

Established



1816



**Arrishes Wood, Sigford, Ashburton, Newton Abbot, TQ12 6JS**

**Offers in the Region of £90,000**

Woodland and wildlife habitat in a convenient and quiet location extending to approximately 4.76 acres (1.92 hectares).

Rendells - Totnes  
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## Situation

The property is conveniently situated on the edge of Dartmoor near Sigford and Ashburton. The A38 Devon Expressway is approximately a mile and the popular town of Ashburton is 3 miles southwest of Arrishes Wood.

## The Land

The woodland extends in total to 4.76 acres (1.92 hectares). The woodland offers the owner a great deal of privacy, quietness allowing time to unwind and get immersed in nature. The river Lemon meanders through the woodland in the valley below. Arrishes wood is in an elevated position on the Eastern edge of the wider woodland offering amazing views of the surrounding countryside with no public access paths within its boundaries. This particular plot is rich in wildlife with the associated grid reference square accounting for more recorded species than anywhere else in Devon.

Three small wildlife ponds were installed in 2019 which has in turn boosted the immediate amphibian and invertebrate population. These ponds were grant funded by Devon Wildlife Trust and there remains a duty of care to maintain them for a further five years. The ponds are very small and solely reliant upon rainwater to maintain their levels.

For the last six years the current owner has been specifically managing the plot for the benefit of wildlife and restoring it back to its natural state of wooded heath (a rare habitat these days). During the six years the current owners have seen the benefit of their work with new species being recorded on a regular basis.

Additional native trees and shrubs have been planted in order to boost the woodlands future resilience to pests and diseases but in turn this also provides an additional food source thus encouraging new species to visit. The current owners have been coppicing the Sweet Chestnut, Hazel and Southern Beech which as well as providing the most sustainable form of logs it also provides a varying structure within the woodland which is also of great benefit to wildlife.

The plot has over 20 species of trees , over 40 species of birds have been recorded as well as Roe Deer, Fox, Badger, Common Shrew, Pigmy Shrew, Woodmice, Bank Vole, Rabbit, Weasel , Stoat , Water Shrew, Polecat, Frogs, Toads , Newts, Common Lizard, Sloworm, Barred Grass Snake, numerous species of Damselflies, Dragonflies and Darters .As for the invertebrates this is an Entomologists heaven, over 20 species of butterfly have also been recorded and at least 8 species of bats.

This is a rare opportunity for someone to purchase what is in fact a mini nature reserve and to continue with the current owners project of restoration.

The owners are seeking a purchaser who will have the time, ability and enthusiasm to continue with this ongoing project. Around 1860 Arrishes Wood was mapped as a down so it would originally have been wooded heath which is now a rare habitat. Arrishes wood has areas of Bracken, Gorse ,Heather and other Heathland indicator species.

## Schedule of Land

Grid Sheet No.	OS No.	Description	Acreage	Hectarage
SX7873	OS6427	Woodland	4.76 Ac	1.92 Ha
Total:			4.76 Ac	1.92 Ha

## Access

Access is via a forest track and two locked gates leading to the last bit of track to Arrishes wood which is approximately 300 meters which is not gravelled. A family car can get to the wood when the last part of the track is dry otherwise a 4x4 would be better suited. There is also lower access track with a turning circle at the bottom which is very useful for when working on the Southern boundary.

## Services

There are no services connected to the woodland. There is a natural water supply.

## Basic Payment Scheme & Other Stewardship Schemes

The land is not registered for the Rural Payments Agency's Basic Payment Scheme or is currently in any Stewardship Scheme. The ponds were grant funded by Devon Wildlife Trust.

## Wayleaves, Rights & Easements

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.

## Manner of Sale

The land/property is being offered on the open market with the invitation for offers in the Region of £90,000 (Ninety Thousand Pounds).

**Tenure**

Freehold with vacant possession upon completion.

**Local Authority**

Teignbridge District Council. Forde House, Brunel Rd, Newton Abbot TQ12 4XX.  
Tel: 01626 361101

