



Long Copse, near Kentis Moor , Dulford, Cullompton, Devon  
EX15 2BY

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A level deciduous wood with a variety of tree  
species and good access

Dulford 1 mile - Kentisbeare 1.5 miles - Cullompton 3.5 miles

• A Level Deciduous Wood • 3.50 Acres (1.42 Hectares) • Long Road  
Frontage • A Variety of Native Tree Species • Accessible Location • For Sale  
by Private Treaty • FREEHOLD

Guide Price £35,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)



## SITUATION

The woodland is positioned in an accessible location between Honiton and Cullompton, a short distance from the A373 and the Keepers Cottage pub.

The hamlet of Dulford lies one mile to the east and the village of Kentisbeare is 1.5 miles to the north of the wood. The M5 (Junction 28) at Cullompton is just over three miles to the west and the market town of Honiton is 8 miles to the east.

## DESCRIPTION

The woodland is known as “Long Copse” by the current owner and was purchased for the purpose of running his woodsman’s business specialising in ancient woodland management & restoration, charcoal production and to use as a base for running outdoorsmanship day courses. The wood totals approximately 3.50 acres (1.42 hectares).

In the past few years it has been lovingly restored to it’s natural state encouraging not only herbivorous plants such a daffodils, bluebells, snowdrops, dog mercury, honeysuckle, primrose, wild strawberries and many more to make a noticeable comeback but has also has enticed a rise in the local wildlife population with sightings of countless songbirds, numerous corvid species including Blue Jays and a pair of

nesting Ravens as well as numerous sightings of Woodpeckers, Tawny Owls and Buzzards.

The tree content is predominantly English Oak, Silver Birch, Sweet Chestnut, Ash, Holly and Hazel which has made plentiful nesting sites for numerous species of Bats among the ever present Grey Squirrels with other species such as Blackthorn, Hawthorn, Cherry and especially Elder drawing the attention of Badgers and Foxes. While Roe Deer are a common sight for those staying overnight and active in the early morning they have caused next to no damage with plentiful natural tree regeneration, particularly near the pond which is a vital resource for wildlife to drink from and for the local frogs and newts in which to reproduce.

This uniquely shaped parcel of woodland is a vital part of the local patchwork of countryside ecosystems and would be perfect as a recreation site with a well constructed campsite including a fire pit, small cosy cabin and outhouse with the local pub, the Keeper’s Cottage, only a short walk away or for those whose passion is in conservation and fungi & berry foraging whilst enjoying the presence of wildlife.

## SERVICES

There are no services connected to the woodland.





### **ACCESS**

The woodland has direct access on to the adjacent council maintained road.

### **METHOD OF SALE**

The woodland is offered for sale by private treaty.

### **TENURE**

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

### **LOCAL AUTHORITY**

East Devon 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 over the wood.

The owners of Daisyland Farm and the land to the south of the woodland both have a right of access over the existing tracks to their respective property and 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: 01392 680059 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

### **DIRECTIONS**

From Junction 28 of the M5 motorway at Cullompton, proceed east towards Honiton on the A373. Continue for approximately 2.5 miles and shortly after passing The Keepers Cottage pub, take the next turn right (unsigned). Continue for approximately 250 yards and the woodland will be found on the left.

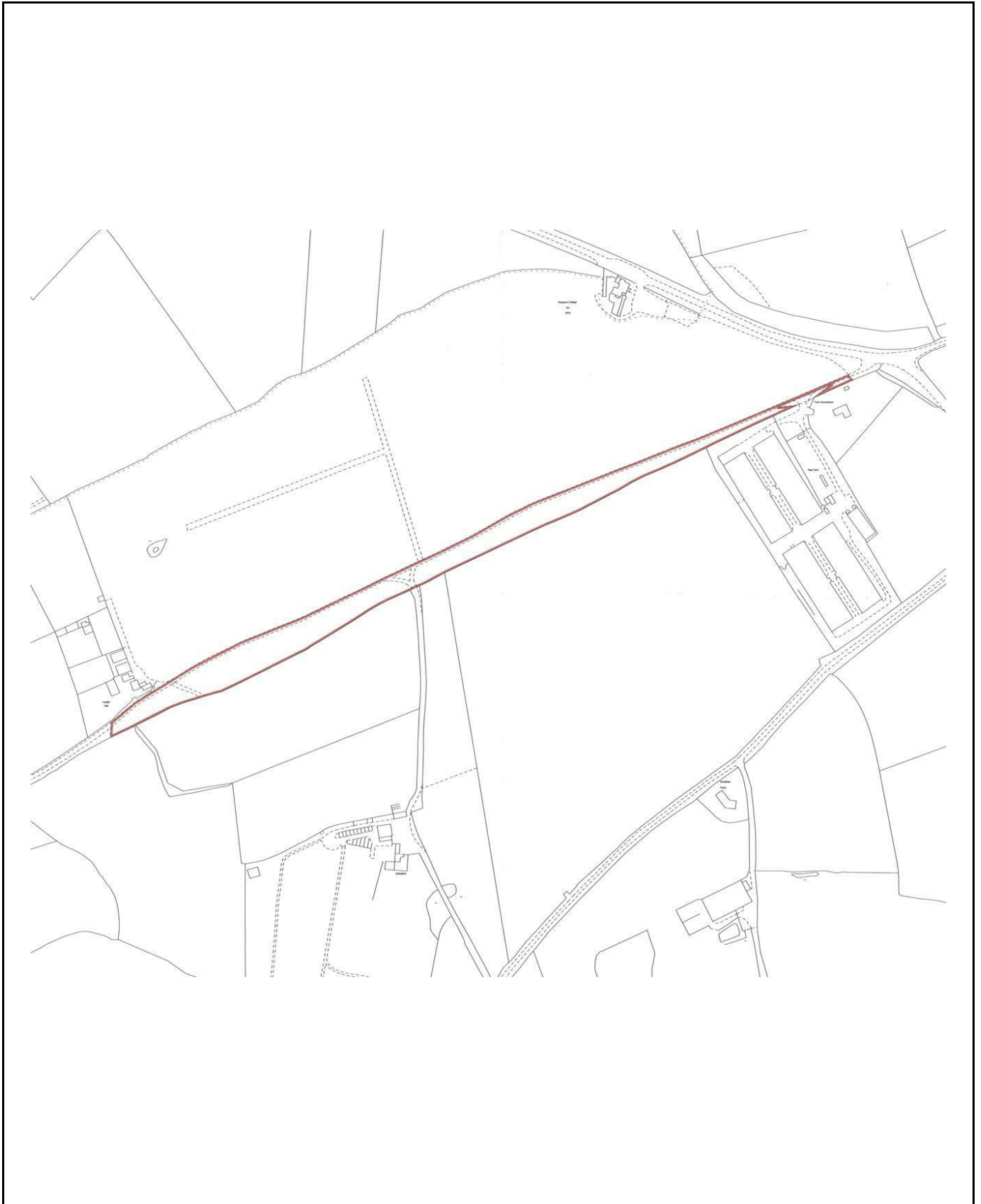
### **WHAT3WORDS**

Reference/// jets.titles.shocks

### **DISCLAIMER**

These particulars are a guide only and are not to be relied upon for any purpose.





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IMPORTANT: 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. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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.