

Squier Wood, Devon - About 7 acres, £59,000



Squier Wood is set in the heart of the Taw valley in a beautiful part of Devon. Taw valley is named after the River Taw that runs through Barnstaple and along the valley to the north of the wood.

The woodland is easily accessed from the main road and has a good private parking area suitable for most vehicles. Here you will hear and see the winding stream that runs inside the western boundary and provides a valuable source of water.

From the parking area there is a stone pitched track that is accessible with a 4x4 and leads to the entrance, defined by a ride stop. Entering the woodland here you will be on an excellent track that runs through the heart of Squier Wood. There is a mixed broadleaved woodland area on your left with some coppice and a variety of ground flora. Beyond this is a stand of planted and well thinned beech that would be an excellent long term source of wood fuel.

From the entrance you can also walk up to the eastern boundary. A track follows a hedge bank south and this takes you to the top corner of the wood where there are excellent views over the Taw valley. Look out for a further track at the peak of this eastern boundary which would make an excellent hideaway for animal watching, camping or den building. Both red and roe deer are frequent visitors along with foxes, badgers and numerous bird species.

Back on the main track there are well established conifer trees to the right of the track. These were planted in 1967 and include spruce and fir species. There is the occasional grand fir tree mixed in. The woodland has been managed over the years during which time thinning has been carried out to maximise saw log production.

As well as having good timber potential, Squier Wood is classified on the Government's habitat database "Magic" as Ancient replanted woodland. Ancient replanted woodland is where the original native tree cover has been felled and replaced by planting, often with conifers. This means the site is a long established wooded area which is excellent for ground flora species, such as ferns and as an ideal habitat for birds and mammals.

The name Squier Wood is a derivative of 'Squire' which is derived from the Old French word escuyer, the social rank immediately below a knight. The name was brought to England in the great wave of migration following the Norman Conquest of 1066.

Squier Wood is also a tribute to Hugh Squier (1625-1710) who was born in the nearby Market town of South Molton and went on to become a wealthy merchant. Sadly all of his children died young so he decided to donate his wealth to philanthropic causes in his native town. He is best remembered as a generous benefactor to the town of [South Molton](#) in Devon by his creation of a free school in 1864. There is a [plaque](#) at the town's Primary School to commemorate his kindness.

Squier Wood is well located with many services nearby and is convenient for exploring around mid-Devon and the north Devon coast. The Portsmouth Arms train station is a 10 minute walk from the woodland and the station is part of the [Tarka line](#) - famous for being one of the

most beautiful train journeys in the country. The rail line links directly to Exeter. The Portsmouth Arms Inn is close by for refreshments after a day in your woodland.

If you fancy a treat when visiting your woodland, perhaps as an alternative to camping in the colder weather, the beautiful [Northcote Manor](#) is just a 5 minute walk away. You can also eat at the manor in the evenings. There is a saw-mill within a mile and a chainsaw shop at nearby Umberleigh.

Squier Wood lies about 8 miles south of Barnstaple which is the gateway to explore the rugged coast of north Devon with its many beautiful beaches such as Westward Ho! and the popular surfing beaches of Croyde and Woolacombe.

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

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.

**Price:** £59,000 Freehold

**Location:** Portsmouth Arms, Near South Molton, Devon

**Size:** About 7 acres for sale

### Local manager

#### Stuart Brooking

07801 789215 or 01392 436229

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



## 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.

### Location

**OS Landranger:** OS No 191

**Grid ref:** SS 629 192

**Nearest post code:** EX37 9LZ

### Directions

· Travelling from Exeter, follow the A377 Barnstaple road through Crediton. Continue on to the village of Eggesford and after about 5 miles you will enter the village of Portsmouth Arms. Look out for the Portsmouth Arms Inn on your right and turn left opposite the Inn onto the shared drive to the Northcote Manor Hotel.

· Immediately on your left is a large parking and timber stacking area that Squier Wood has the use of. Park here. You will see the gate to the entrance track to the woods here to the north of this parking area.

- Climbing carefully over the gate or post and rail fence (the owner will be provided with a key to allow access).

