Tregellan Wood

Cornwall

A rare opportunity to own a woodland nestled in a peaceful valley within a tranquil rural Cornish setting, complete with a large forestry barn.

Details

Price: £295,000 Freehold
Location: Lewannick, Near Launceston, Cornwall
Size: About 15 ½ acres for sale
OS Landranger: OS No 109
Grid ref: SX 290 806
Nearest post code: PL15 7QQ

Local manager

Stuart Brooking
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Description

Tregellan Wood was previously part of the 1,000-acre Trelaske Estate and is mentioned in the Domesday Book. Tregellan is derived from the Cornish word ‘aidhlen’, meaning ‘fir tree’. Originally, the woodland was mostly stocked with native broadleaved species [the woodland is classified as PAWS – Plantation on Ancient Woodland Site], but much of this timber was harvested, and the woodland was restocked with conifers in the 1970s.

A private track leads up to an impressive forestry building and then continues all the way along the southern boundary of the wood.

Another well-made forest track runs just beyond and along the full length of the northern boundary. Although this track is outside Tregellan Wood, access is permitted.

From the eastern part of the wood, there are fine views over the surrounding countryside and towards Dartmoor to the east.

Good access, a peaceful location, the large forestry building, timber potential within the maturing conifer trees, and the added attraction of a small shared area of picturesque riverbank to enjoy, make this a highly desirable 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

There are three distinct and contrasting parts to Tregellan Wood:

- **To the west**, an area which, whilst containing some conifers, also boasts an understory of hazel and young sycamore which, given care and attention, could be developed into productive coppice. This area extends to just over 2 acres.
- **The central area**, extending down towards the north-east corner, has mature conifers (Douglas fir and Norway spruce), with veteran broadleaved trees dotted here and there. This section makes up the bulk of the woodland.
- **The south-east section** of the wood was clear-felled and replanted with native broadleaved trees around 10 years ago. This area of approximately 2.5 acres was re-stocked using a woodland regeneration grant, with the stocking comprising 60% pedunculate oak, 10% birch, 20% woody shrubs and 10% open ground. This mix of species is typical for the area.

Wildlife

The woodland floor has a rich and diverse character, with mosses and ferns, bluebells, primroses, foxgloves, violets and wood sorrel among the many species to be found within and around Tregellan Wood. Several of these plant species are indicators of ancient woodland.

The tall conifer trees provide excellent habitat for larger raptors, such as buzzards and goshawks, while songbirds such as wrens enjoy the safe shelter provided by the vegetation on the forest floor.

Woodland-dwelling mammals, including foxes, roe deer and badgers, also enjoy the peaceful nature of the woodland and may be spotted when visiting, especially around dawn or dusk. There are signs of an active badger sett along the southern boundary.

Features

The wooden building is constructed mainly from timber harvested from within the woodland. It measures approximately 15m x 9m and has a parking and turning area just off the access track. This area could, if desired, easily be extended to allow for stacking and loading.

To the rear of the building is a covered access and storage area, with a small flight of steps at the far end leading up to the entrance door. The front of the building opens onto a full-length balcony/terrace, with views over the woodland.

Below the balcony is a large, covered storage area, more than spacious enough for timber, logs, machinery, etc.

The building has a sloping roof, providing scope for rainwater collection, while the south-westerly aspect of the roof makes an ideal location for the solar/PV panels.

Originally conceived for use as a firewood processing facility, the building has many other possible uses, such as a classroom or workshop for woodland crafts, forestry skills training courses, forest school activities, etc.

Tregellan Wood also benefits from the use of a shared area of riverbank along the River Inny, a stunning natural haven where you can often spot the blue flash of a kingfisher hunting for fish. Otters are also known to inhabit the river. The River Inny is approximately 20 miles long, flowing from the edge of Bodmin Moor to its confluence with the River Tamar.

By the shared riverbank area you will find a bench where you can sit and relax, as well as space to pitch a tent for the night. To reach the bench, follow the forest track along the northern boundary and look for a cut path on your right, between the purple

and orange way markers. Follow this approximately 10-metre-wide path down to the riverside area, which is marked by fence posts.

Access, tracks and footpaths

The woodland is within an easy drive of the A30 and is accessed from a quiet country lane via a farm track, which joins the stone-surfaced forestry track leading to the entrance gate. Once inside the gate, a stone-surfaced forestry track leads to the forestry barn area.

Within Tregellan Wood, there are various paths to explore, as well as a good track running along the southern boundary.

There are no public rights of way within the woodland.

Rights and covenants

The sporting rights are in hand and included in the sale.

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

With good tracks, a large enough area of woodland to sustain a small business, and a custom-built workshop/classroom/store, Tregellan Wood has everything needed for a viable woodland-related business activity that complies with the covenant.

The forestry store also provides an excellent base for weekend family retreats, while the tranquil nature of the woodland offers an ideal setting for other immersive activities in nature, such as outdoor yoga or forest bathing.

The badger sett along the southern boundary looks very active so would be a great place to sit at dusk for badger watching.

Local area and history

Tregellan Wood is ideally located for exploring both the north and south coastlines of Cornwall, lying roughly equidistant between the charming fishing harbours of Boscastle to the north and Looe to the south. The dramatic landscapes of Bodmin Moor are also within easy reach, offering a wealth of walking opportunities. The nearby village of Lewannick can be reached via a pleasant stroll along quiet country lanes and offers local amenities, including a pub and village shop.

