



*Lower Stowford Woodland*

| HOLSWORTHY, DEVON

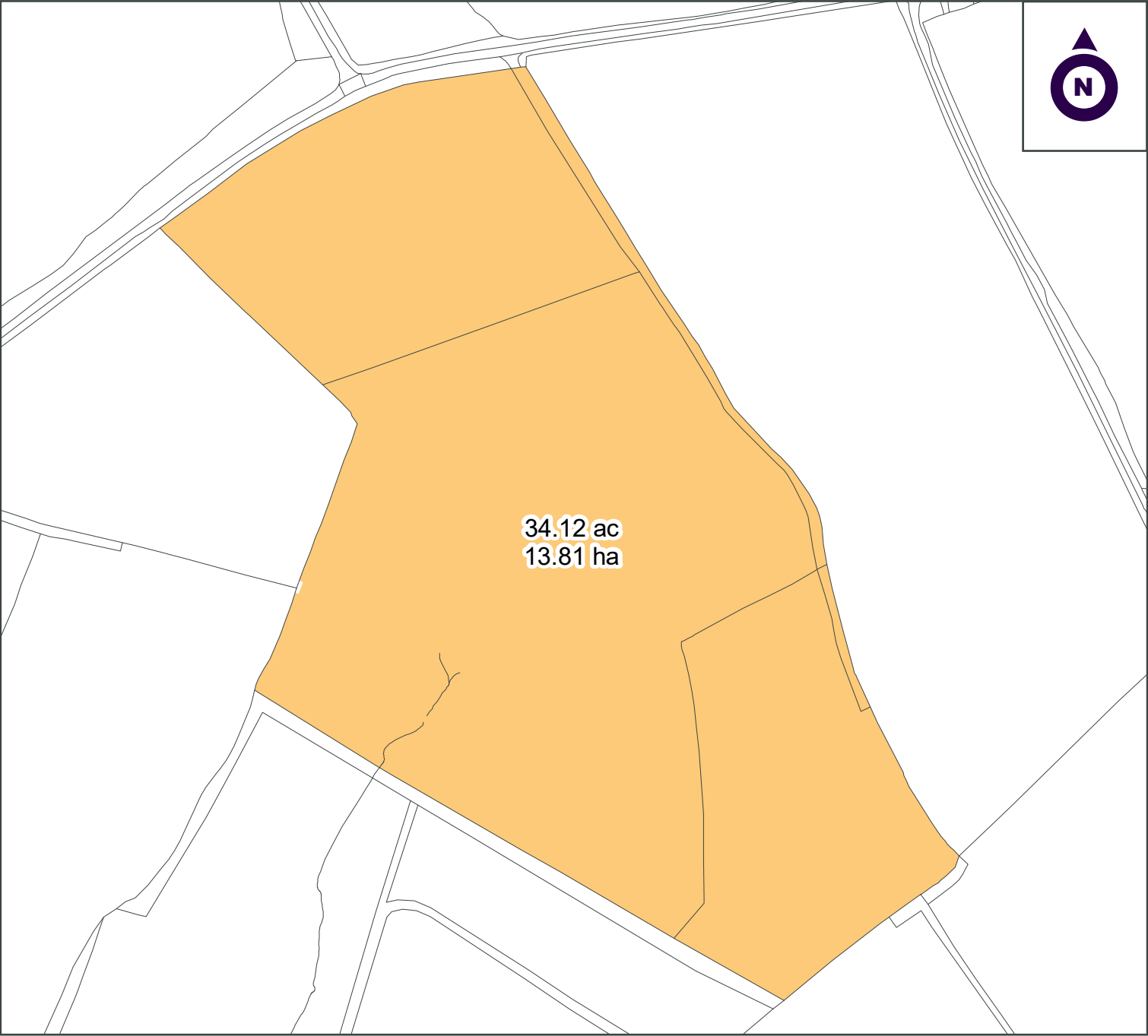
| **Carter Jonas**



LOWER STOWFORD  
WOODLAND  
HALWILL JUNCTION  
HOLSWORTHY  
DEVON

34 acres of woodland.

- Woodland comprising mainly Sitka Spruce
- Direct road access with internal tracks
- Substantial, private central clearing with potential for alternative uses
- Toilet and shower block
- 34.12 acres in all



Carter Jonas





## LOCATION

Lower Stowford Woodland is located at Upton Cross, a short distance from the A3079, between Okehampton and Holsworthy, with easy access from the A30.

## THE WOODLAND

The woodland comprises 34.12 acres in all which is split between three principal compartments, all planted to Sitka Spruce.

Access is available from the road, with a good stone track running south from the gated entrance with the road, with adequate timber stacking space available. There is an additional path leading towards the western boundary.

There is a central, private, clearing within the woodland which offers potential for alternative uses, subject to obtaining the relevant consents.

The current stands within the two southernmost compartments were established in c. 2010, having previously been clear-felled, whilst the northernmost compartment closest to the road was established in c. 2016, having been clear-felled in c. 2014.

## METHOD OF SALE

The property is offered for sale by private treaty with a guide price of Offers in Excess of £200,000.

## TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

## SERVICES

The vendor has installed a composting toilet and a shower on the site. The vendor utilises a heater, towable potable water tank and pump with small generator to power and supply these services. This equipment is available by separate negotiation.

## HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the woodland. Please wear supportive footwear for viewings and be conscious of potentially uneven and slippery ground surfaces.

## LOCAL AUTHORITY

Torridge District Council  
[www.torridge.gov.uk](http://www.torridge.gov.uk)

## VIEWINGS

Potential purchasers may view the woodland during daylight hours with these particulars in hand after Informing the selling agents, Carter Jonas, on 01823 428590. Please do not use the composting toilet.

To view the drone video of the woodland follow this link: <https://vimeo.com/696026980>

## DIRECTIONS

Heading west on the A30, take the Sourton and Bridestowe turning (after the turning for Okehampton). At the bottom of the slip road turn right signed Bideford and Okehampton. Follow this road under the A30 and pass the garage, following this road until reaching the roundabout and turning left onto the A3079 towards Holsworthy. Stay on this road for approximately 3 miles and turn left at the junction signed Germansweek. The entrance to the wood is on the left-hand side after approximately 1½ miles. The nearest post code is EX21 5TU.



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## IMPORTANT INFORMATION

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