

Three Bares Wood, Devon - About 2 ¾ acres, £32,000



Three Bares Wood is a fine mixed woodland with good access and well spaced trees giving an open and spacious feel.

Three Bares Wood has two distinct areas either side of the access track. To the eastern side of the track is an open area of larch with an edge of broadleaved trees and an old Devon hedge with hazel, hawthorn and blackthorn. Here there are clearings suited for creating a camping area and fine views over the adjoining pasture fields. This is a fantastic area for watching deer as they like to graze in these fields. Both red and roe deer are frequent visitors.

To the west of the track is an area of spruce trees which are well spaced letting in plenty of light and allow good access between the trees. The sunny glades here allow butterflies such as the [Speckled Wood](#) to thrive. Bird life is abundant with green woodpeckers, greater spotted woodpeckers and the colourful [jay](#) being a few of many species to frequent the area.

Three Bares Wood takes its name from the valley on which it is situated known as Bareshill. The name has since been tweaked to Three Bares Wood as the previous owners children used to play in an old forestry store which was once sited here, the children named it Three Bares Hut. We can just imagine what fun the children would have had with this as their playground.

The local area is quiet and very pleasant with country lanes winding through small villages. Exmoor National Park is within easy reach and the stunning north Devon coast with its popular surfing beaches of Croyde or Woolacombe. Whilst Westward Ho! is within a 45 minute drive.

The market town of [Tiverton](#) is within a short drive and has many facilities including shops and a leisure centre with a swimming pool.

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: £32,000 Freehold

Location: Near Stoodleigh, Tiverton, Devon

Size: About 2 ¾ acres for sale

Local manager

Stuart Brooking

07801 789215 or 01392 436229

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 181

Grid ref: SS 934 181

Nearest post code: EX16 9PS

Directions

- Viewing is strictly by appointment only. Please contact the agent prior to your visit to get details of how to access the woodland to view.
- Once you have registered your interest and received detailed access information then follow the directions below.
- From the market town of Tiverton, travel north from the A361 onto the A396 towards Bolham.
- After approximately 3¾ miles take the left turn towards Stoodleigh over the Iron Bridge.
- Stay on this road for about 1 mile looking out for a turn on your left towards Lower Dryhill, just after a house called 'Shilhay' on your right.
- Take this turn and drive carefully down the stoned track, keeping right. Please do not drive on the grass. If you meet another vehicle then please reverse back rather than going onto the grass banks.
- After around 200 metres you will see the main woodland entrance gate in front of you with a 'woodlands for sale' sign just beyond it.
- Head through the gate and you can either park just inside the gate on the right (leaving the track clear) or take the track up the hill straight in front of you, following it around to the right.
- Continue on the main woodland track for around 400 metres where you will see the 'Three Bares Wood' name sign on the left. Park just beyond this sign on the stoned parking area.
- Three Bares Wood is either side of the track.
- Satnav/GPS note: the postcode EX16 9PS is for the point shown by the red dot on the location maps numbers 2 and 3.

