



## Marple Wood Devon

Nestled next to a meandering stream, Marple Wood has some impressive trees set in stunning countryside a few miles from the East Devon coastline.

### Details

**Price:** £49,000 Freehold

**Location:** Sidbury, Sidmouth, Devon

**Size:** About 2 ½ acres for sale

**OS Landranger:** OS No 192

**Grid ref:** SY 163 926

**Nearest post code:** EX24 6JF

### Local manager

**Stuart Brooking**

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## Description

Marple Wood is mostly a planted conifer woodland of spruce, larch and Douglas fir established in the 1960's. The woodland benefits from a picturesque stream edged by a mix of broadleaved trees.

The place name 'Marple' dates back to the 13th century when it was known as Merpille and literally meant "pool or stream at the boundary," having derived from the Old English "maere" + "pyll."

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

Within the upper, eastern part of the woodland is a mix of conifer trees including larch and Douglas fir. Some ash trees provide variety and a nice diversity of habitat.

At the lower end of this part of the woodland along the forest track there are some amazing specimen beech trees along an old bank. These trees could well be the same trees shown on an old OS map from 1889.

The woodland on the lower side of the access track is planted spruce which then turns into a natural broadleaved woodland along the stream. Here you will find willow, alder, poplar, hazel and ash.

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## Wildlife

The peaceful setting of the woodland creates an excellent varied habitat for numerous woodland dwelling flora and fauna.

Bats roost in the crevices of older trees and swoop along the rides [echolocating](#).

Within the upper part of the woodland in a quiet glade is a badger sett with signs of use which includes paths to and from the setts known as 'rides'.

Roe deer are frequent visitors, it is always a treat to observe these shy gentle creatures.

A variety of birds can be seen and heard within the different habitat areas of Marple Wood.

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## Features

There is good access to the clear water stream - there is also a natural 'pool' that has formed on the trackside which could be used as a 'plunge pool'.

A rustic bench sited near a small brook is a great place to sit and soak in the tranquil atmosphere, do take time when visiting to sit here and rest a while. Listen to the birdsong and unwind.

Along the northern part of the woodland is an historic old tree lined bank.

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## Access, tracks and footpaths

Accessed from the road between Honiton and Seaton, there is a good stoned forestry track which leads all the way to Marple Wood. There is also a shared parking area at the top of the main access track to allow users the option to park and walk to the woodland.

There are no public rights of way within the woodland.

The woodland benefits from excellent links to footpaths and bridleways through the countryside. These footpaths link to the coastal town of Sidmouth.

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## 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.

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## Activities

Explore the stream, which has a stone base and, if you are lucky, you may discover old fossils which have been found further downstream. The 'plunge pool' allows an immersive literal '[forest bathing](#)' experience that [Wim Hof](#) would be proud of!

The spacing of the conifer trees in the eastern part of the woodland are great for setting up a hammock to spend nights under the stars.

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## Local area and history

The nearby coastline around Seaton and Sidmouth is the beginning of a World Heritage Site consisting of 95 miles of Jurassic

coastline that begins at [Orcombe point](#) which is not far from the wood.

There are a number of thriving, local small scale fishing industries based along the coastline with day boats catching fish and crabs. The bass fishery attracts many anglers in season and there are a number of chartered fishing trips available.

Please do enjoy your visit to Marple Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as a wildlife habitat.

*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.

## Directions

You can view Marple Wood at anytime by taking a copy of the details with you. The woodland can be accessed on foot. Once purchased the wood will be sold with full vehicular rights of way.

If you want to park closer to the woodland to shorten the walk then please contact the local agent to discuss access options.

- Travelling from Honiton take the A375 south towards Sidford & Sidmouth.
- At the top of the hill out of Honiton at the Hare and Hounds pub turn left at Putts Corner onto Seaton Road, signposted to Seaton & Farway.
- Stay on this road for around 1 mile passing Wiscombe Park until you see a brown tourist sign for 'Blackberry Camp' along with a sign to the 'Honey Farm'.
- Slow down here as you will need to turn right onto a track/ bridleway just after these signs and opposite the left turn to Blackberry Camp and Honey Farm.
- Take care crossing the highway onto the forestry track.
- This forestry track is also a bridleway so please drive carefully along this track.
- You will reach a gate with a 'Woodlands for sale' sign. Here you can park to the right of this gateway.
- If arriving from the Seaton on the A3052 turn right onto Seaton Road towards Honiton at Three Horseshoes Farm and travel along this road for 1.3 miles until you see a brown tourist attraction sign for Blackbury Camp on your left and the entrance track/ bridleway is straight after this sign on your left.
- From this gateway follow the forest track/ bridleway along until you reach a wooden barn where you need to take the track to the right. There is a shared parking area for woodland owners opposite this barn.
- Follow this track/ bridleway down the hill for about 200 metres until you see a 'Woodlands for sale' sign on your left next to a ride stop.
- Head under the ride stop and walk down the forestry track where you will see part of Marple Wood on your right hand side as you walk down the track indicated by pink marking on fence posts.
- To access the lower, western part of the woodland carry on down the track until you come to a right hand turn and take this turn along a beech tree lined section of the track.
- Continue past Jurassic Wood where you will then see Marple Wood, indicated by pink markings on fence posts. Continue along the track and over the stream and you will see a shared parking area on your right. Here you will see the entrance to Marple Wood defined by a 'Marple Wood' name sign.

