



## Ruby Wood Devon

Pleasantly located in rural Devon, Ruby Wood is a compact woodland with good access and mix of native trees that is a perfect introduction to woodland ownership.

### Details

**Price:** £39,000 Freehold

**Location:** Ashwater, Near Holsworthy, Devon

**Size:** About 2 ½ acres for sale

**OS Landranger:** OS No 190

**Grid ref:** SX 399 983

**Nearest post code:** EX21 5EP

### Local manager

**Stuart Brooking**

07801 789215

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



## Description

Once forming part of the Braddon Estate with a 17th Century farmhouse, Ruby Wood is found at the south eastern edge of the old estate. The woodlands here, including Ruby Wood were planted in the early 2000's as part of a shift to using coppiced timber originally to power a woodchip boiler system. The boiler system is no longer in use so the trees have been able to grow into an attractive broadleaved woodland.

A good sized introduction to woodland ownership and management, Ruby Wood can be enjoyed for the wildlife and peaceful location as well as small scale forestry.

This woodland and the surround woodlands have been identified by the Local Authority as an important habitat feature within the landscape and as such have been given a further recognised level of protection with an Article 4 designation. This allows enjoyment and management of the woodland but will require planning permission for anything that usually falls under permitted development.

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

The original planting scheme has provided a robust variety of tree types, perfect as a natural resource for the woodland owner whilst also providing a mosaic of wildlife habitats. Tree species include oak, hazel, ash, willow, poplar, alder, field maple and hawthorn.

## Wildlife

It is a joy to become at one with nature within Ruby Wood and observe the amazing wildlife that frequent the wood. When visiting please take time to relax and sit on the picnic bench ( see the plan for the location ) where you can watch butterflies such as the [ringlet](#) skip over the flowers whilst dragonflies and damselflies dart over-head.

Listen for the sound of buzzards calling whilst a family of [long-tailed tits](#) skirt noisily from tree to tree.

With the approach of evening the sound of owls dominate this enchanting wood.

## Features

An old gateway with the original oak posts lead into Ruby Wood where there is a stoned area to park.

Part of an old bank runs along the western edge of the woodland.

Near the centre of the woodland is a rustic picnic bench has been provided.

## Access, tracks and footpaths

Access to the woodland from the public highway is along a shared concrete track which then becomes a shared stoned forestry track suitable for most vehicles year round.

There are no public rights of way within 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

Unwind and relax in a beautiful place by enjoying some woodland yoga and [forest bathing](#).

You can enjoy the outdoors with your family by building dens in the trees, creating nature trails and installing wildlife cameras to see what animals enjoy sharing your woodland.

## Local area and history

Ruby Wood is nestled within this peaceful rural location in an area that is fondly known as the 'Ruby Country'.

Ruby County initiative was created with project partners such as Devon County Council, the Devon Wildlife Trust and the Forestry Commission to help create a more robust and sustainable local economy.

Ruby Wood is easily accessible from the A30 and to the north the market town of Holsworthy is only a few miles away whilst the popular north Cornwall surfing beaches lie 15 miles to the west, offering opportunities for surfing and bodyboarding along with walking, sailing and fishing.

The local village of Ashwater is within walking distance and provides a pub, [community shop](#), [post office](#) and church.

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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

- Take the A30 and from either westbound or eastbound leave at the junction at Stowford Cross signposted to Roadford Lake as well as Broadwoodwidger & Bratton Clovelly.
- Turn left at the T-junction if you are coming off eastbound from the A30 or right at the T-junction if coming off westbound from the A30, each way will be signposted to Broadwoodwidger & Roadford Lake.
- Stay on this road for 5 miles, crossing the stunning landscape of Roadford Lake until you get to Ivyhouse Cross where you turn left.
- Turn immediately left at Reservoir Cross towards Ashwater.
- Stay on this road for 3 miles, going through Ashmill, until you see a farm lane on your right signposted to Braddon & East Venn.
- Turn right onto the farm lane and take the left turn at the first fork towards the Braddon Estate.
- After around 100 metres look out for the old metal gates on you left indicating the old entrance of the estate and continue along this track until you come to a t junction.
- Drive carefully along this track.
- Stay on the main concrete track here, turning right and then at almost immediately at another fork in the track follow the concrete track right into the old courtyard of the estate. Please drive with care here.
- Head through the courtyard and head slowly down the hill on the stoned forestry track.
- Follow this track around to the left, along for around 150 metres and then continue along the track around to the right where immediately on the left you will see the entrance to Ruby Wood with the 'Ruby Wood' name sign on and a parking area.
- Entering the woodland head along the grassy rides or through a path along the rows of trees.

