



Leighpool Copse , Silverton, Exeter, Devon EX5 4DA

A commercial woodland positioned above the Exe Valley between Exeter and Tiverton

A396 1.5 miles - Bickleigh 2.5 miles - Tiverton 6 miles - Exeter 9 miles

- Replanted with Native Deciduous Trees in 2023
- 20.58 Acres (8.33 Hectares)
- Direct Road Access
- Plantation on an Ancient Woodland Site (PAWS)
- West Facing Valley
- For Sale by Private Treaty
- FREEHOLD

Offers In Excess Of £120,000

01392 680059 | farms@stags.co.uk

SITUATION

The woodland is situated in an accessible location above the Exe Valley between Tiverton and Exeter with access to the A396 within 1.5 miles.

The villages of Silverton (2.6 miles to the south) and Bickleigh (2.5 miles to the north) are nearby and Tiverton is 6 miles away and Exeter is 9 miles to the south.

DESCRIPTION

Leighpool Copse is a recently replanted woodland, within a west-facing valley with views over the River Exe Valley and beyond. The total area is approximately 20.58 acres (8.33 hectares) and most of the site is designated as a Plantation on an Ancient Woodland Site (PAWS).

There is direct access to the public highway with tracks, paths and rides providing access throughout the woodland. Previously planted with Douglas Fir and Japanese Larch, most of the woodland was felled and replanted with native deciduous trees approximately three years ago. There are some mature standing trees against the eastern boundary and there has been a goshawk nesting in the wood.

The soils are described as being freely draining slightly acid

loamy soils and there are no public rights of way through the woodland.

ACCESS

There is direct access to the public highway.

SERVICES

There are no services connected to the woodland.

TENURE

The woodland is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

METHOD OF SALE

The woodland is offered for sale by private treaty, as one lot.

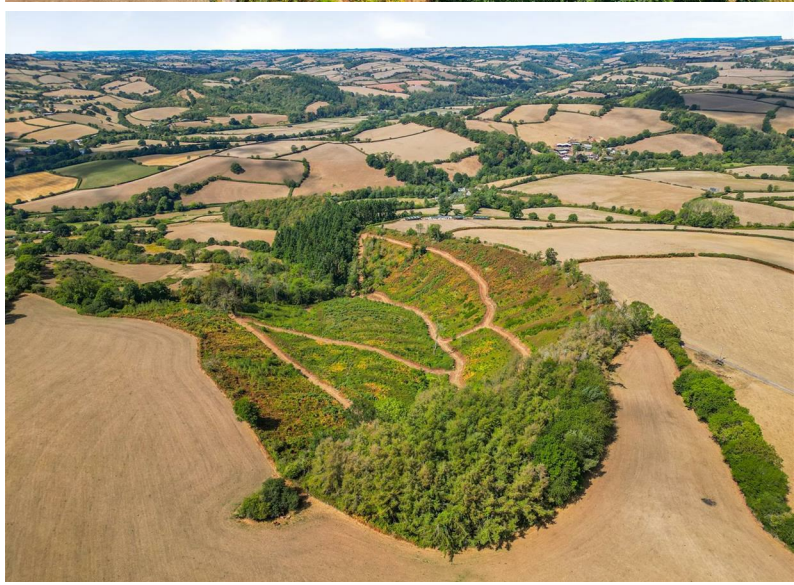
LAND MANAGEMENT & DESIGNATIONS

There are no active management schemes affecting the woodland.

Most of the site is designated as a Plantation on an Ancient Woodland Site (PAWS).

LOCAL AUTHORITY

Mid Devon District Council.



SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

There are no public rights of way passing through the woodland.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01392 680059. Email: farms@stags.co.uk

DIRECTIONS

From Bickleigh, proceed south towards Exeter on the A396 and continue for 2.2 miles.

Just after passing Chitterley Business Park turn left and immediately turn left again and continue for 1.5 miles.

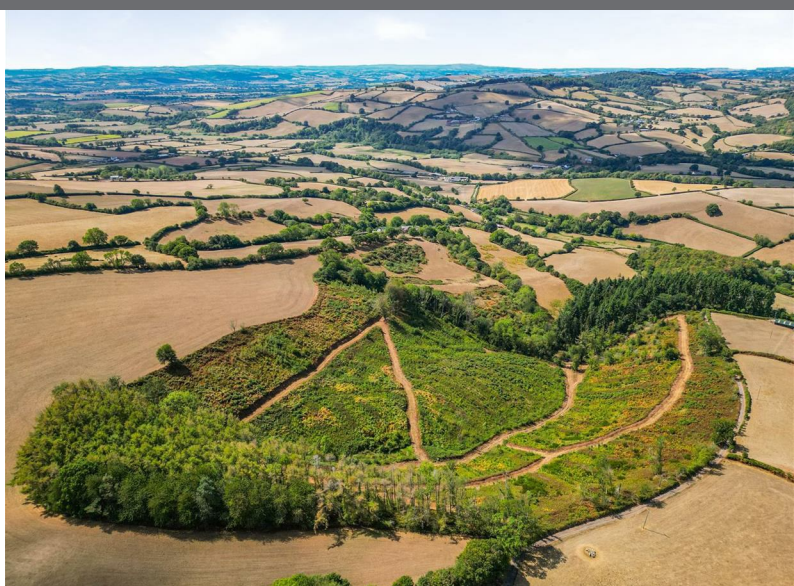
The entrance gate to Leighpool Copse will be on the right as the road bears sharply to the left.

