



Woodland and Ponds, Dodscott , St. Giles, Torrington, Devon
EX38 7JY

A diverse and pretty woodland with a forestry building
and ponds, in a sheltered position adjoining a stream.

St. Giles 1.3 miles - Cranford Cross 2.4 miles - Great Torrington 3.5 miles

• Mature Broadleaf Woodland • 1.56 Acres (0.63 Hectares) • Peaceful Setting Adjoining a Stream • Forestry Building for Storage and Rest Space • A Series of Ponds • Ancillary Buildings Including A Log Store • For Sale by Private Treaty • FREEHOLD

Guide Price £200,000

01237 425030 | bideford@stags.co.uk

SITUATION

The woodland is situated in a peaceful and sheltered location near to the hamlet of Dodscott in North Devon, approximately 1.3 miles to the east of St. Giles in the Wood and 2.4 miles to the south-west of Cranford Cross on the B3227 between Atherington (5.3 miles) and Great Torrington (3.5 miles).

Whilst the woodland is secluded, it is also accessible with the B3227 providing access to the A377 at Umberleigh and South Molton beyond. The larger towns of Barnstaple and Bideford are also within easy reach.

DESCRIPTION

The woodland has been sympathetically restored by the current owner and now provides a peaceful haven including a series of ponds, paths and a forestry cabin which can be used for storage and rest space.

In total the woods extend to 1.56 acres (0.63 hectares) and have been managed for timber extraction and supplying logs. The woods lie at about 120 metres above sea level and there is a stream flowing along the entire western boundary.

The forestry cabin has been constructed with a timber frame, in keeping with its surroundings, and the current owner has installed 100mm of insulation, an engineered oak floor, a full height window and doors which open on to a veranda which overlooks one of the

ponds and woods beyond. There is an office space and the cabin has permission to be used as a welfare area for those working on the wood. The cabin has also been fully first fixed with electricity to all rooms ready for a solar system to be installed if desired.

The ponds throughout the woods are all interlinked and the woodland is all native deciduous tree species including some rare Mountain Ash as well as more typical oak, beech and native ash.

On the boundary with the stream is an old stone bridge though there are no public rights of way passing through the woods.

ACCESS

Access to the woods from the public highway is via a right of way (at all times and for all purposes in connection with the use and enjoyment of the property) which is shown coloured green and yellow on the plan.

SERVICES

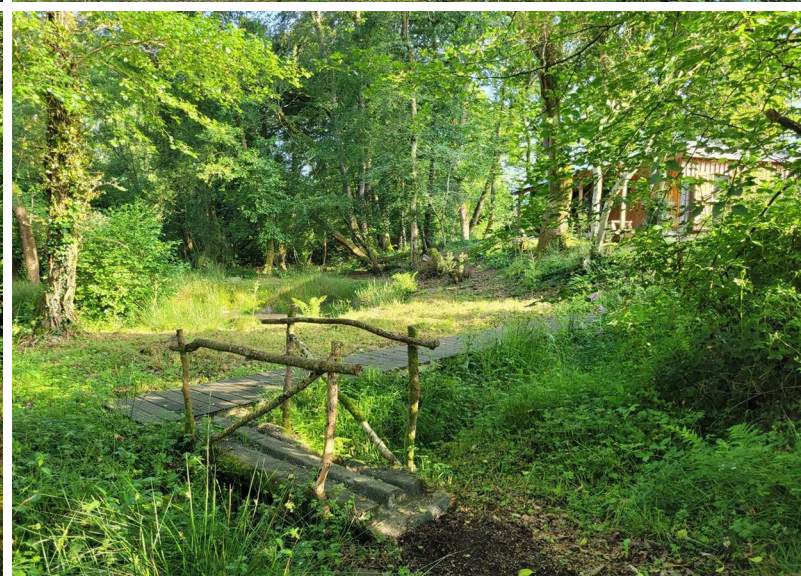
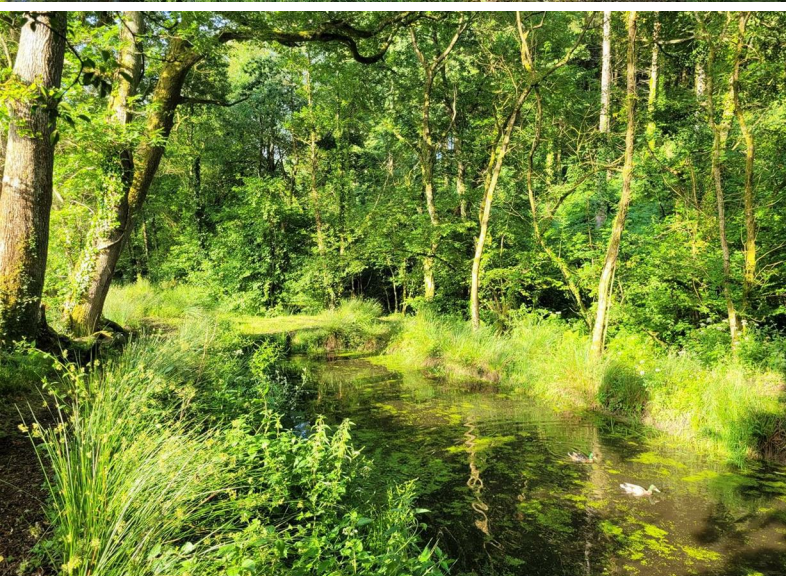
There are no services connected to the woods.