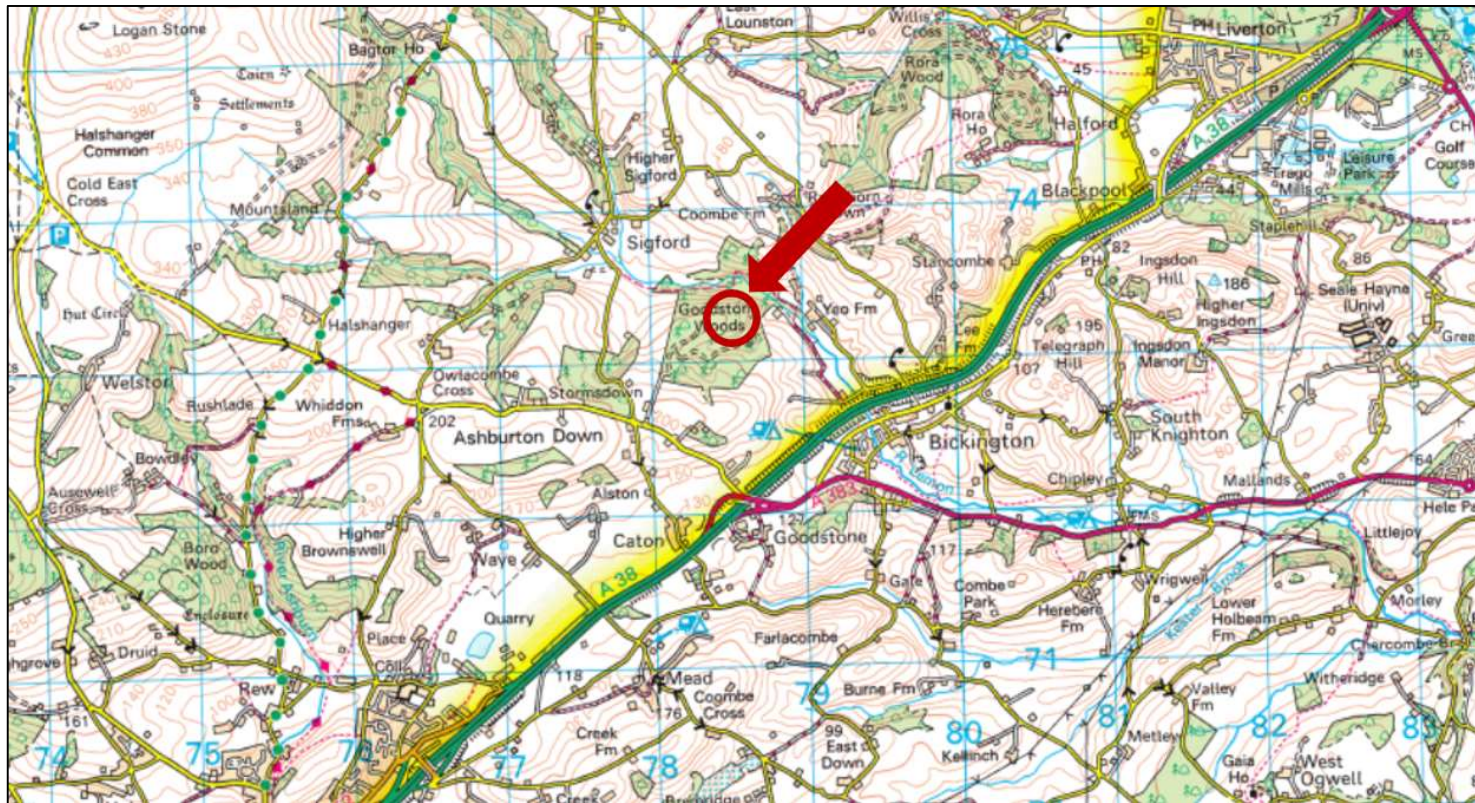
**Viewing**

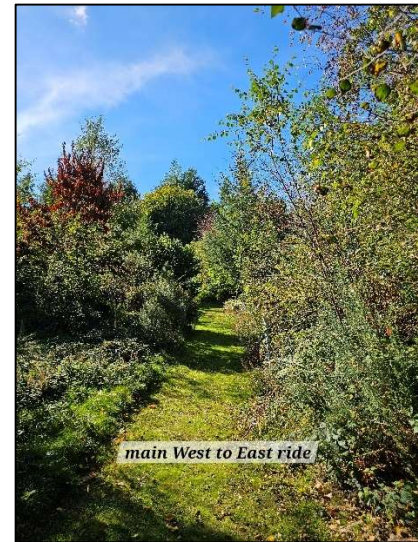
Viewing is strictly by appointment only, therefore please contact Rendells Totnes Office on 01803 863888 or email: [totnesrural@rendells.co.uk](mailto:totnesrural@rendells.co.uk) to book.

**Directions**

From Ashburton head east on the A38 towards Exeter and just past the Caton Cross turning take the next exit immediately after signposted to Newton Abbot, Bickington, Widecombe and Sigford. As the road swings back round to head over the A38 turn off left just before the bridge/flyover turn left signposted to Sigford and Widecombe, head up the hill and after approximately half a mile there is a stone track leading off to your right with a wooden gateway set back from the road. This is the entrance/access track that leads to the woodland. Viewings to be strictly by arrangement through the agents and applicants will be met at the gateway which is likely to be locked.

