



Brays Lake Woods, South of Colscott Cross , West Putford,
Holsworthy, Devon EX22 7UY

A very pretty area of deciduous woodland with a
stream flowing through

West Putford 1 mile - Bradworthy 3.8 miles - Woolsery 6.5 miles - Great
Torrington 12 miles

• Mainly Native Broadleaf Trees • 2.20 Acres (0.89 Hectares) • Direct Road
Access • Attractive Streamside Setting • For Sale by Private
Treaty • FREEHOLD

Guide Price £30,000

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SITUATION

The woodland is situated in a peaceful rural location within the parish of West Putford in north Devon, approximately 1 mile to the south of the village of West Putford itself. The larger villages of Bradworthy (3.8 miles) and Woolsery (6.5 miles) are both within east reach and the towns of Great Torrington and Bideford are both 12 miles away.

DESCRIPTION

The woodland is known as Bray Lakes Wood and is a very attractive area of deciduous woodland which the current owners have used for their own recreation. The total area is approximately 2020 acres (0.89 hectares) and a stream bisects the wood with a wooden bridge providing access over the stream.

The section closest to the road is very gently sloping and includes an open space where it would be possible to park off the road and the section to the west of the stream has a east facing slope and adjoins open fields to the west. There is also an open area where the current owners have created a space for camping.

ACCESS

There is direct access to the woodland from the public highway.

SERVICES

There are no services connected to the land.

METHOD OF SALE

The woodland is offered for sale by private treaty, as one lot.

TENURE

The woodland is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

Torridge District Council

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

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 are no public rights of way passing through the land.

BOUNDARY PLAN

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

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 to arrange an appointment or email: farms@stags.co.uk

DIRECTIONS

From West Putford (Churston Cross) proceed south signed towards Colscott. After approximately 0.8 miles at Colscott Cross continue on this road signed towards Holsworthy and after 0.25 miles the woodland will be found on the right.

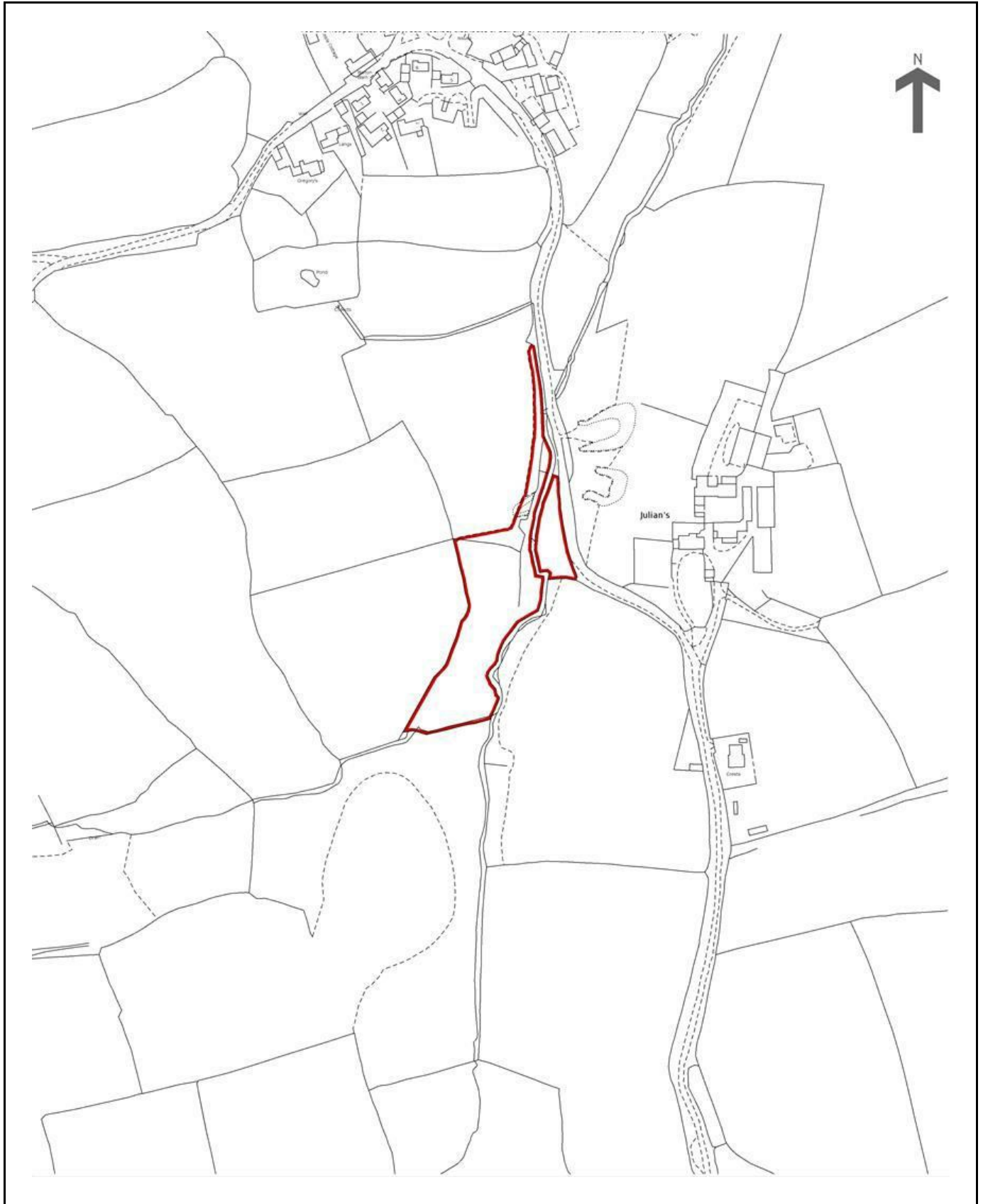
WHAT3WORDS

Reference/// racks.ideals.reefs

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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