



## Worthy Wood

Devon

A charming native broadleaved woodland with some impressive mature specimen trees, complimented by an area of attractive area of young planted trees.

### Details

**Price:** £85,000 Freehold

**Location:** Sampford Courtenay, Okehampton, Devon

**Size:** About 5 acres for sale

**OS Landranger:** OS No 191

**Grid ref:** SX 609 976

**Nearest post code:** EX20 2RU

### Local manager

**Stuart Brooking**

07801 789215

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



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## Description

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Easily accessed from the market town of Okehampton, Worthy Wood boasts both older established broadleaved woodland and a more recently established planted and naturally regenerating woodland. This mosaic of habitats attract a plethora of wildlife with the open sunny glades attracting butterflies and the tall mature trees that provide a safe canopy for nesting birds.

Clearings within the younger woodland are perfect for camping.

The area of mature woodland is especially beautiful in spring and summer. Here are some important [wet woodland habitat](#) with catkin-laden alder trees (*Alnus glutinosa*) and willows. Wet woodland habitats are some of the rarest woodland habitats in Britain. Board walks allow access along the south western edge of this habitat.

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.

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## Trees

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Within the southern part of Worthy Wood is a recently planted area. Planted initially as an area of eucalyptus for offsetting carbon, a variety of native trees have naturally regenerated included willow, hazel and birch. This unusual combination makes a really attractive mix.

In the older northern part of the woodland the trees are more akin to Middle Earth with towering oak, ash, beech, alder and birch forming an impressive canopy to explore within.

This contrast between old and new forms a nice diversity of habitats.

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## Wildlife

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The recently planted area has numerous sunny glades where wild flowers attract butterflies and other pollinating insects such as moths, bees and beetles such as the rose chafer (*Cetonia aurata*).

In contrast the mature woodland has numerous signs of badger activity, whilst both red and roe deer are frequent visitors.

An abundance of species of birds thrive in the woodland including greater spotted woodpecker, tawny owls buzzards and numerous song birds.

It is a pleasure to close your eyes and just listen to the chatter of the birds, as day turns to evening the atmosphere changes as the hoot ta hoot of the local owls take over.

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## Features

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There is a good level area just inside the entrance gate that can be used as a parking area and place to park a campervan.

There are a number of historic wood banks found both around the edges and within the woodland. These are long raised mounds of earth usually with a ditch on one side which once would have been to contain livestock within the woodland.

The more irregular shaped the wood banks are, such as those found here at Worthy Wood, the older they usually are. These irregular wood banks can date back to medieval times, whilst straighter wood banks are more often from the nineteenth century.

Within the older part of the woodland there are numerous springs of natural water - there is scope for creating ponds and streams to focus the water and create habitats and features.

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## Access, tracks and footpaths

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The woodland is accessed from a quiet B road via a shared track to Appledore campsite and the old farm (which is now just used for storage). There is a communal gate and the purchaser will be given the access code for this gate.

A short section of shared forestry track leads to the private parking area for the woodland.

There are no public footpaths within the woodland.

A retained right of way exists for timber extraction over the track along the southern boundary.

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## Rights and covenants

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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.

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## Activities

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For those passionate about wildlife, Worthy Wood is an excellent location to indulge this. Observation of woodland dwelling species such as badgers, deer and tawny owls can be enjoyed with a wildlife hide or with some discreet [nature cameras](#).

Biodiversity can be encouraged with [coppicing](#) of large alder and willow trees as well as the hazel understory. Installing bird and dormouse boxes is fun and rewarding, especially when a bird or dormouse decides to take up residence. Leaving piles of dead wood scattered within the trees creates a good habitat for insects to thrive which in turn feed birds.

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### Local area and history

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Around Devon there are many place names that end in 'Worthy' such as Holsworthy and Beaworthy. [Worthy](#) is an Old English word for an enclosure.

Worthy Wood is surrounded by open fields and woodlands and benefits from being within a short drive of the stunning Dartmoor National Park. Dartmoor offers numerous [activities](#) from hiking, off and on road cycling, rock climbing, pony trekking and canoeing. Alongside this there is a fantastic choice of country pubs throughout the moor.

Okehampton is a charming market town found within a few miles of the woodland. This ancient town boasts an impressive park which includes part of the river Okement, a Victorian shopping arcade, a newly reopened passenger train link to Exeter as well as walking and cycle routes such as the [Granite Way](#).

An additional benefit is that of a 'Visit England' 5 star rated touring park, [Appledore Park](#), within walking distance to the woodland allowing for longer stays with full facilities.

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

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### How to find this woodland

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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.

