STAGS

Sentry Wood , Landkey, Barnstaple, Devon EX32 0QJ

A secluded yet accessible conifer wood with a forestry cabin and outward views over farm land

Swimbridge 1.7 miles - Landkey 2 miles - Barnstaple 4 miles

• Managed Coniferous Woodland • 2.28 Acres • Rural yet Accessible Location • Outward Views Over Farm Land • Forestry Cabin • For Sale by Private Treaty • FREEHOLD

Guide Price £69,500

01271 322833 | barnstaple@stags.co.uk

SITUATION

Sentry Wood lies in a rural part of North Devon, approximately 1.7 miles to the south-west of the village of Swlimbridge and 2 miles south of the village of Landkey. Barnstaple lies 4 miles to the north and the beaches at Instow, Saunton, Croyde and Putsborough and the Exmoor National Park are all within easy reach.

DESCRIPTION

Sentry Wood forms part of a larger wood and extends in total to 2.28 acres (0.92 hectares), with views over open farm land to the north and west.

The tree species include Japanese larch, Douglas fir, birch, cherry and ash and there is an avenue of mature beech trees above an old cart track. The current owners have improved and actively managed the wood during their ownership including creating an area for parking vehicles.

There is a forestry building which has been constructed using Douglas fir and larch from the wood, which has a wonderfully rustic appearance, built using traditional methods with a single internal space and a veranda.

There are a number of paths through the various sections of the wood to allow access for management and walking.

SERVICES

There are no services connected to the the woodland.

ACCESS

Access to the woodland from the public highway is via a right of access. There is a right to pass and repass at all times and for all purposes connected with the use and enjoyment of the woodland, with or without vehicles over and along the Access Tracks (shown coloured green on the plan).

METHOD OF SALE

The woodland is offered for sale by private treaty.

TENURE

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

PLANNING

Planning consent (Prior approval) for the forestry building was approved under planning reference 80999. The building is permitted to be used for forestry storage purposes only.

LOCAL AUTHORITY

North Devon District Council.

RESTRICTIVE COVENANTS

There is a covenant not to use the woodland for any of the following:
1. Clay pigeon shooting or use of guns (apart from air powered weapons) for target practice of any kind.
2. Rough shooting or pest control at such times or in such manner as to be or become a danger nuisance or annoyance to any person.
3. Racing or speed trials with cycles or any motorised vehicle.
4. A commercial campsite.
5. Business purposes other than that of forestry or agriculture.
6. Any use that causes or is likely to cause damage to The Access Tracks other than fair wear and tear.
7. Any use that would be or become a nuisance or annoyance to

neighbouring owners or occupiers of land including the Transferor. 8. The installation or display of any signboard that is or may become visible from the public highway.

The woodland hereby transferred shall not be sold leased or otherwise disposed of except as a whole.

FIXTURES & FITTINGS

Please note that the internal and external lighting on the forestry cabin is excluded from the sale.

SPORTING & MINERAL RIGHTS

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

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

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. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS

From Swimbridge (between Barnstaple and South Molton), turn into Hannaford Lane behind the Jack Russell pub and continue up the hill until reaching the next junction at Combe Cross. Turn right towards Landkey and Barnstaple and at the next junction (Hannaford Cross) turn left towards Cobbaton.

Continue on this road to the next junction and turn right towards Bableigh, Venn, Landkey). Continue for 0.1 miles and the entrance to the woodland will be on the right (there is a gate set back from the road with a woodlands.co.uk board on the gate).

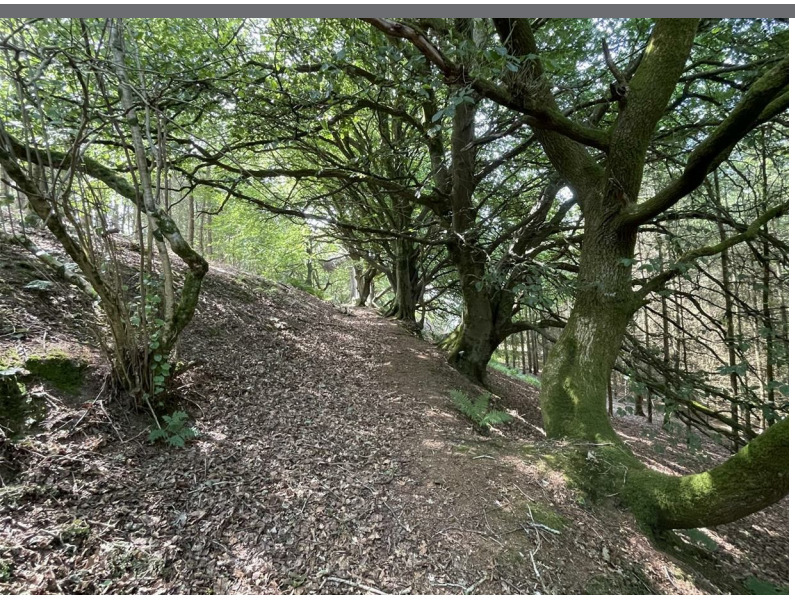
For viewings park here, and continue on foot to Sentry Wood via the access track shown on the plan.