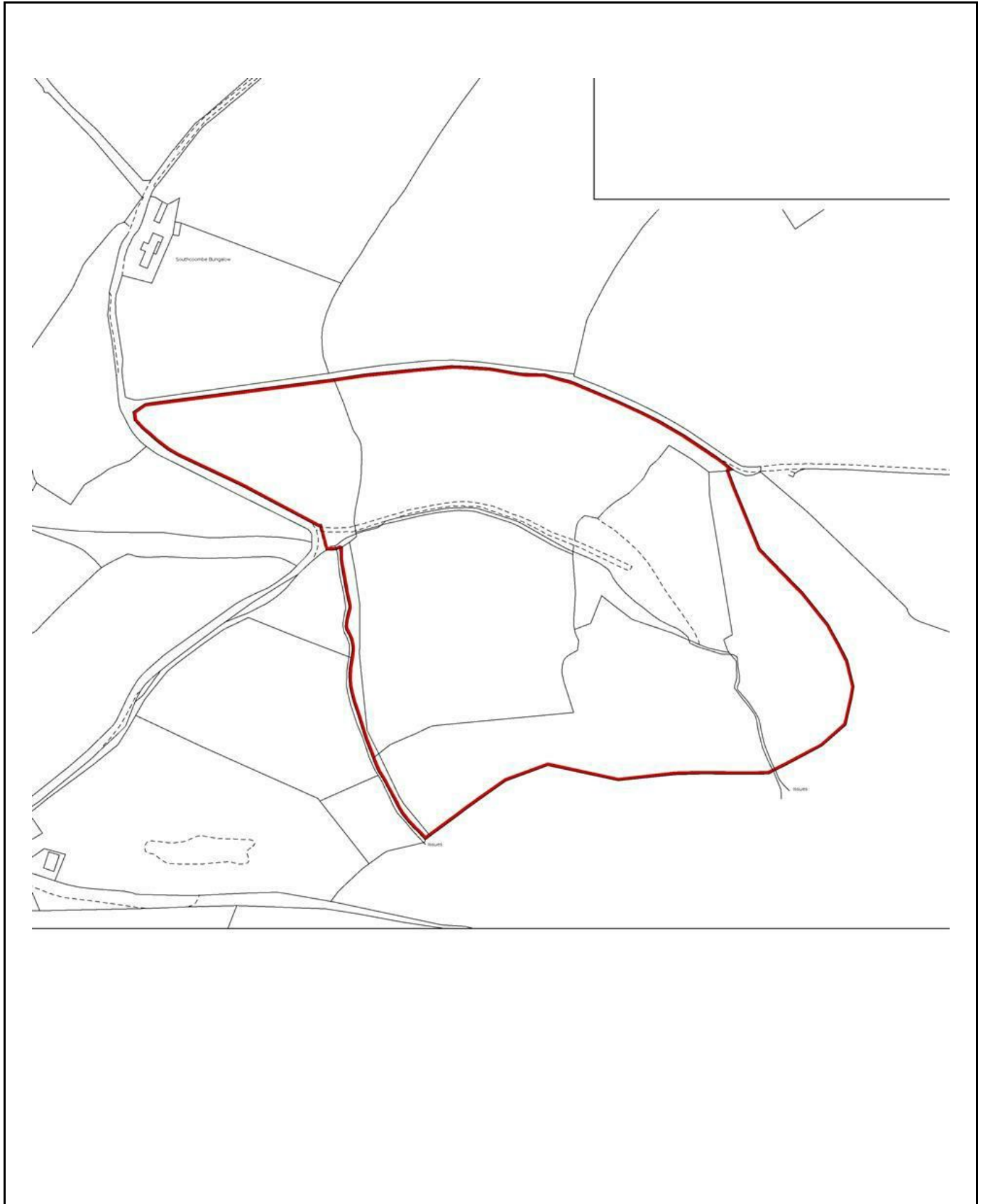
WHAT3WORDS

[///grant.stuns.ballparks](https://www.what3words.com/grant.stuns.ballparks)

DISCLAIMER

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.





@StagsProperty

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.