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### Directions

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- Viewing is by appointment only. Please contact Stuart Brooking 07801 789215 to view this woodland.
- When you visit please ensure that you have a copy of the particulars to hand.
- From the market town of Okehampton take the B3215 towards North Tawton & Crediton.
- Follow this road for about 2 miles until you see Appledore Caravan Park on your left. PLEASE PARK IN THE LAYBY OPPOSITE THIS ENTRANCE TO VIEW. Do not drive up the access track to the caravan park to view.
- Carefully cross the road and walk up the access track to Appledore Caravan Park, passing the caravan park and carrying straight on to the end of the track where there is a wooden gate.
- Turn left once through the gate and proceed through the yard until you reach a metal gate.
- Walk carefully around the gate and take the track on the left that heads to a large green circular metal container.
- Turn left at this circular green metal container continuing along the track for around 150 metres, crossing a ford until you get to a large gate with a padlock. This is the main gate to Worthy Wood. Use the pedestrian gate to the side.
- To view the younger section of Worthy Wood please use the pedestrian gate to the right of the larger gate as described above.

To view the mature section of this wood when at the large gate turn right through an opening in a bank and using the hand rail and boardwalks proceed into the wood.

Some areas of the lower part of Worthy Wood are wet woodland, so we recommend wearing welly boots or similar to view.

Please note full vehicular access comes with this wood.

- Satnav/GPS note: the postcode EX20 2RU is for the point shown by the red dot on the location maps number 2

The what3words for the main entrance from the highway are `conveys.slowness.claps`

The what3words for the entrance to the actual wood are `yield.limp.caressing`

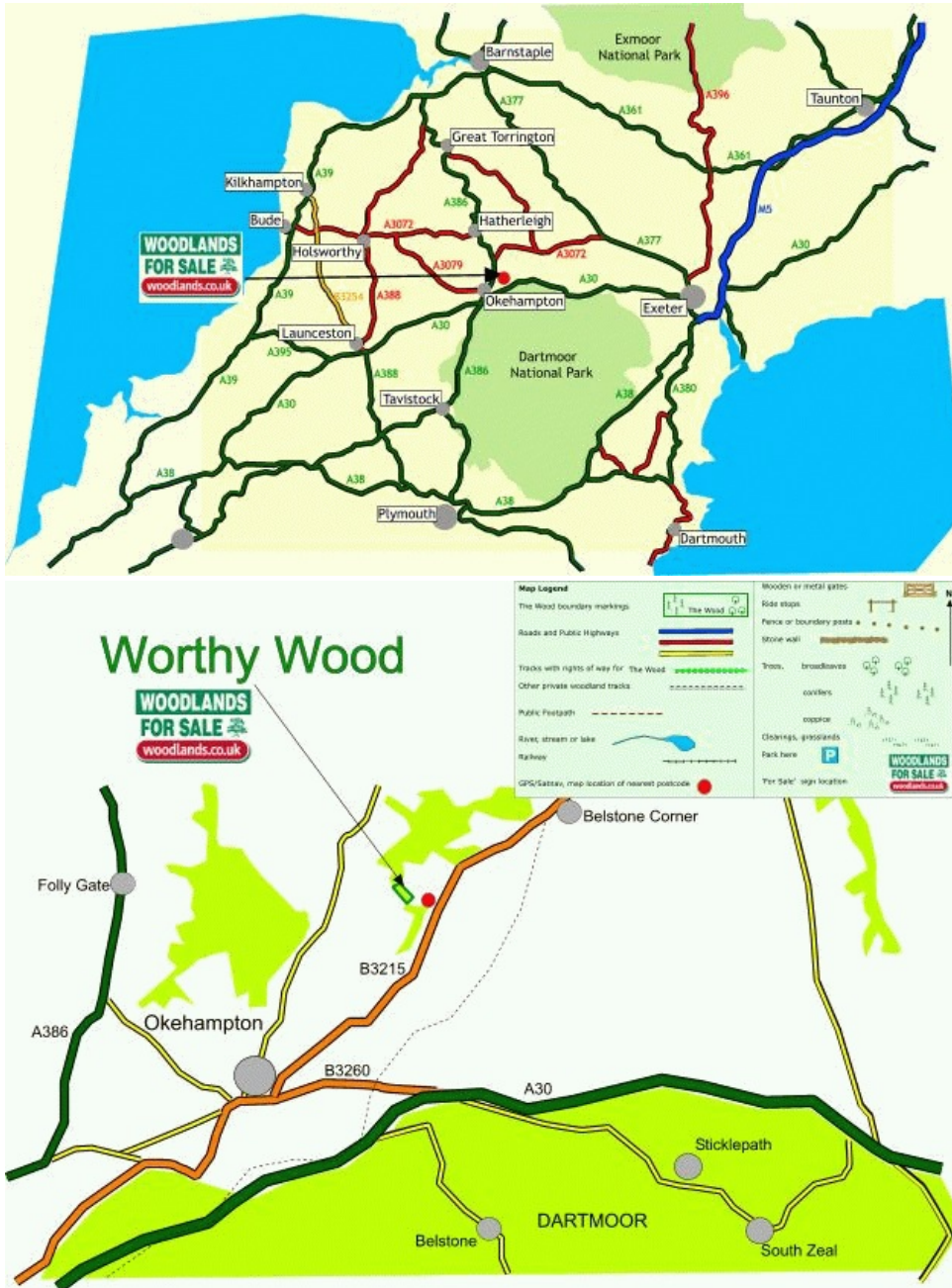
## Boundaries:

