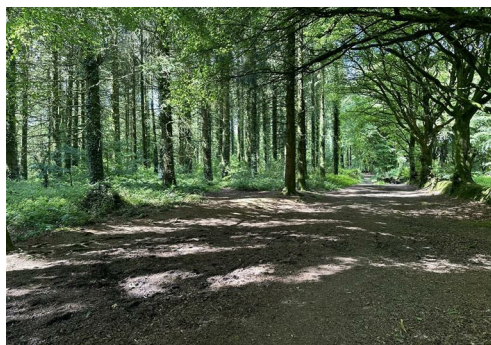




Witness Moor Woodland



Honiton 4 miles Cullompton (M5) 7.1 miles

Unique parcel of woodland adjacent to Hembury Fort

- As a whole or in two parts
- Lot 1 - 3.93 acres (1.59 ha)
- Lot 2 - 5.57 acres (2.25 ha)
- Current woodland grant scheme
- Nearing maturity
- Freehold
- No rates

Offers In Excess Of
£80,000



SITUATION

Positioned on the escarpment of the Blackdown Hills National Landscape adjacent to the Hembury Hillfort ancient monument this unique parcel of woodland has a heritage and amenity appeal. The escarpment was an area of whetstone mining from the 1700s until the 1930s.

The woodland is well located between the towns of Honiton to the East and Cullompton to the West and is less than half a mile from the A373.

WOODLAND

Classified as ancient woodland with replanting in the 1950's parts were clear felled in 2006 and are now in broadleaf natural regeneration. Further replanting which took place in the 1970s has been periodically thinned.

The woodland was planted with stands of Larch and Norway Spruce which as outlined in woodland management plan could be thinned before being clear felled, there is an understorey of Beech and Sycamore coming through and several old Beech trees around the perimeter. Some of the area that was cleared previously is regenerating with mixed broadleaf.

The woodland is currently under a woodland grant scheme and felling licence for thinning, this also incorporates permissive paths around the woodland for members of the public. The sale of the woodland would contain covenants for the current car park area (part of lot 2) to remain for members of the public, as it is much used for access to the adjacent ancient hillfort.

METHOD OF SALE

The woodland is for sale as a whole or in two lots, by private treaty.

LOT 1 - 3.93 acres (1.59 ha)

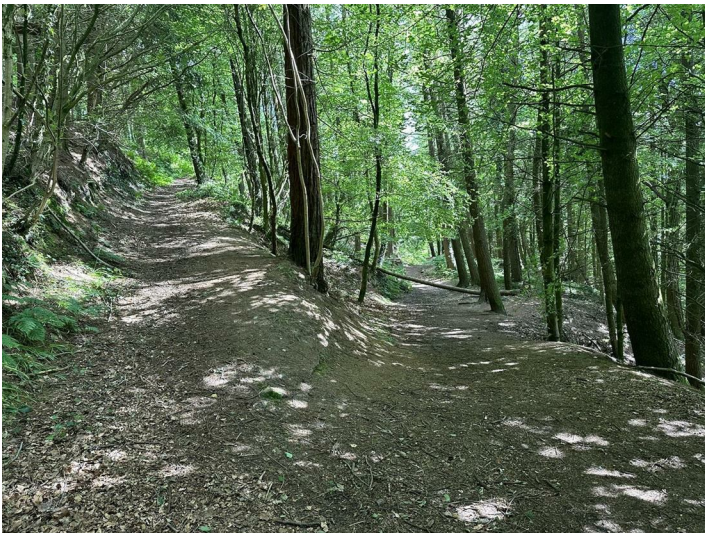
The area north of the car park area (with access through the car park).

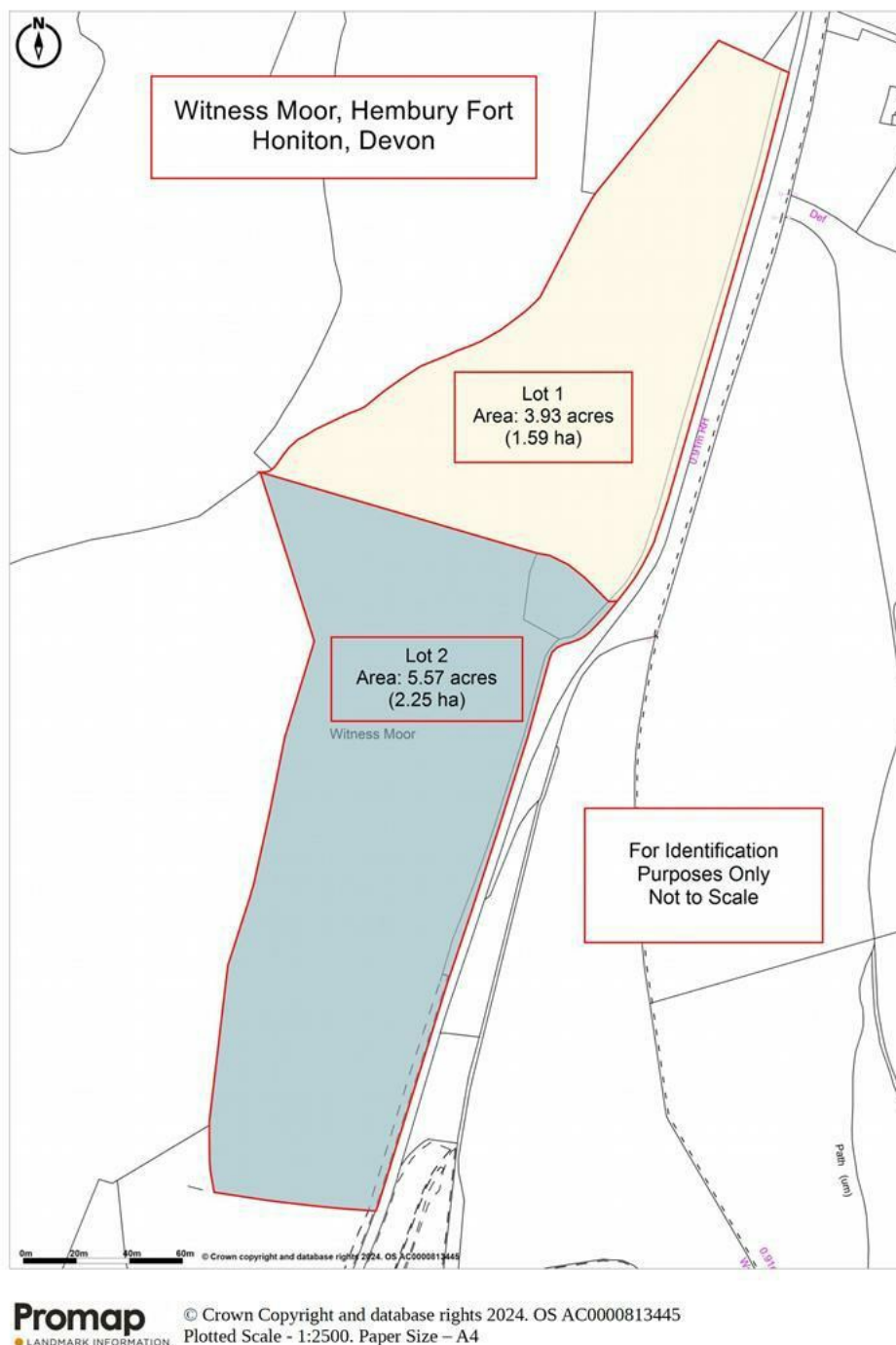
LOT 2 - 5.57 acres (2.25 ha)

To include the car park area and woodland west and to the south.

SERVICES

No services connected.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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