The what3words for the main entrance gate and parking to view is: [///skips.contemplate.stealing](#)

The what3words for the actual wood is: [///airship.landlady.showcases](#)

- Satnav/GPS note: the postcode EX24 6JF is for the point shown by the red dot on the location maps number 2 and 3.

## Boundaries:

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

The northern boundary is along the access track and then along an old hedge bank in the north eastern corner.

The eastern boundary is along the edge of the access track.

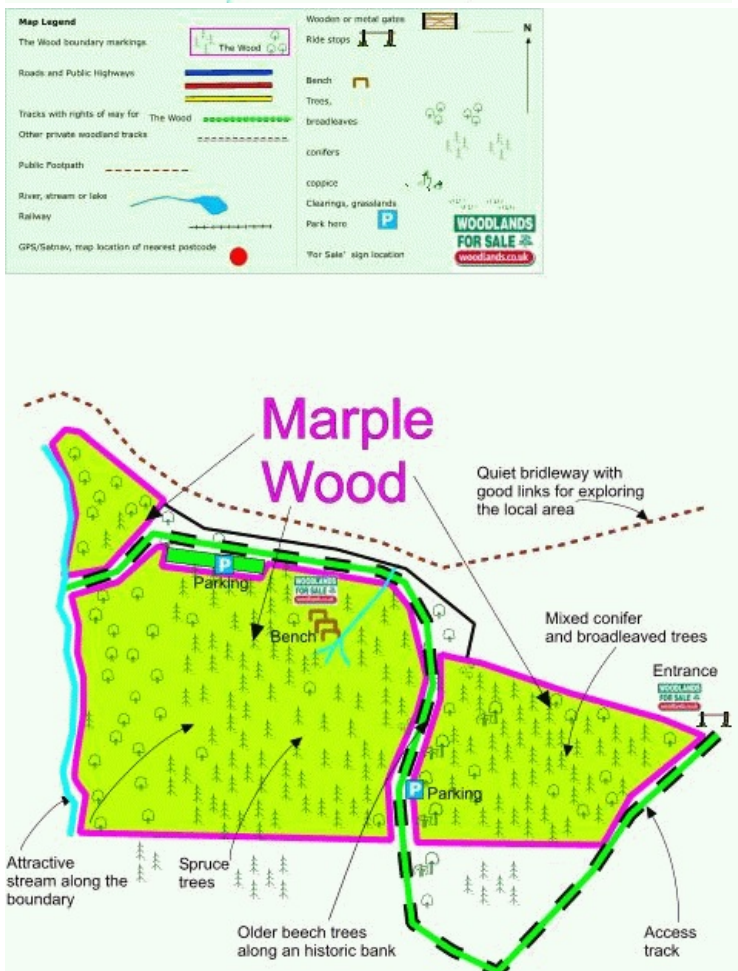
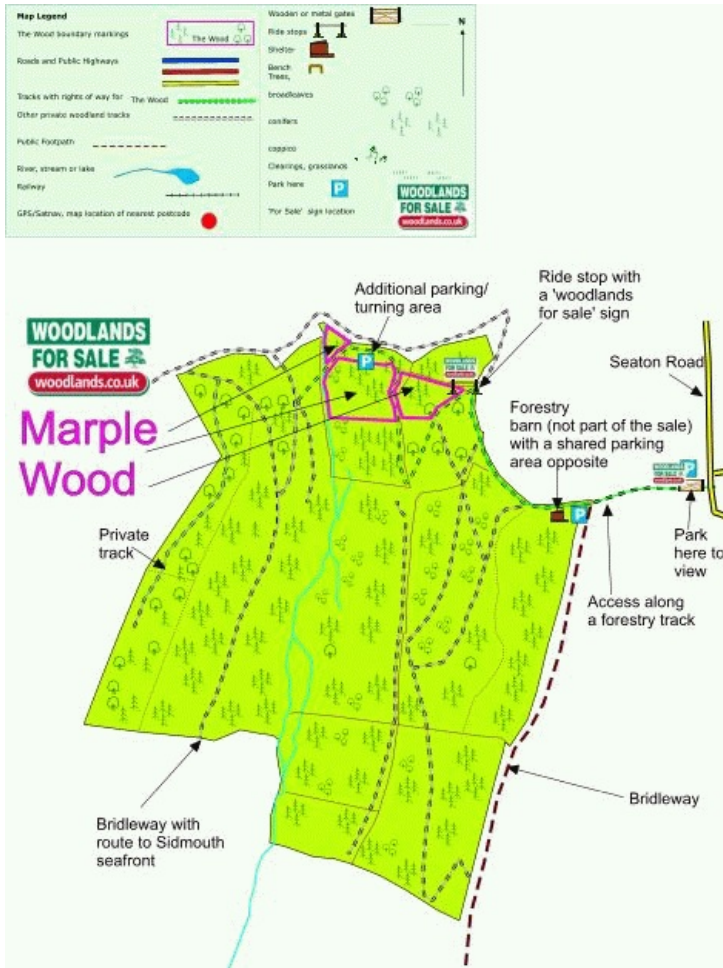
The southern boundary is indicated by a line of fence posts.

The western boundary is the stream.

## Location of Marple 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.