



Radford's Wood , Porlock, Minehead, Somerset TA24 8LS

A mature deciduous wood situated in a very tranquil valley near to the Somerset coast

Porlock 1.25 miles - Minehead 7 miles - Lynmouth 12.6 miles

• Attractive Deciduous Woodland • 17.68 Acres (7.16 Hectares) • Mostly Native Species including Oak, Beech and Holly • Quiet Location near to the Coast • Stream Flowing at the base of the Valley • For Sale by Private Treaty • FREEHOLD

Guide Price £95,000

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SITUATION

Radford's Wood is situated in a peaceful valley approximately 1.25 miles from the centre of Porlock, a short distance from the Somerset coast.

From Porlock the A39 provides a road link to Minehead to the east (7 miles) and Lynmouth to the west (12.6 miles).

The woodland lies within the Exmoor National Park and the stream which is nestled at the bottom of the valley flows out towards the sea at Porlock Weir.

DESCRIPTION

Radford's Wood is a mature deciduous wood which is situated in a very tranquil valley near to the Somerset coast. The total area is approximately 17.68 acres (7.16 hectares) and the wood has a north-facing slope down to a stream which forms the northern boundary.

The wood is established and comprises mostly native trees including oak, beech, silver birch and holly and there is a varied woodland floor with ferns and fungi evident. From one section of the wood there are views out towards the opposite side of the valley and the wood is within walking distance of Porlock.

ACCESS

There is access to Radford's Wood via a road and stone lane. The final section of the access is a public bridleway.

SERVICES

No services are connected to the woodland. There is a stream flowing adjacent to the lower section of the wood.

METHOD OF SALE

Radford's Wood is offered for sale by private treaty, as one lot.

TENURE

The woodland is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

DESIGNATIONS

The woodland is within the Exmoor National Park and within the North Exmoor Site of Special Scientific Interest (SSSI).

LOCAL AUTHORITY

Exmoor National Park Authority and Somerset Council.

SPORTING AND MINERAL RIGHTS

The mineral rights insofar as they are owned are included with the freehold. The hunting rights belong to the Badgworthy Land Company.



WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is a public footpath and public bridleway which passes through the woodland.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewings are strictly by appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01398 323174. Email: farms@stags.co.uk.

DIRECTIONS

From Minehead head west on the A39 to Porlock, continue to the centre of the village and turn left by the Church into Parsons Street. After ½ mile bear right marked no through road. Continue for 0.7 miles and Radford's Wood is on the left after the last property on this lane.

We recommend that for viewings the woodland is approached on foot from Porlock.

WHAT3WORDS

Reference/// loving.firelight.noticing

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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