- Follow the stone track up for about 50 metres until you reach the entrance gate with a 'Squier Wood' name sign on it. There is a large stoned parking and turning area in front of the gate.

· From Barnstaple follow the A377 south towards Crediton. Pass the turn to Umberleigh and continue into the village of Portsmouth Arms. Turn right opposite the Portsmouth Arms Inn into the tarmac drive which leads to Northcote Manor. You will see a sign for the hotel and restaurant at this entrance. Then follow the directions to Squier Wood as above.

· Squier Wood is also conveniently positioned opposite Portsmouth Arms railway station, part of the 'Tarka line' that runs between Barnstaple and Exeter.

· Satnav/GPS note: the postcode EX37 9LZ is for the point shown by the red dot on the location map.

### Boundaries:

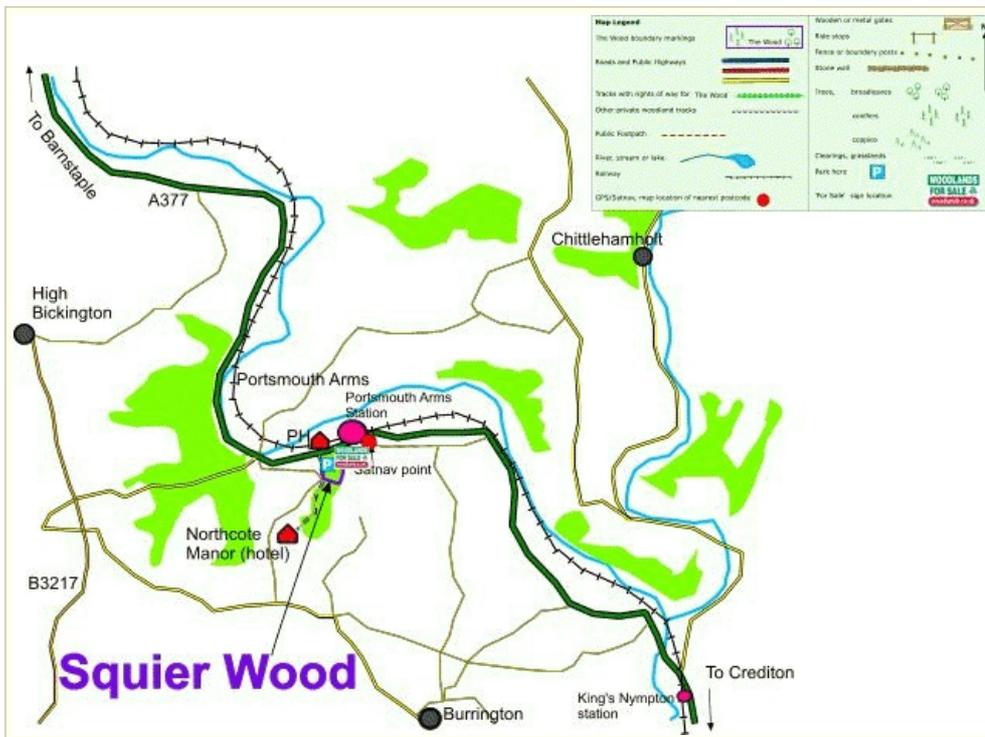
All boundaries are indicated with purple markings on posts and trees.

