



Buddle Wood, Hatway Hill, Sidbury, Sidmouth, Devon

A very attractive parcel of mainly mixed broadleaved woodland occupying a fine, peaceful position just above Harcombe, close to Sidmouth and the coast. Extending to about 3.86 acres (1.56 ha). For sale by private treaty.

Guide Price

£75,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

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Hatway Hill, Sidbury,
Sidmouth,
Devon, EX10 0QR**

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For sale by private treaty.

Viewing during daylight hours with particulars to hand having first informed sole agents Symonds & Sampson Axminster Agricultural Office on 01297 33122





The Property

A rare opportunity for purchasers to acquire a very attractive parcel of sloping mixed broadleaved woodland with some conifers. Occupying a quiet, peaceful position on the flanks of Hatway Hill, just north of Harcombe, within the East Devon AONB. The woodland enjoys fine views over this pretty valley and towards the coast beyond.

The vendors purchased Buddle Wood some 15 years ago, during their ownership they have improved the property by constructing a superb track that provides access in a loop around the woodland – excellent for walking and for timber extraction purposes. They have also installed some basic facilities including:-

1. Timber Field Shelter (used for machinery storage)
2. Timber Storage Shed
3. Timber composting WC and hand basin
4. Seating area for BBQ's/ camping

The woodland is accessed from the highway via a level hard track known as Green Lane (approximately 0.60 of a mile from the highway), this leads to a shared parking area giving ample parking for 2/3 vehicles. The woodland is mainly sloping with some clearings. The main species include Oak, Beech, Birch, Rowan and Holly – there are a number of significant mature trees, areas of naturally regenerated coppice and a some conifers close to the southern boundary.

The vendors regularly see badger, deer and wonderful birdlife. The woodland is also currently home to two colonies of bees (please take care of the hives when viewing)

Services

None connected. Rainwater is harvested from the buildings.

Rights of Way

A public footpath crosses the northern edge of the woodland. There is a formal right of way over the access track for Buddle Wood.

'Lock, Stock & barrel' Sale

The vendors would consider offers to include their equipment. See agents for further details.

Local Authority

East Devon County Council. Tel 01404 515616

Viewing

During daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further details available from the Axminster Agricultural office on 01297 33122

Tenure

Freehold with vacant possession on completion.

Covenants

The Land Registry title for Buddle Wood contains some restrictive covenants. Available upon request.

Solicitors

Every's Solicitors, Taunton TA1 2LR
Ref: Janet Keirle Tel: 01823 337636
Email janet.keirle@everys.co.uk

Directions

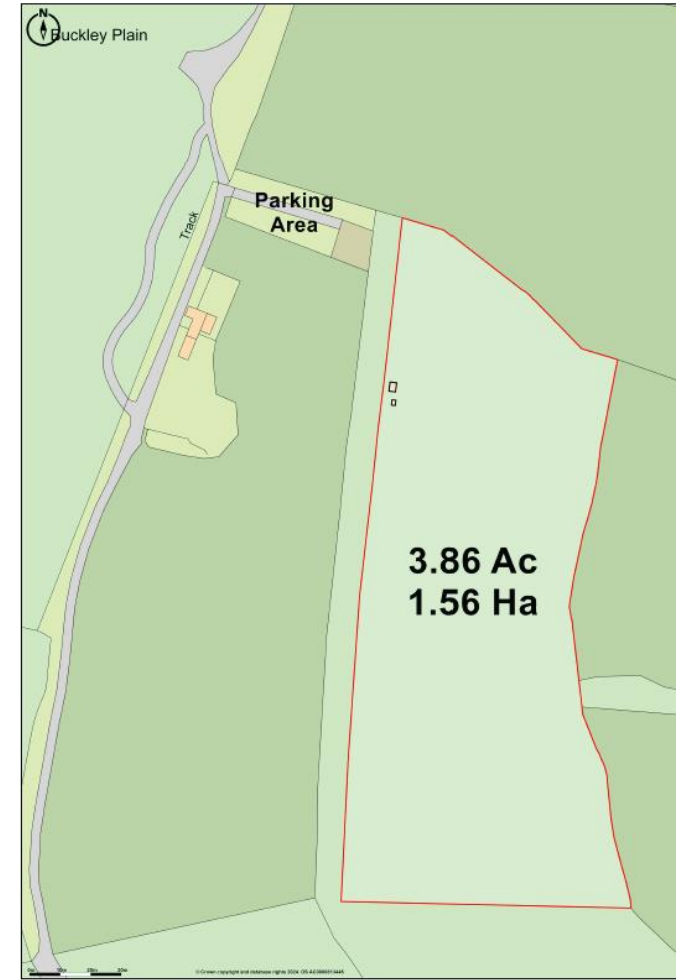
From Sidbury proceed north over the River Sid bridge at Cotford, then turn right into Buckley Road. Continue for 500 yards, then turn left onto Hatway Hill. Proceed to almost the top of the Hill and then turn right onto the track, signposted Hatway Stables/bridlepath. Buddle Wood will be found after about 0.60 of a mile on the left, marked by our for sale boards. What3words/// mostly.proud.lunching

RW1/12/04/2024



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