



FREEHOLD FOR SALE BY PRIVATE TREATY

31.94 Acres (12.93 Hectares)

SLADE WOOD

Higher Clovelly, Devon

Offers Around £240,000 are invited for this property

OS Grid Ref: SS327225 Lat/Long: 50.977664,-4.383191 Nearest Post Code: EX39 5RY
what3words: survive.notch.swipes

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared April 2024. Photographs January 2024.

LOCATION

Situated in an attractive location to the south of Clovelly, 18 miles south-west of Barnstaple and 47 miles west of Tiverton. All distances are approximate.

DESCRIPTION

Slade Wood is located within attractive Devonshire countryside just a stone's throw from the Hartland Peninsula and represents an excellent opportunity for a would-be purchaser to acquire a compact commercial woodland.

The wood comprises almost entirely of p2001 Sitka spruce but for a small band of mixed broadleaves on the northern boundary.

Broadly divided in two by a central ride, the northern half of the wood is well drained with the Sitka spruce showing excellent form and growth. In the southern half, although ground conditions are wetter, growth of the crop is still good. Yield classes across the Sitka range from 18 to 22.

Access to the wood is via the field to the north of the wood over the route shown ABC on the sale plan. A purchaser will be permitted to stone this track.

A purchaser will also be permitted to construct a stoned stacking area within the field, as shown shaded blue on the sale plan.

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner.

Mineral rights are retained by a previous owner.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes with maintenance according to user over the route shown ABC on the sale plan allowing for the construction of a 6m wide track.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion (subject to the Sporting and Mineral reservations).

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. We would advise parking at point A on the sale plan and walking across the field. Please be aware of potential hazards within the woodland when viewing.

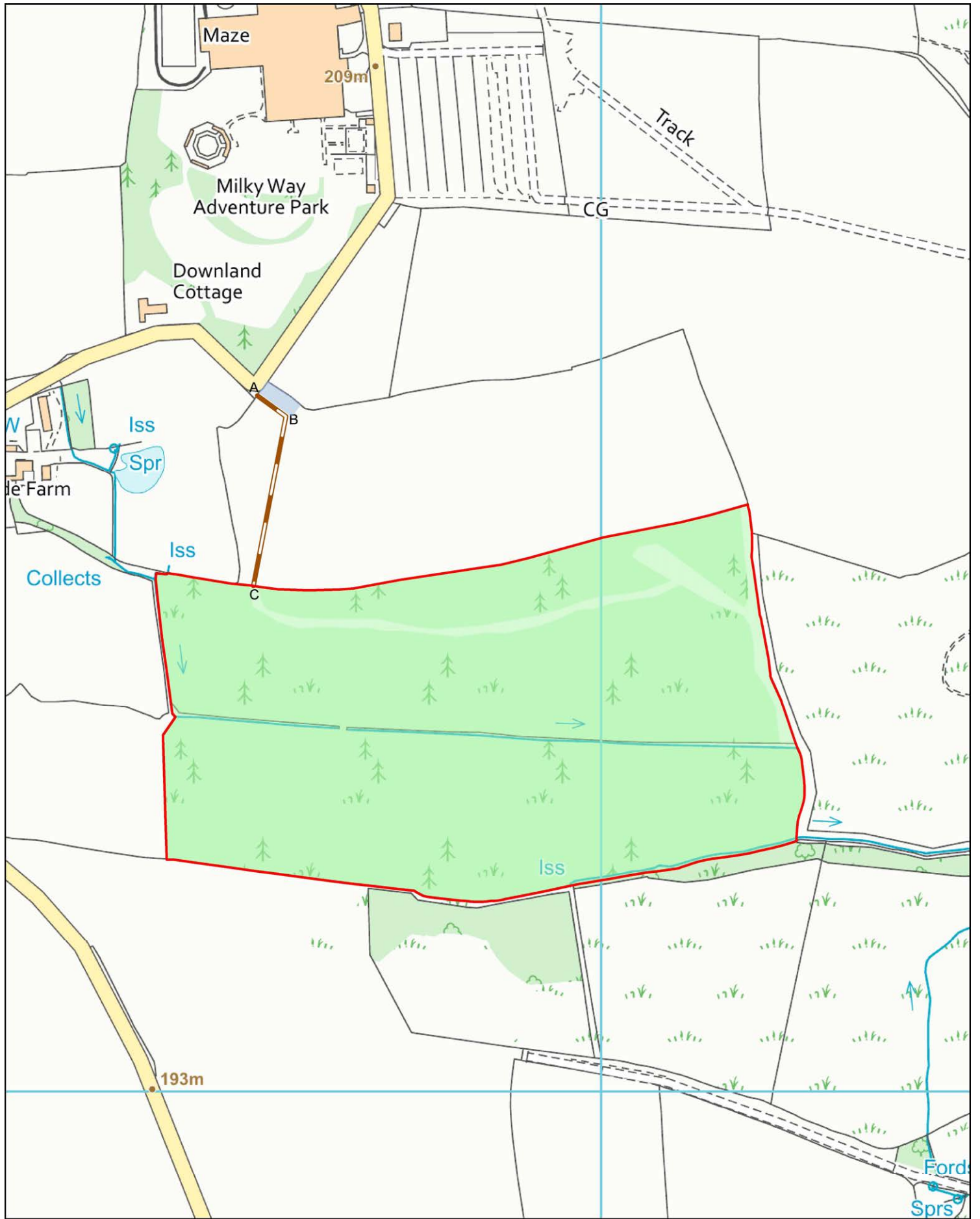
METHOD OF SALE

Slade Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Slade Wood

Location SS 329 223
 Scale 1:4,000 @ A4
 Drawing No. X21497-01
 Date 31.01.24



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Slade Wood

Location SS 329 223
 Scale 1:60,000 @ A4
 Drawing No. X21497-02
 Date 31.01.24



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Higher Clovelly, Devon




Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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