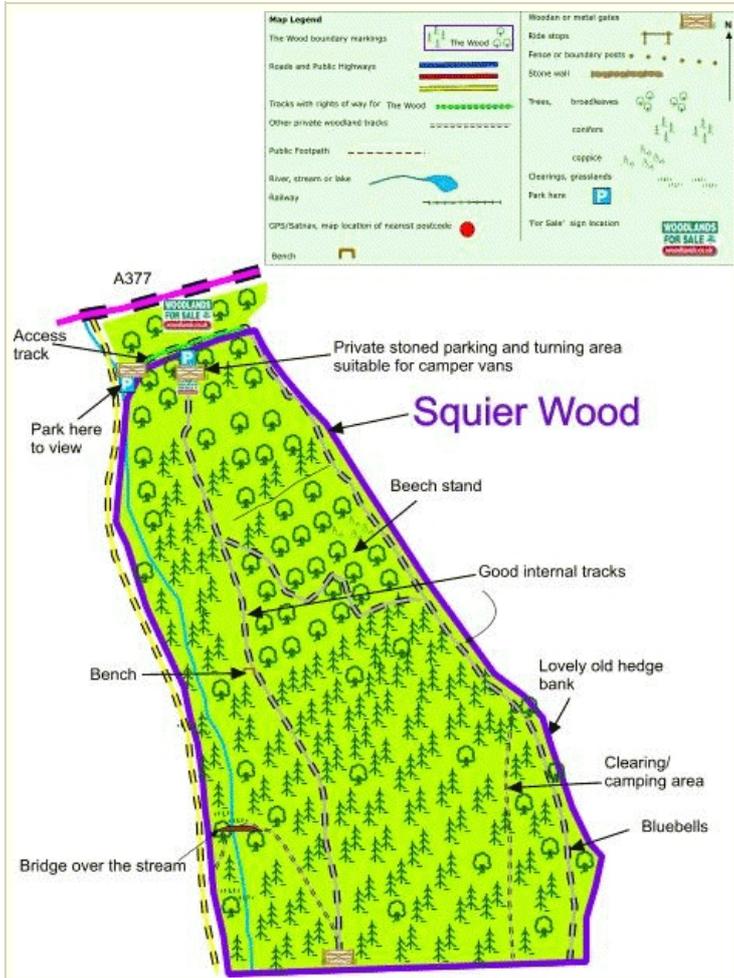
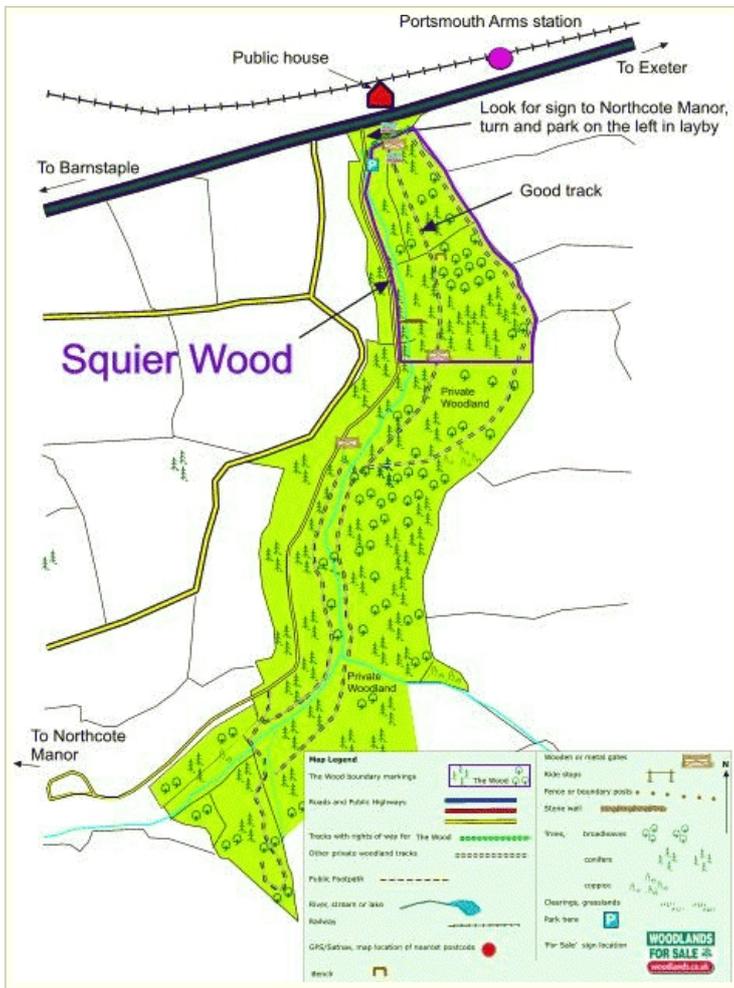
The southern boundary is indicated by a line of posts.

The eastern boundary is an old hedge bank.

The western boundary is along the entrance track to the manor.

The northern boundary is along a forestry track.





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.