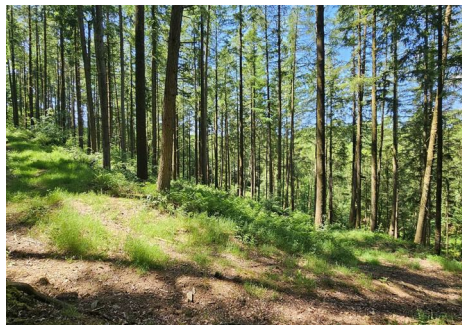


Guide Price £195,000



Chawlmoor Copse Oakford, Tiverton, Devon, EX16 9HH

- Approx. 6 acres of Devon woodland in 2 parcels
- Large timber-framed workshop
- 2nd parcel of 4.05 acres of well-managed woodland
- Small pond and stream
- Rights of access over neighbouring track to the valley plot
- Direct road access to the 1.9-acre plot
- Hardstanding area suitable for parking and loading
- Larch, Douglas Fir, Spruce, and native species
- Raised woodland shelter/workshop with elevated outlook
- Woodland skills training, rural enterprise, or private retreat

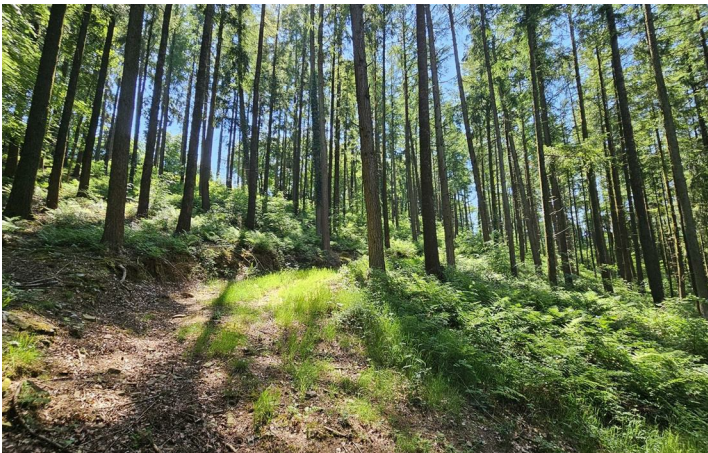
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Chawlmoor Copse , Tiverton EX16 9HH

An opportunity to acquire approximately 6 acres of versatile Devon woodland, arranged as two distinct parcels of 1.9 acres and 4.05 acres, each offering complementary characteristics. Two woodland buildings are included, with a charcoal kiln and mobile sawmill available by separate negotiation.



Privately positioned yet easily accessible, the land combines practical infrastructure with mature timber and an off-grid setting. The property is suited to a wide range of buyers, from those seeking to establish a small rural enterprise to individuals looking for a private woodland retreat. Existing permissions for the buildings allow for woodland workshop and stores/shelters, and training spaces.

Infrastructure Plot (1.9 acres) - The first parcel serves as the operational hub, with direct access from the main road. A secure track leads to a substantial hardstanding area suitable for multiple vehicles and ideal for timber extraction and loading.

A key feature is the large timber-framed workshop, offering a generous ground floor and mezzanine level. It provides immediate utility for storage, timber conversion, or a rural trade, with scope for further adaptation or alternative uses (STPP). Surrounding woodland includes natural ground cover, native species, and several mature oaks forming a privacy buffer from the road.

Valley Woodland Plot (4.05 acres) - Accessed from the first parcel via a neighbouring field track (with full rights of access), the second parcel comprises well-managed traditional valley woodland. The plantation includes Larch, Douglas Fir, and some Spruce, descending past a small pond to a stream at the valley floor. The setting is notably peaceful and supports a wide range of wildlife, including red deer, smaller mammals, and varied birdlife. Positioned within this sheltered valley is a bespoke raised woodland

shelter/workshop, designed to take advantage of the elevated aspect and views.

Suitability and Potential Uses - The natural separation of the two parcels makes the property well-suited to rural enterprises such as:

- Woodland skills training or forest school activities
- Outdoor education
- Manufacture of woodland products
- Sawmilling or charcoal production

The infrastructure plot provides essential operational facilities, including road access, parking, loading space, and a dry, all-weather workshop suitable as a classroom or administrative base. The valley plot offers a secure, private environment for practical outdoor activities, wildlife observation, and exploration. The timber has commercial value and is particularly suited to onsite conversion using a small mobile mill, as demonstrated by the current owner in constructing the existing buildings.

