



Hamberhayne Copse



# Hamberhayne Copse

, Colyton, Devon, EX24 6DX

///chef.discussed.melons

Just over 16 acres of mixed woodland with small shed in the East Devon National Landscape

- 16.37 acres (6.63 ha)
- Access to Devon Lanes
- Forestry access
- Sitka Spruce plantation
- Mix of other deciduous trees
- Small timber storage shed

## Offers In Excess Of £75,000

### SITUATION

Set between the villages of Northleigh, Offwell and Shute, and the small historic town of Colyton, Hamberhayne Wood is positioned in a wonderfully quiet location within the East Devon National Landscape.

### DESCRIPTION

Extending to about 16.37 acres (6.63 ha) of west facing (steep in places) woodland. The central portion of the woodland is Sitka Spruce surrounded by a wonderful mix of Oak, Ash, Beech, Holly and Hazel with plenty of Bluebells.

On the Eastern edge of the woodland is a small clearing with a small timber shed, located at approximately  
///eternally.oils.sniff.



## ACCESS

The woodland has boundaries on two sides by unmade 'Devon Lanes, also known as 'other routes of public access' that link Rockerhayne Cross with Crookham Cross and Lawdeshayne. The woodland also benefits from a specific forestry access down the land to the south west as shown on the plan A - B. A neighboring parcel has a right to cross B - C.

## SERVICES

No services connected.

## DIRECTIONS

To find the woodland it is recommended to use the What3Words website.

Make your way to Rockerhayne Cross  
///added.fortnight.goats. Or the road against the Forestry  
Access/right of way is ///standing.clinic.whistle.

Then aim towards ///chef.discussed.melons

## SHOOTING RIGHTS

Please note the shooting rights are not including.



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.



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