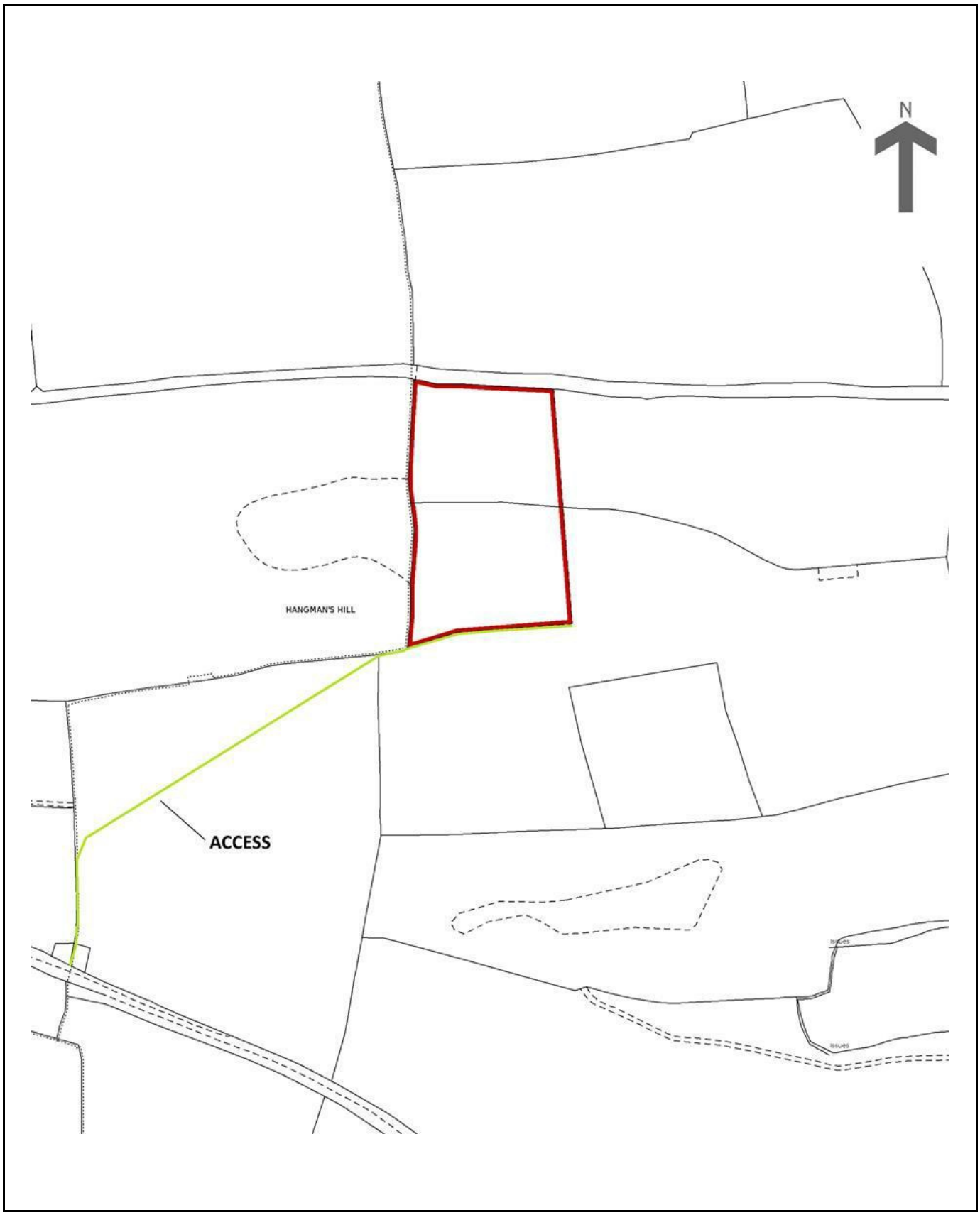
WHAT3WORDS

///moguls.wage.novelists

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.





STAGS

@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.