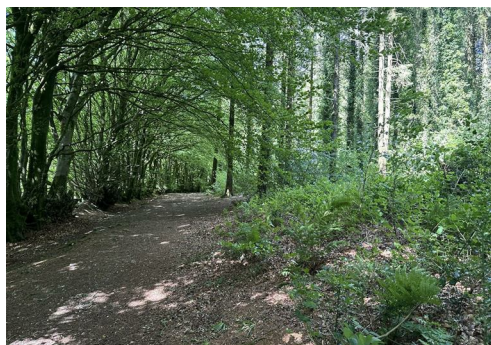




Witness Moor Woodland



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)
- Current woodland grant scheme
- Nearing maturity
- Freehold
- No rates

Offers In Excess Of
£35,000

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 .

The area north of the car park area, with access through the car park. (LOT 1 - 3.93 acres (1.59 ha))

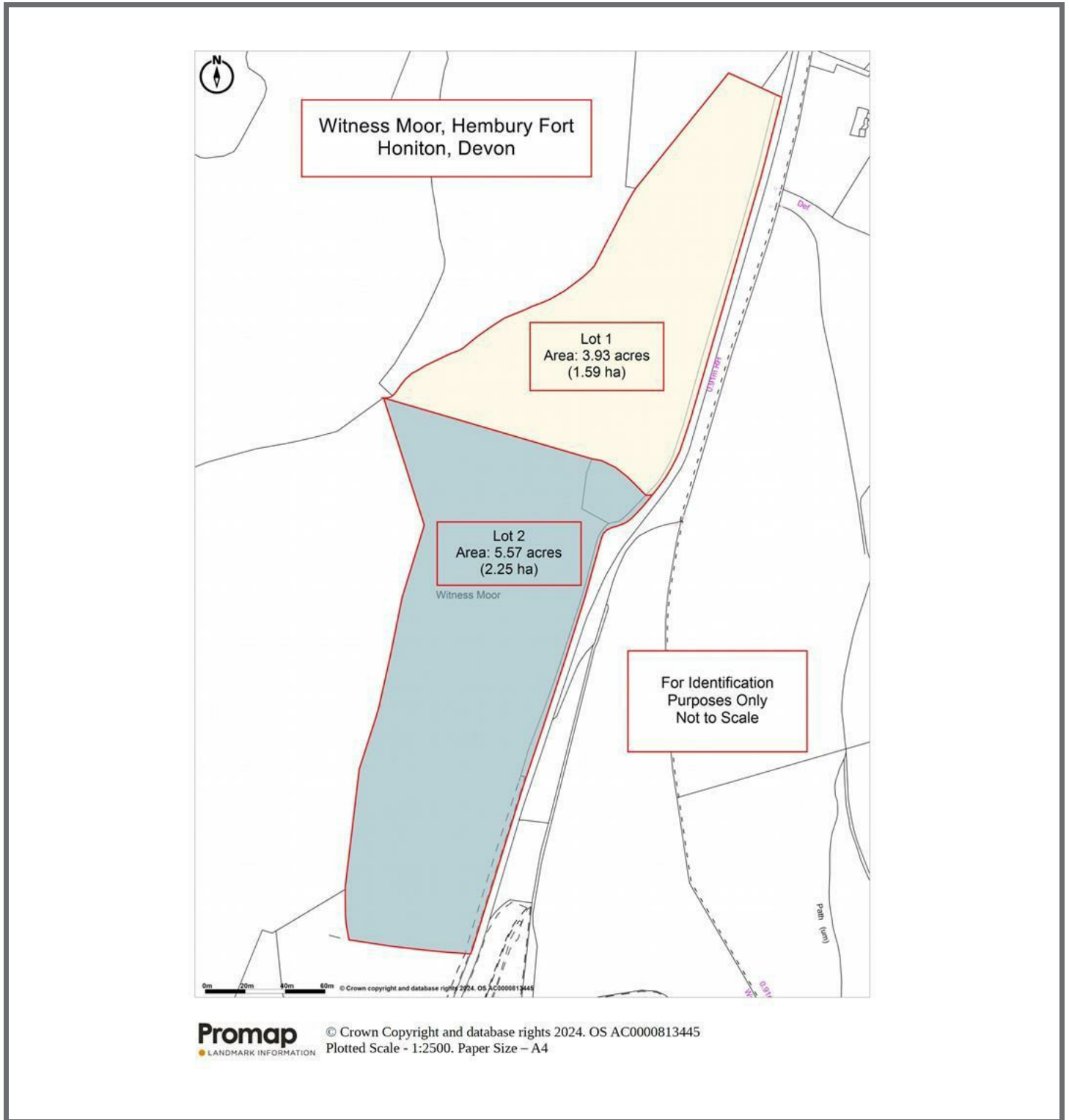
METHOD OF SALE

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

SERVICES

No services connected.





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 Plotted Scale - 1:2500. Paper Size - A4

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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Net energy efficient - higher rating code

England & Wales EU DIRECTIVE 2002/91/EC

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