



Sydhams Wood Devon

Nestled at the base of a quiet, shallow, wooded valley in the heart of Devonshire, Sydhams Wood is an established mixed broadleaved woodland with good access and a small spring within its western boundary. The woodland also benefits from access to a shared area of nearby riverbank with fishing rights.

Details

Price: £55,000 Freehold
Location: Chawleigh, Near Eggesford, Devon
Size: About 3 ½ acres for sale
OS Landranger: OS No 180
Grid ref: SS 711 135
Nearest post code: EX18 7HL

Local manager

Stuart Brooking
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Description

Sydhams Wood forms part of what was once known as Chawleigh Barton Plantation. Formerly conifer woodland, the trees were felled, replanted and then left to regenerate naturally with broadleaved species. These trees are establishing rapidly and already give Sydhams Wood a true woodland character.

The woodland enjoys tranquil surroundings, with a meadow to the north and an area of ancient woodland to the south. The quaint village of Chawleigh is within easy walking distance, and there are numerous country lanes nearby that can be explored on foot or by bicycle.

A local place name gave Sydhams Wood its name, which is thought to be derived from the Anglo-Saxon words *sid*, meaning "wide" or "extensive", and *ham*, meaning "enclosure" or "settlement".

A small, overgrown stream runs along the western boundary and could be cleared to create a more attractive feature. The woodland owner can also enjoy access to a shared area of nearby riverbank, which includes fishing rights.

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

Young birch, willow and alder are thriving within Sydhams Wood, along with some planted hornbeam. An historic bank along the eastern boundary is lined with mature oak, alder and hazel trees. Gorse (*Ulex europaeus*), or "furze" as it is known locally, appears throughout the woodland, its yellow flowers releasing a distinctive coconut-like fragrance.

Wildlife

There is an abundance of wildflowers throughout the woodland in spring and summer, including a carpet of bugle that thrives within the sun-drenched open glades. This, in turn, attracts butterflies such as the speckled wood.

The woodland is surrounded by other woodland and farmland, making it an excellent habitat for foxes, badgers and deer. Otters have also been known to use the stream as a route to nearby larger watercourses.

Songbirds, along with owls and bats, frequent the woodland throughout the year.

Features

A stoned track leads to the woodland, providing excellent access. Tree-lined hedge banks, with a mix of mature broadleaved trees, offer shade and valuable wildlife habitat.

Along the western edge is a small spring, which could be cleared of vegetation to create an attractive feature.

Access, tracks and footpaths

Access is via a country lane just east of the village of Chawleigh, through a gate onto a shared access track. A stoned forestry track then leads all the way to the entrance of the woodland.

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

There are plenty of hidden clearings within the woodland that are perfect for family camping and can also be enjoyed as part of an immersive 'forest bathing' experience.

The woodland also includes access to approximately 70 metres of private riverbank along the Little River Dart, giving the owner the opportunity to enjoy the impressive flow of this picturesque river, as well as the chance to fish.

Local area and history

Sydhams Wood is located in an area steeped in forestry history, with the first woodland established by the Forestry Commission situated just a short drive to the south.

The Forestry Commission was established after the World War I to replenish the nation's timber resources after many woodlands had been felled to provide materials for the war effort. There is a well-known tale about one of the first major meetings of the Forestry Commission in London, where Lord Clinton and Lord Fraser, both owners of large estates and founding commissioners, decided to hold a competition to plant the first new Commission forest.

Perhaps unsurprisingly, Lord Clinton arrived in Devon first, at Eggesford Railway Station near Chawleigh, and swiftly organised his

estate staff to plant Douglas fir trees in part of Eggesford Forest. This new woodland was planted by 8 December 1919 and is now known as Flashdown Wood, which is open to the public. The story goes that Lord Clinton sent a telegram announcing his achievement to Lord Fraser, who received it as he stepped off the train after a long journey to Scotland.

Eggesford Railway Station lies on the Tarka Line, one of the most picturesque railway routes in England, running between Exeter and Barnstaple. The station is only a short journey from the woodland.

The north coast of Devon is within a 50-minute drive of the woodland and offers a wealth of opportunities for exploration, including walks along the South West Coast Path and visits to renowned surfing beaches such as Croyde, Westward Ho! and Saunton Sands.

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

Before heading to view the woodland please contact the agent to discuss viewing arrangements:

- From the A377 either heading south towards Exeter or north towards Barnstaple take the turning opposite Eggesford train station onto the B3042 signposted towards Chawleigh & Witheridge.
- Stay on this road for around 2 miles, turning right at Hollow Tree Cross until you enter the village of Chawleigh.
- Take the second turn on the left where the Earl of Portsmouth pub is found signposted towards Cheldon & Gidley Arms.
- Drive down the hill past the first 'woodlands for sale' sign and look out for the entrance gate on your left indicated by another 'woodlands for sale' sign.
- To access the site you will need to speak to the local agent.
- Once you have agreed access take the track into the main woodland, passing a large parking/timber stacking area and follow the lower track into the older part of the woodland. You can park here and walk if you wish, it is a lovely walk!
- At the first fork stay right on the lower track.
- After 20 metres look out for a stone track on your right with a 'woodlands for sale' arrow that heads down hill. Take this track.
- Stay on this track for around 200 metres until you reach the end of the stoned track where you will find the entrance to Sydham Wood indicated by a 'Sydham Wood' name sign.
- You can park within the stoned area and explore the woodland from here.

