



Woodland off Stockland Hill , Cotleigh, Honiton, Devon EX14 9JD

Commercial stand of Sitka Spruce extended to 1.53 acres (0.62 ha) just off Stockland Hill

What3words Location ///sprinter.walls.stumpy

• Commercial stand • 1.53 acres (0.62ha) • No covenants • Recently thinned • Freehold • No council tax/ business rates. • Mature Sitka Spruce

Offers In Excess Of £35,000

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SITUATION

Positioned just off Stockland Hill (Seven mile straight) the woodland has access of a quiet country lane leading down to the village of Cotleigh.

Set within the Blackdown Hills National Landscape (formerly known as AONB), the woodland is part way between the A30/A303 to the north and A35 to the South, providing easy access to the nearby towns of Honiton, Axminster and Taunton.

WOODLAND

Extending to 1.53 acres (0.62 acres) this commercial stand of Sitka Spruce has recently been thinned by the current owner providing more space to the existing trees to fully mature. Forming the southern point of a larger

area of woodland this opportunity is offered for sale by private treaty.

VIEWINGS

With details in hand after calling Stags

BOUNDARIES

The plan enclosed is for identification purposes only.

There are natural boundaries to the east and west with trees marked forming the northern boundary.

WHAT 3 WORDS LOCATION

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