STAGS

Berry Wood , Muddiford, Barnstaple, Devon EX31 4HQ

An attractive mixed broadleaf wood within easy reach of Barnstaple & the North Devon coast

Muddiford 1.3 miles - Lynton Cross 3 miles - Barnstaple 5.5 miles

• Established Broadleaf Woodland • 7.50 Acres (3.04 Hectares) • Accessible Location • Mixed Species including Oak, Beech, Birch, • Hard Track through the Wood • For Sale by Private Treaty • FREEHOLD

Guide Price £95,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

Berry Wood is situated in an accessible location in North Devon, a short distance to the village of Muddiford which has a pub. The town centre of Barnstaple lies about 5.5 miles to the south and the sandy beaches of Saunton, Croyde and Woolacombe on the North Devon coast are all within a short drive.

DESCRIPTION

Berry Wood is believed to have been planted after the Second World War and comprises an attractive mixed broadleaf wood which totals approximately 7.50 acres (3.04 hectares).

The wood is north-west facing, protected from the prevailing south-westerly winds and overlooks an unspoilt valley. Tree species include beech, oak, sycamore, silver birch, hazel and willow with a varied woodland floor which includes ferns, gorse and an abundance of bluebells during the spring.

There is access to the adjoining B3220 via a hard track which continues through the woodland to provide access for vehicles throughout, and some informal paths link to a couple of clearings.

SERVICES

There are no mains services connected to the wood.

ACCESS

Access to Berry Wood is via a right of way over a hard track at all times and for all purposes connected with the use and enjoyment of the wood, with or without vehicles, subject to contributing a fair proportion of the cost of repair. The track is shown on the plan coloured green.

This access track is shared with the neighbouring woodland owner who also uses the track to access their woodland to the west.

TENURE

The woodland is owned freehold and is registered on the Land Registry.

METHOD OF SALE

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

TITLE INFORMATION

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.

In a 1964 conveyance it refers to a Charles Pugsley having a right to dig and remove stone for his own use from the area coloured pink on the

plan. This right has not been exercised during the sellers' ownership and due to the timescales it may be assumed that this right is unlikely to be exercised in the future.

LOCAL AUTHORITY
North Devon District Council.

DESIGNATIONS
The woodland does not include any Tree Preservation Orders (TPOs).

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 wood.

The track coloured green does not belong to the wood and is used by the neighbouring woodland owner to access their wood.

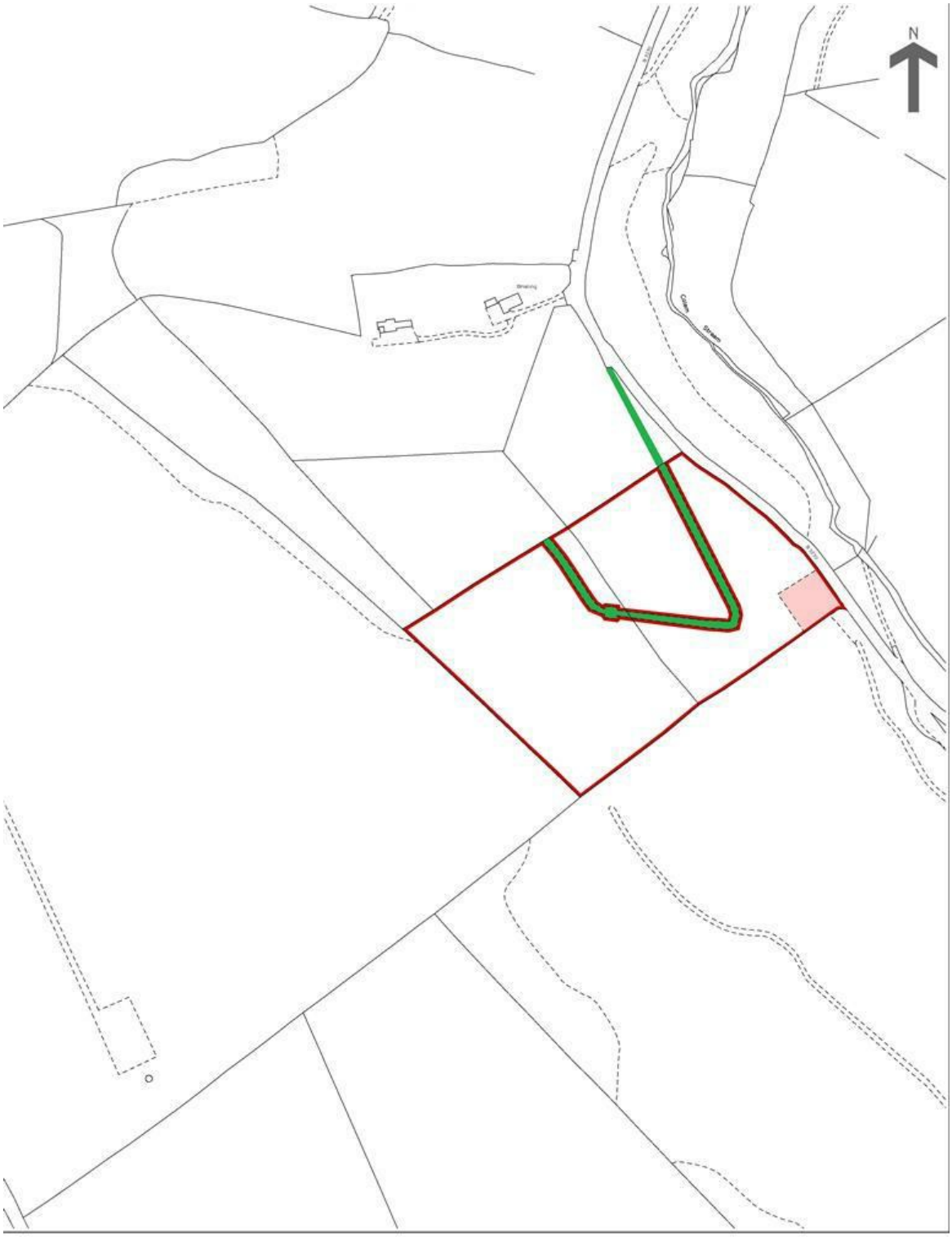
BOUNDARY PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

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

DIRECTIONS
From Muddiford, continue north towards Milltown on the B3220 and about half a mile past the speed limit sign at the north of the village the access to the woodland will be found on the left just before a driveway to a house called 'Binalong'.

WHAT3WORDS
Access to the woods is found at /// mildest.yourself.comedy

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.



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