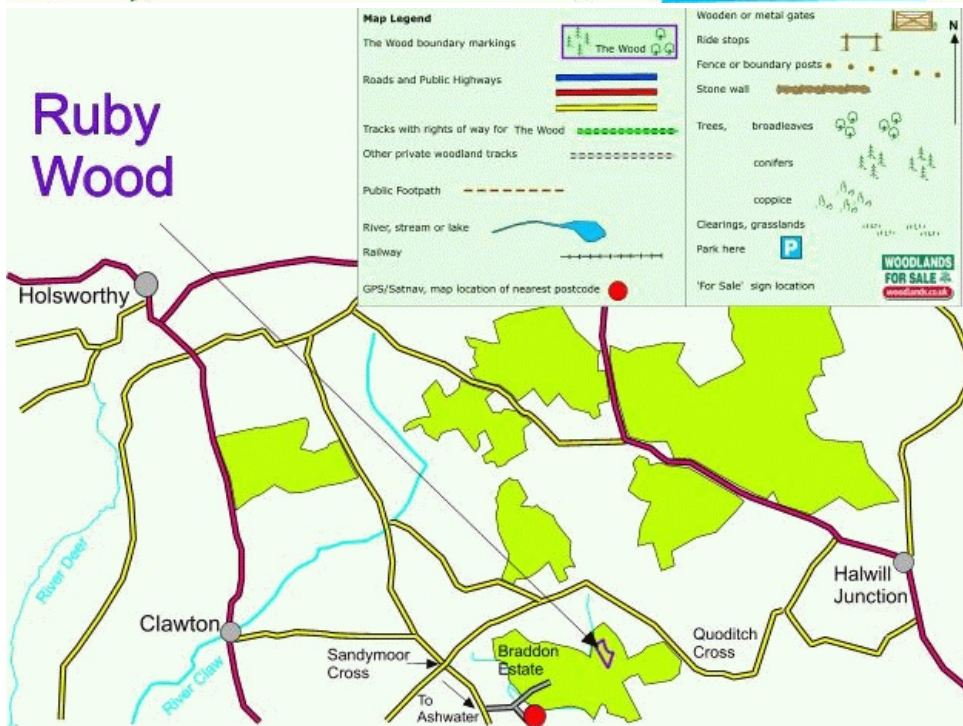
**Satnav/GPS note:** the postcode EX21 5EP is for the point shown by the red dot on the two location maps.