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

Road Directions from the A30

- About 4 miles west of Launceston, immediately after the Two Bridges refreshment area, take the exit signposted Lewannick & Plusha.
- At the T-junction, turn left towards Lewannick.
- Continue into Lewannick. At the T-junction, with a pub to your left and the village hall to your right, turn right.
- Follow the road through the village for about 200 metres, then turn left, signposted Trelaske.
- After about half a mile, at a fork in the road, take the road to the left, again signposted Trelaske.
- Follow this road for about 1 mile, where you will see Trelaske Manor on your right. Turn left here, over a cattle grid, with a sign alongside it for Trelaske Barton.
- Follow this track for about 200 metres, ignoring the turns and entrances to your right, until the end of the track, where it bends sharply to the right, with another track leading off to the left.
- Follow the right-hand track and you will see a field gate in front of you with a ‘Woodlands for Sale’ signboard on it.
- Park in the parking area to the left of the gate.
- Walk around the gate and you will see a track leading uphill to the right of the main track, with a smaller ‘Woodlands for Sale’ sign. This track is the entrance to Tregellan Wood.

- Walk up the track until you see the ‘Tregellan Wood’ name sign by the forestry barn. From here, you can explore the rest of the woodland.

What3words for the main entrance gate: coining.mole.bathtubs

What3words for the forestry barn: dairy.owls.skinning

Satnav/GPS note: The postcode PL15 7QQ is for the point shown by the red dot on the two location maps.

Boundaries:

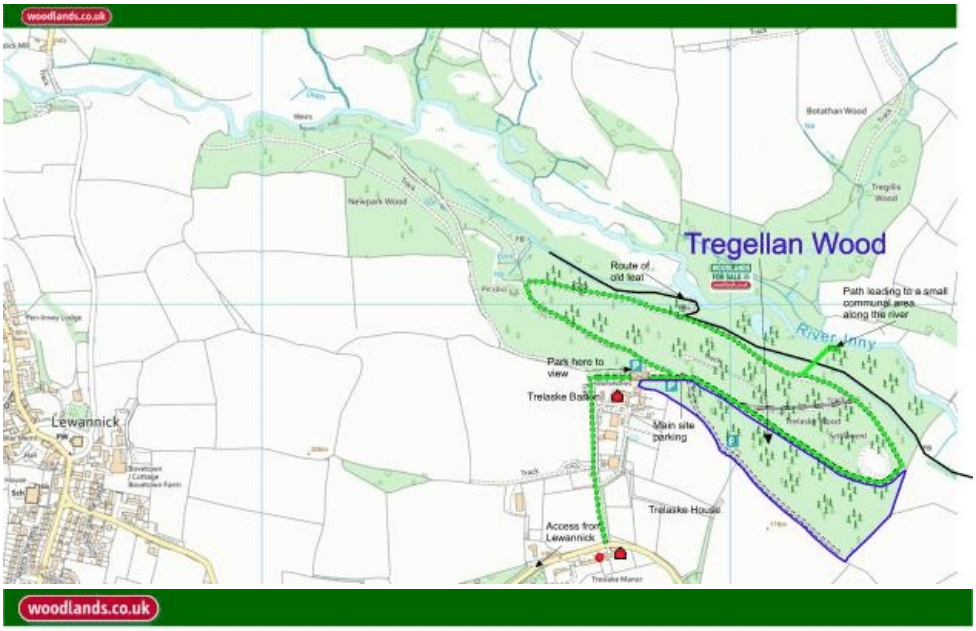
All boundaries are indicated with purple markings on posts and trees.

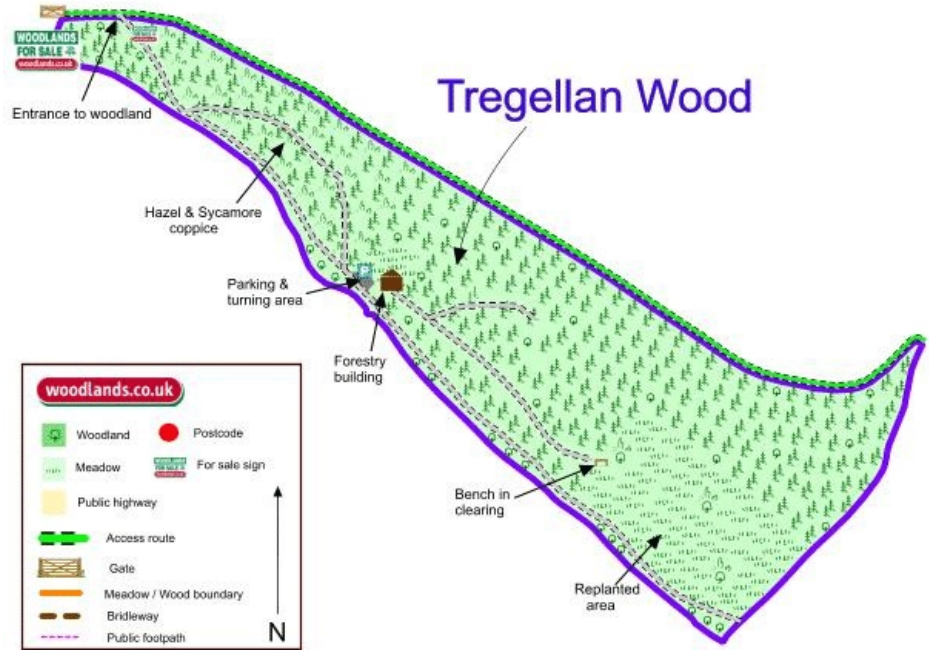
The northern boundary is along the forestry track.

The eastern boundary is along a hedge bank.

The southern boundary is along the hedge bank that adjoins the meadows next door.

The western boundary is a hedge 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.