



Edgington Wood

Devon

A wonderful mature woodland of conifer and mixed broadleaved trees situated in the heart of the Mole valley with a stream and views of the river Mole.

Details

Price: £119,000 Freehold
Location: Chittlehamholt, Near Barnstaple, Devon
Size: Over 7 acres for sale
OS Landranger: OS No 191
Grid ref: SS 629 192
Nearest post code: EX37 9HF

Local manager

Stuart Brooking
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Description

Edgington Wood is set in a beautiful area of north Devon between the river Mole and river Taw. It nestles into the edge of the valley surrounded by fields and wooded areas with wonderful views of the river Mole.

The nearby High Bullen hotel is a place to stay perhaps as a treat whilst enjoying your wood and offers day licences for fishing within a few hundred metres of the woodland.

The name Edgington Wood is derived from family names with Anglo-Saxon origins. 'Eatha' and 'tun' which implies a settlement, enclosure or farm.

The woodland is classified on the Government's 'Magic' habitat database 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 a habitat for woodland-dwelling species.

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

One of the many attractive features of Edgington Wood is the diversity of trees species. Amongst the old hedge banks lined by knarled beech and ash trees are groves of hazel surrounded by mixed broadleaved trees. On the upper side of the private internal track is a nicely spaced stand of conifer trees, mainly Douglas fir, which is a very durable tree that is used for cladding, decking and beams for houses and barns.

At the eastern edge is a good sized clearing with naturally regenerating trees such as hazel. There is scope for clearing some brambles and planting a few native broadleaved trees there, a pleasant activity to do with family and friends.

Wildlife

There are areas of broadleaved trees within the wood providing a variety of habitats. Bird species are plentiful from the goldcrests feeding on conifer seeds to [woodcocks](#) bursting out from the undergrowth in front of you giving a flash of their cumbersome looking long beaks as they flap away.

Both red and roe deer can be seen browsing or travelling through the woodland. There are otters in the river Mole and dormice in nearby woodlands. Due to the woodland having been thinned previously light has been allowed through the canopy to the woodland floor resulting in a variety of ground flora. Bluebells, primroses and a number of moss and lichen species can be found.

Features

There is a parking area near to the entrance of the wood and you can drive right through the heart of the wood with a suitable 4x4 via a forestry track. This track provides good access for timber extraction which here would be predominantly thinning of spruce and fir. At the end of this track is a large clearing with excellent views over the valley.

The clearing in the wood would make a great place for a camping and there is a further level clearing at the end of the forestry track which would be an ideal place for a forestry store or stacking timber.

Access, tracks and footpaths

The woodland is accessed by a forestry track direct from the public highway. This track is stoned but does undulate so is suited for 4x4 use year round and standard cars in the drier months.

There is a large car parking area at the entrance and also a couple of other shared parking areas along the main track so plenty of options.

There are no public footpaths through 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

Enjoy a variety of woodland activities with Edgington Wood - from wildlife watching and photography to green woodworking with the large open clearing. The purchaser could set up a hide for wildlife watching in one of the clearings.

A forestry store could be sited, perhaps using a local mobile sawmill contractor to plank up some of the valuable mature conifer trees found within the woodland.

Local area and history

Edgington Wood is ideally located with many services nearby and is convenient for making visits around mid-Devon and the north Devon coast. The King's Nympton train station is a few miles 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.

If you fancy a treat when visiting your woodland, perhaps as an alternative to camping, the beautiful [Mole Cottage](#) is just a 5 minute walk away.

Edgington Wood lies about 8 miles south of Barnstaple - 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.

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

- Please register your interest with the local manager and then you will be given the access code for the padlock so you can view Edgington Wood

- Travelling from Exeter or Barnstaple follow the A377 Barnstaple road until you are near King's Nympton railway station and then take the Fortescue Cross Newnham Junction turning onto the B3226 towards South Molton.

- Stay on this road, go over a bridge and past Head Mill Trout Farm, after about two and a half miles you will see a 'Woodlands for Sale' sign on your left hand side and the entrance to the wood.

- Enter the access code and drive through the main woodland entrance. Follow the main track directly in front of you until you reach a fork in the track. Take the right hand fork and enter the access code and drive through the wooden gate. This is a private track with no public rights of way.

- At the top of this track you will pass a large parking area on your left – park here or continue along the track if you have a suitable vehicle. Head around a sharp right hand bend and keep on the main track for another 200 metres until you reach another parking area. Again you can park here or continue along the track straight on down the hill if you have a suitable vehicle.

- Following the main track down the hill and over the stream you will see the entrance to the wood indicated by a ride stop with the 'Edgington Wood' name sign and a large stoned parking and turning area. There is a 4x4 access track through the heart of the woodland.

- From the M5 leave at junction 27 and take the A361 towards Tiverton and Barnstaple. At the roundabout after around 23 miles take the exit to South Molton.

- In South Molton turn onto New Road (signposted towards Witheridge) and then turn right onto Mill Street.

- Then turn left onto South Street joining the B3226 towards the Crediton road.