## Boundaries:

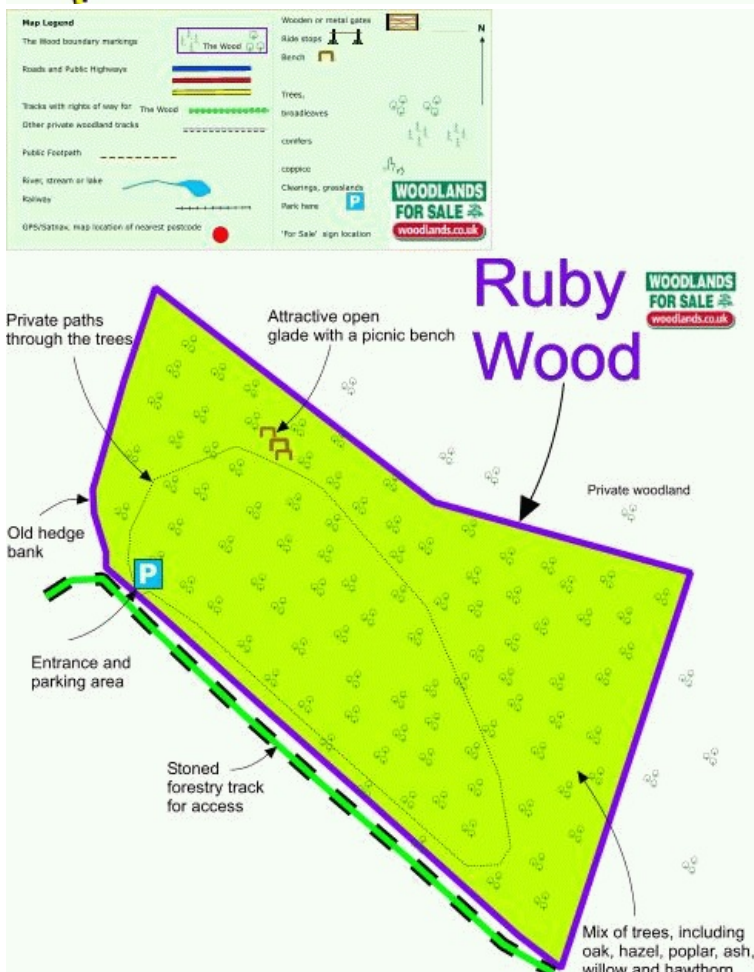
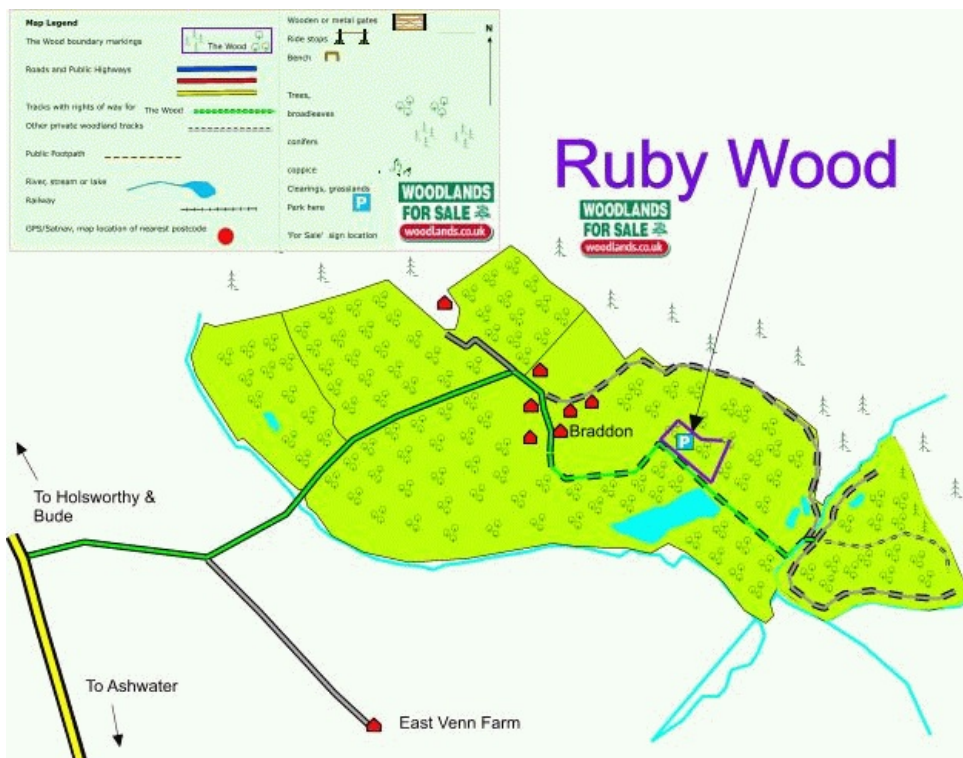
All boundaries are indicated with purple markings on trees and posts.

The northern, eastern and southern boundaries are indicated by a line of fence posts.

The western boundary is along the access 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.