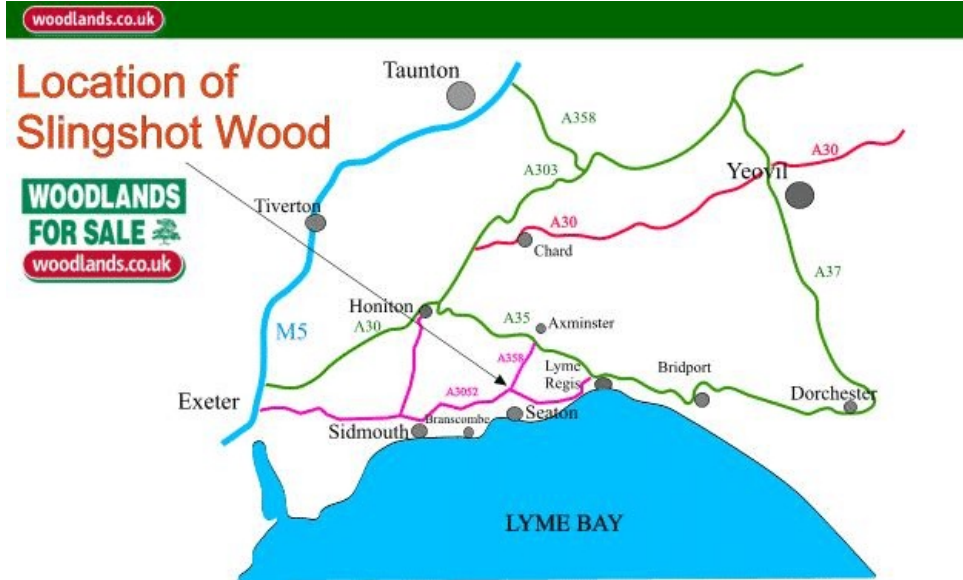
All boundaries are indicated by orange markings on posts and trees.

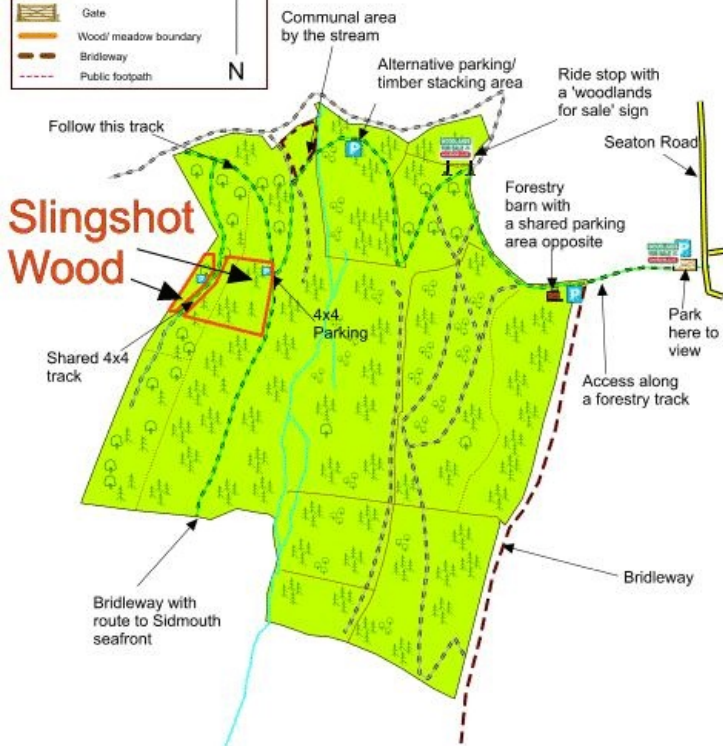
The northern boundary is indicated by a line of fence posts.

The eastern boundary runs along the edge of the access track/bridleway.

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

The western boundary follows an old hedge bank.





Slingshot 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.