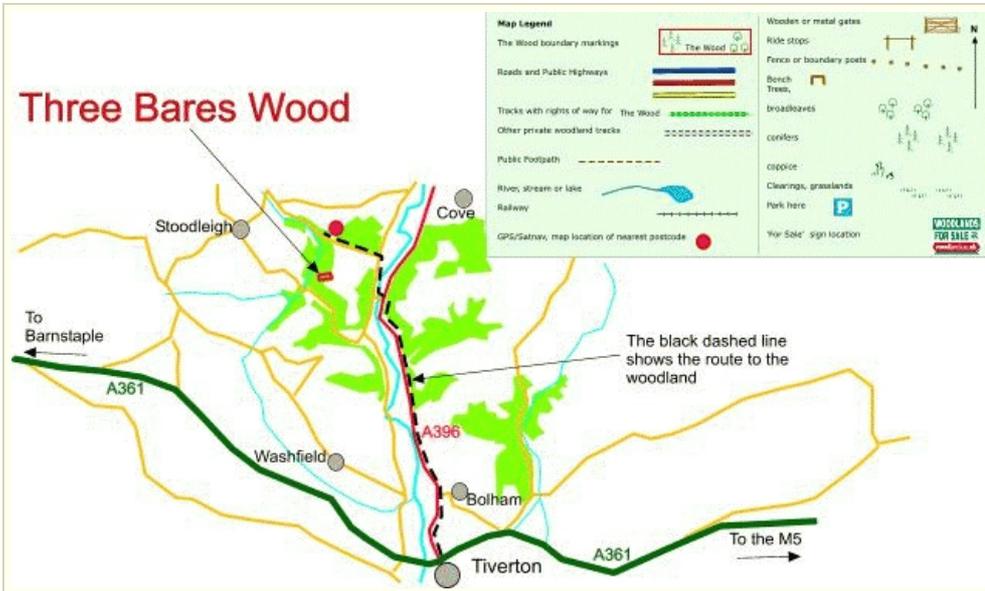
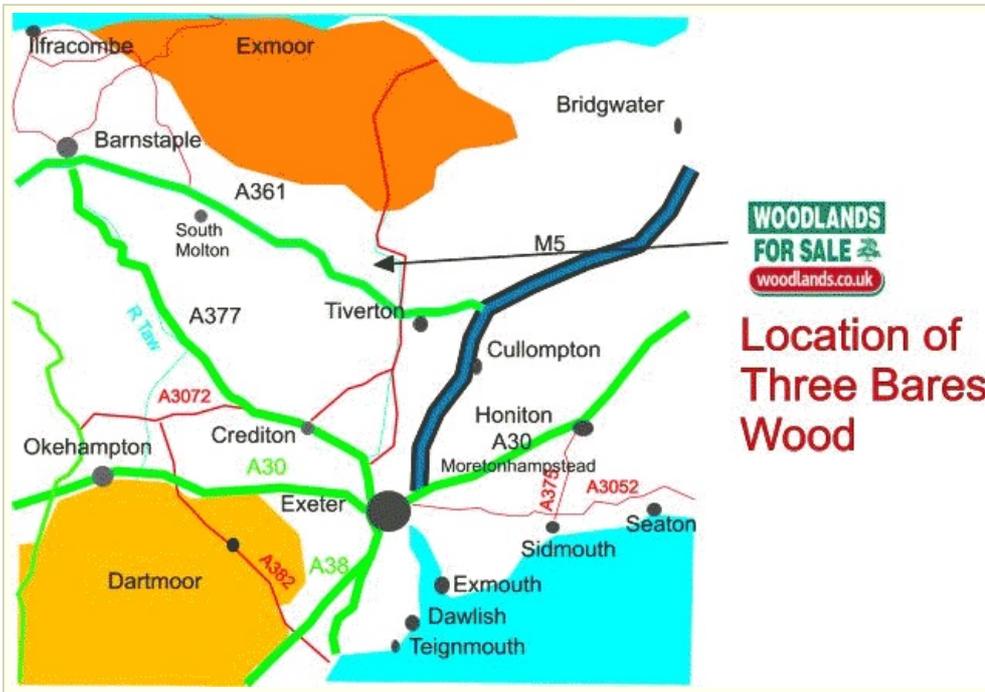
Boundaries:

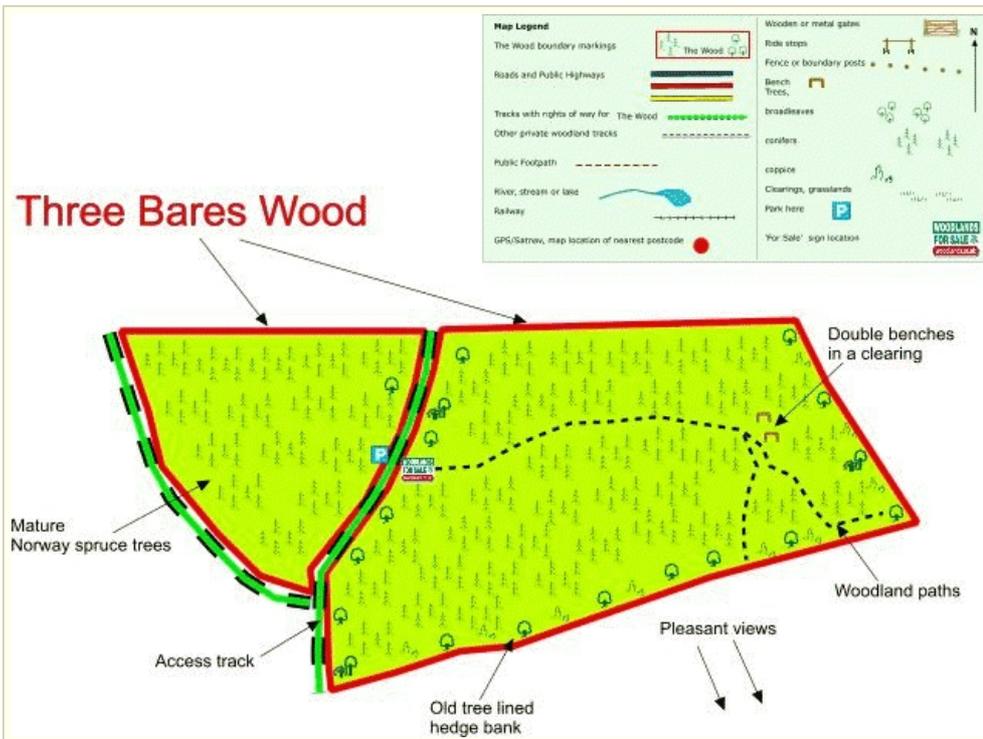
All boundaries are indicated with red markings.

The northern boundary is is a line of fence posts.

The eastern and southern boundaries are along the edge of the field boundary along an old bank.

The western boundary is along the forest 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.