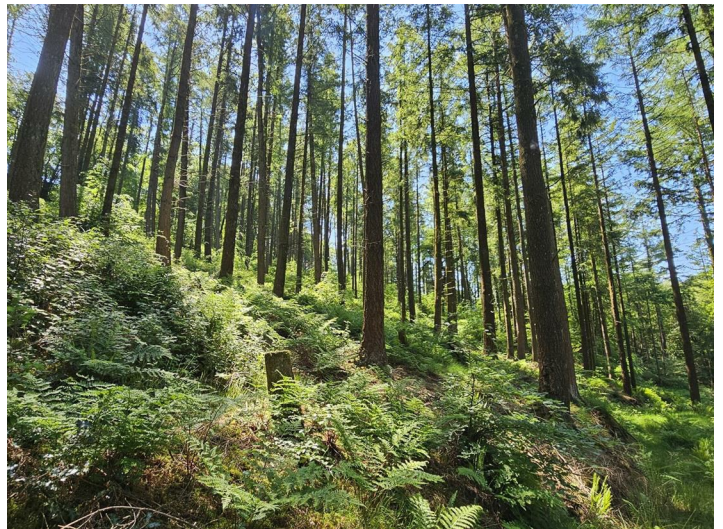
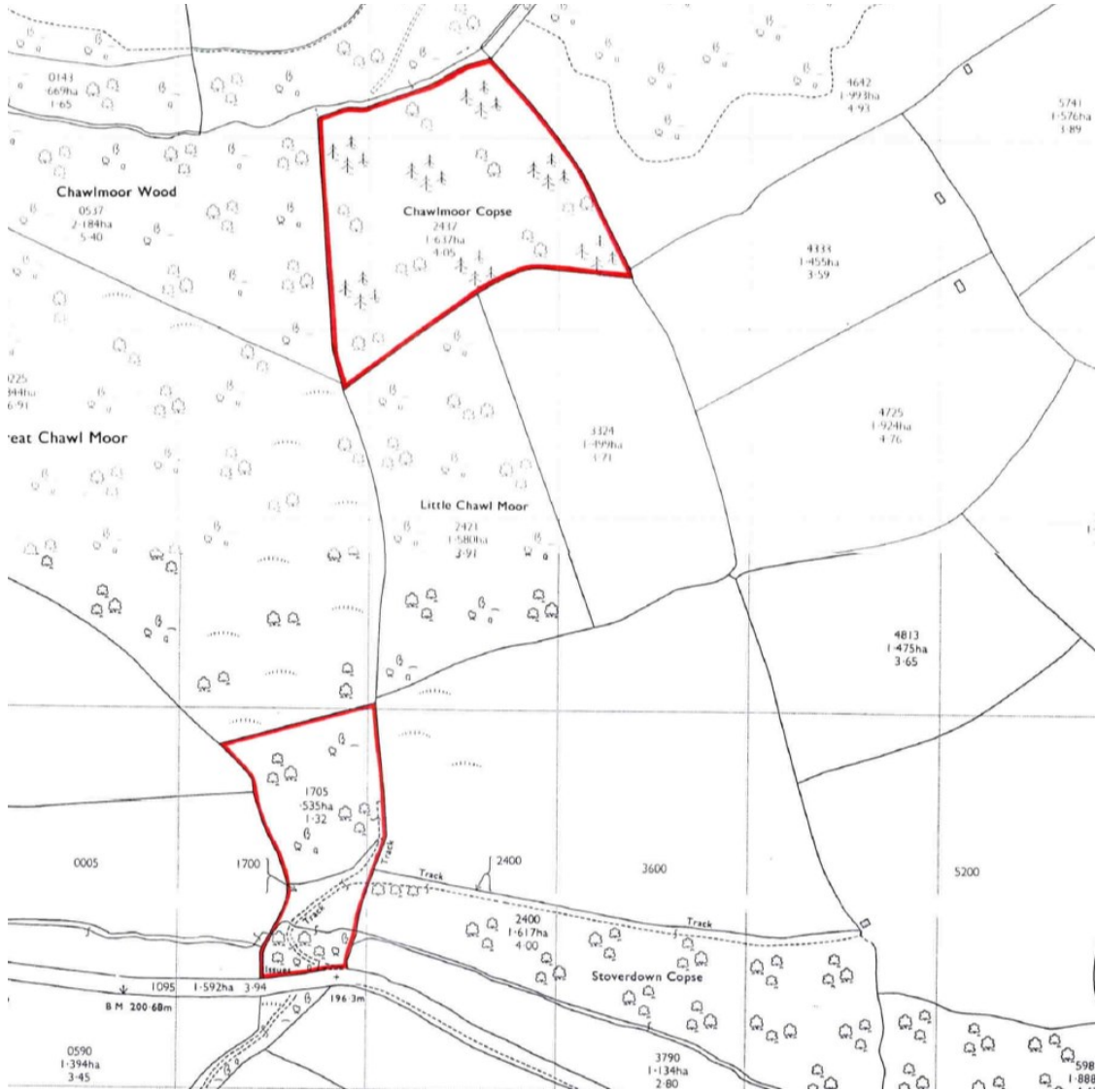
Summary - Whether used as a workspace for green woodworking, an educational venture, or a private off-grid sanctuary for camping, timber management, and wildlife watching, this woodland offers a highly adaptable and appealing rural asset.

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

Directions

///fetches.parsnip.pockets



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