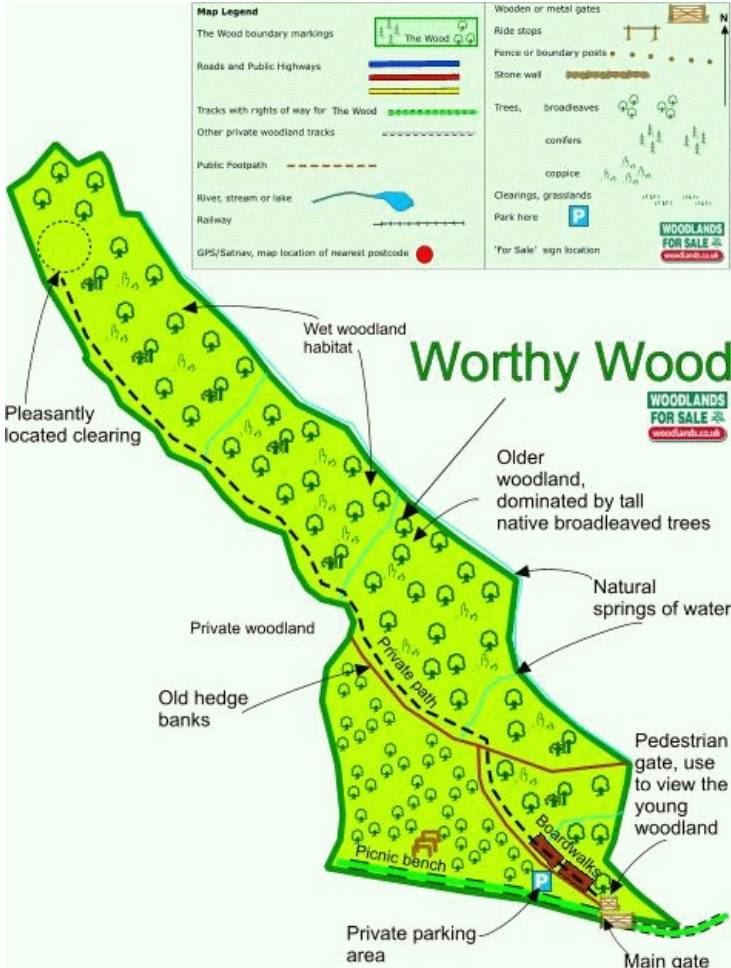
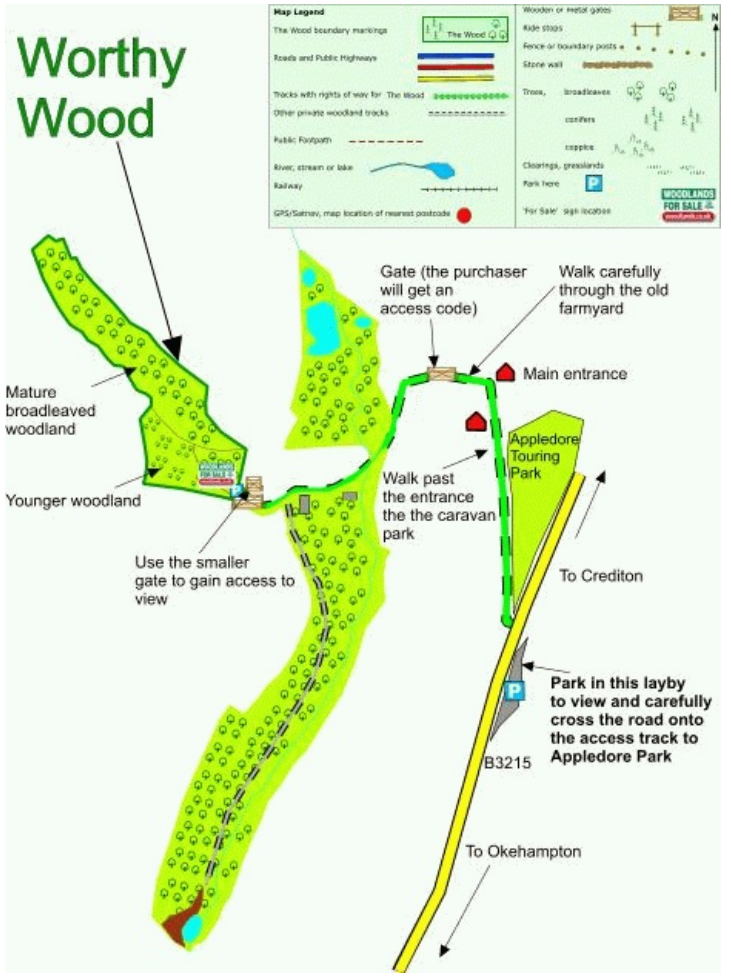
All boundaries are indicated with green markings on posts and trees.

The northern and western boundaries are and old tree lined hedge bank.

The eastern boundary is indicated by an old hedge bank.

The southern boundary is an old tree lined 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.