What3words to the main entrance: drums.shield.contracts

What3words to the entrance of Sydham Wood: beep.label.idealist

Sat Nav / GPS note: The post code EX18 7HL is for the point shown on the location map by the red dot.

Boundaries:

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

The northern boundary is an old tree lined hedge bank adjacent to a meadow.

The eastern boundary is an old hedge bank lined by trees.

The southern boundary is along the edge of a forestry track

The western boundary is indicated by red markings along the edge of the riverbank.

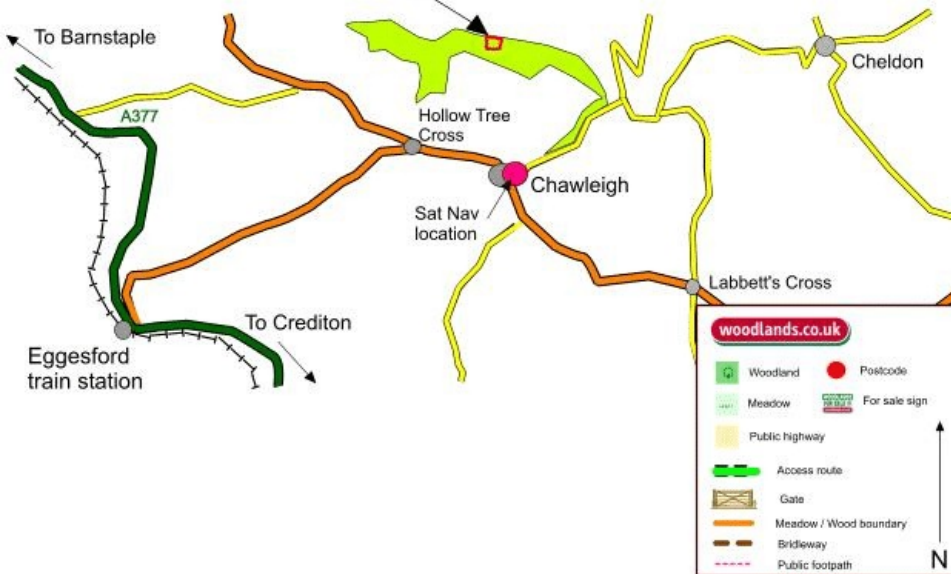
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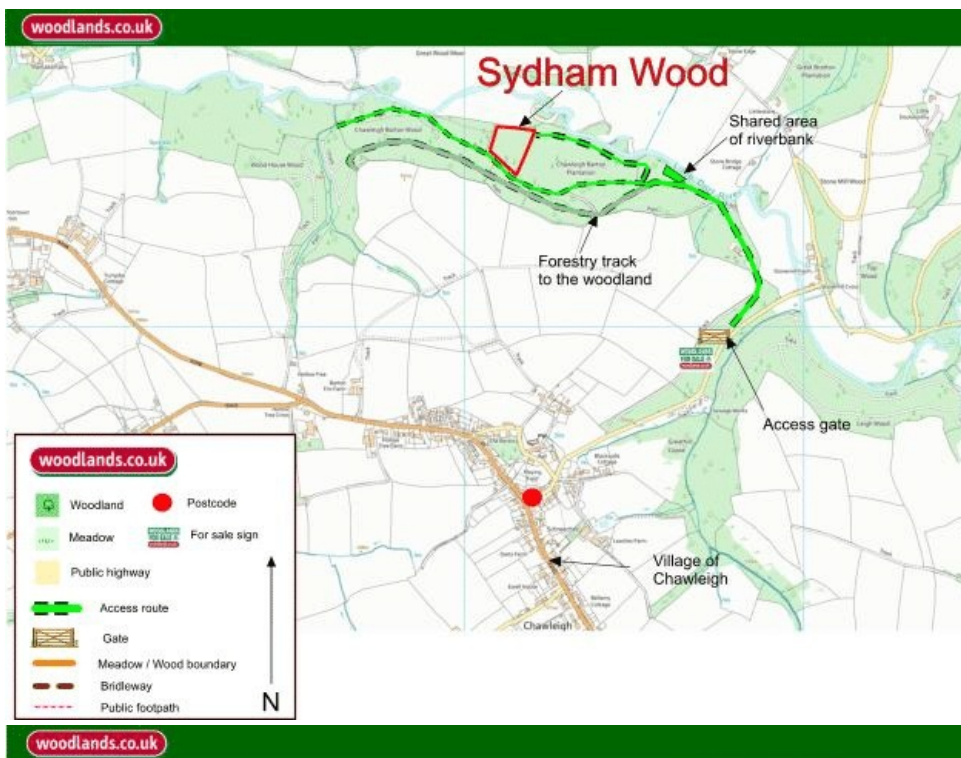


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Sydhams Wood





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.