- Stay on the B3226 for around 7 miles passing 'Mole Cottage' pottery and B&B on your right. Look out for the 'woodland for sale' signs shortly after this on the right hand side where you will find the main gate.

- Enter the access code for the gate and follow the directions from here as above.

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

The what3words for the main entrance on the highway are brother.workers.taxpayers

The what3words for the actual wood entrance are disgraced.footballers.dispense

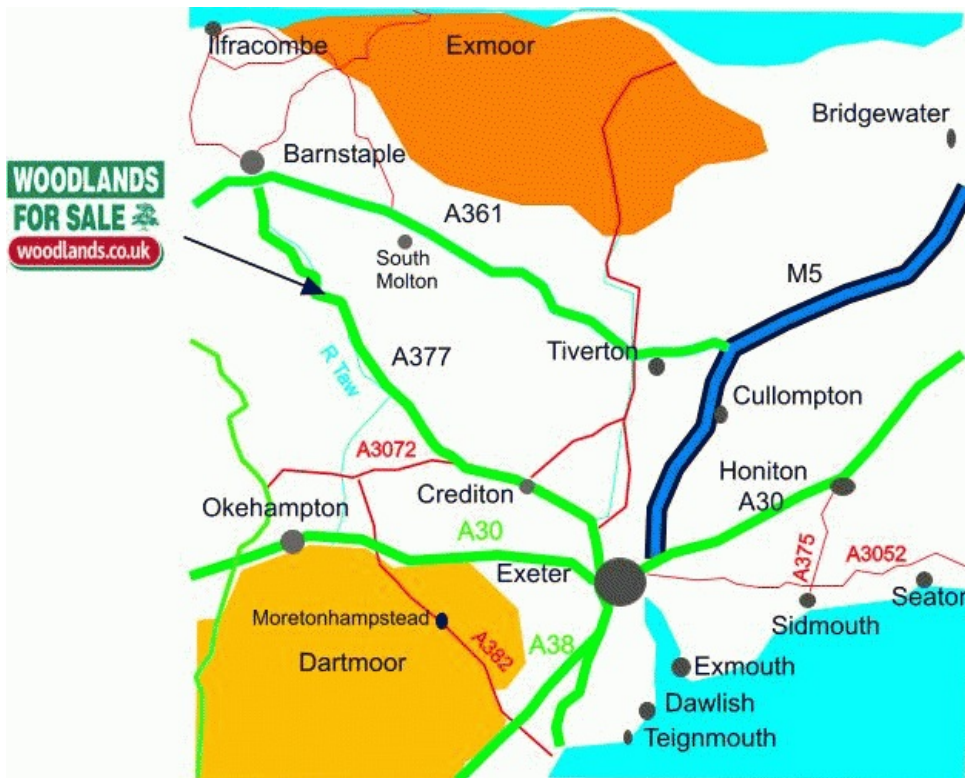
Boundaries:

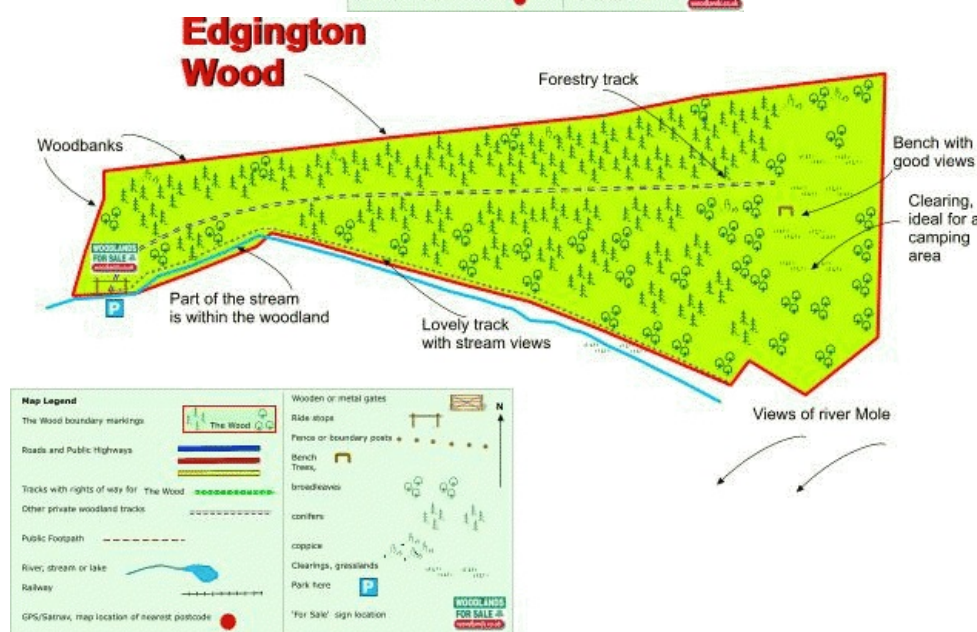
All boundaries are indicated with red markings on posts and trees.

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

The southern boundary is a line of fence posts and the edge of an old hedge bank on the edge of an old path.

The eastern boundary is a line of posts.





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.