**What3Words Location: ///compliant.solicitor.modules**



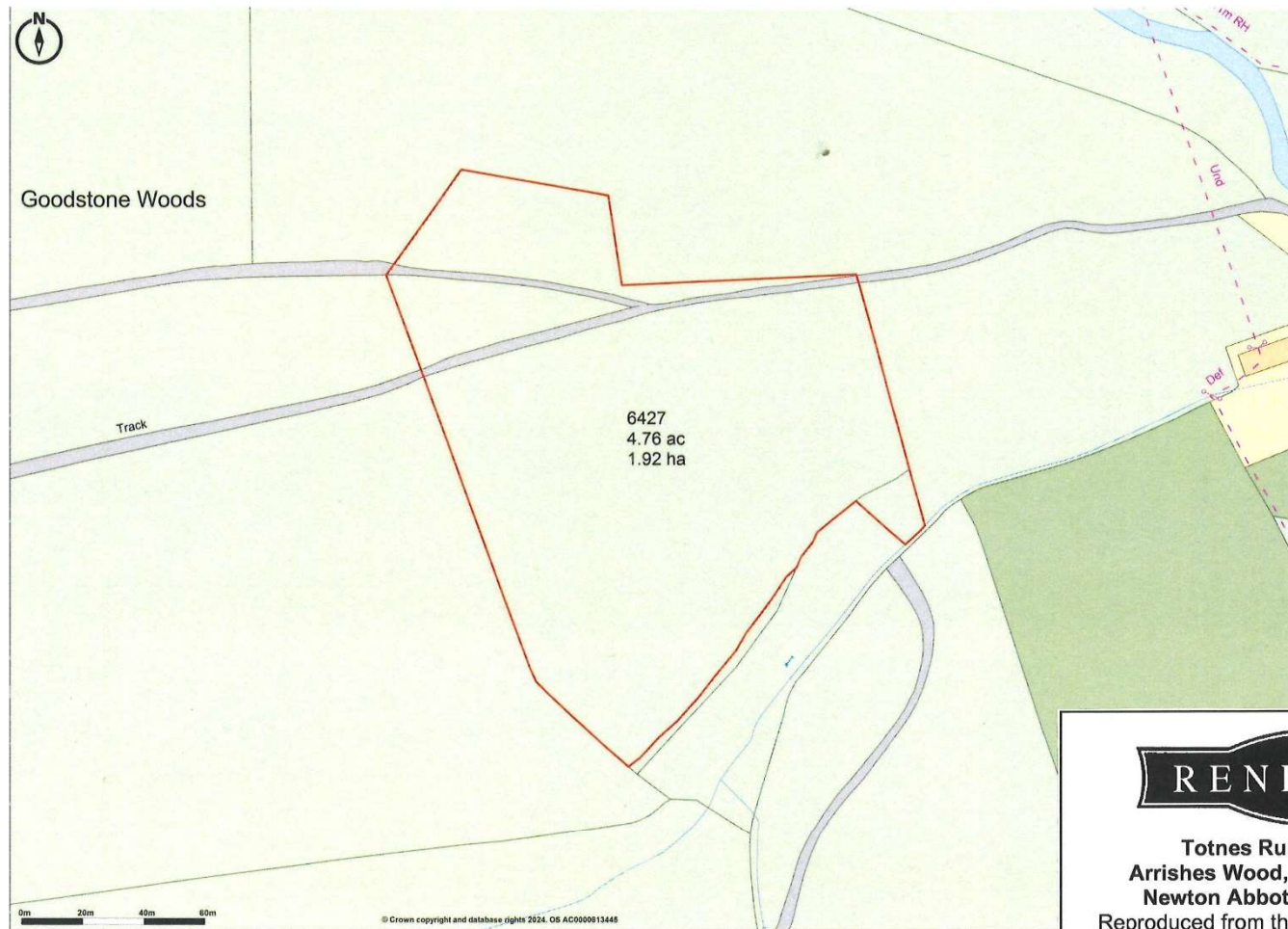


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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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Arrishes Wood, Sigford, Ashburton, Newton Abbot, TQ12 6JS



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:2000. Paper Size - A4

**RENDELLS**

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**Arrishes Wood, Sigford, Ashburton**  
**Newton Abbot, Devon, TQ12 6JS**  
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Scale 1:2000 at A4  
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