TENURE

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

METHOD OF SALE

The land is offered for sale by private treaty.



DESIGNATIONS

The woods are not within any Site of Special Scientific Interest (SSSI). Based on information from Torrington District Council's website there are no Tree Preservation Orders (TPO's) affecting the woods.

PLANNING

Planning consent was approved for the Forestry Building for storage / workshop and welfare area under planning reference 1/0550/2025/FULL. One of the planning conditions states that: the building shall be used solely for the purposes of a forestry business and shall not be used for any recreational purposes. In the event that the building is no longer required, the building will be removed within three months of the cessation of that use and the land will be restored to its former use.

LOCAL AUTHORITY

Torrington District Council.

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 woods.

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From the centre of High Bullen (on the B3227 to the east of Great Torrington) proceed east on the B3227 towards Atherington and just before leaving the village turn right signed towards Dodscott. After a short distance, at the first junction (Dodscott Cross) turn right towards Dodscott and continue on this road until the next T junction (also Dodscott Cross).

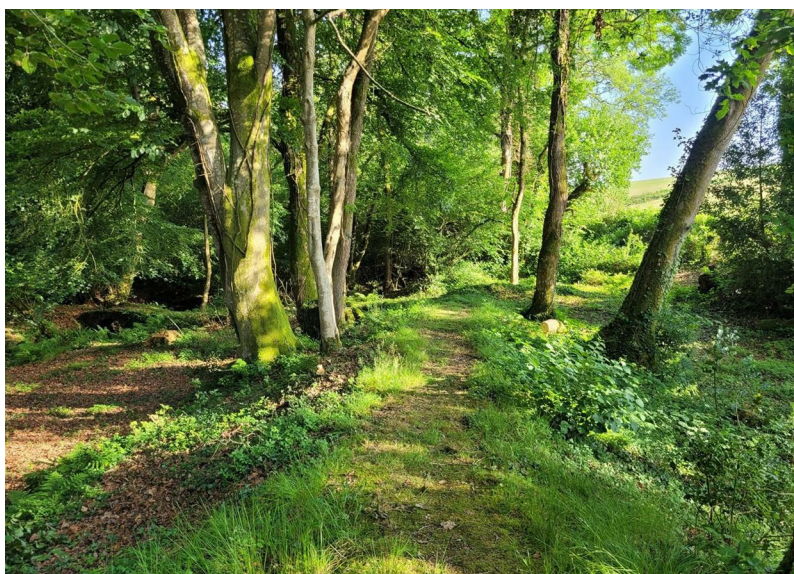
Continue straight on signed towards Beara Moor, down the hill, over the stone bridge and the entrance to the woods is the second gateway on the left (just before the road climbs up to the right).

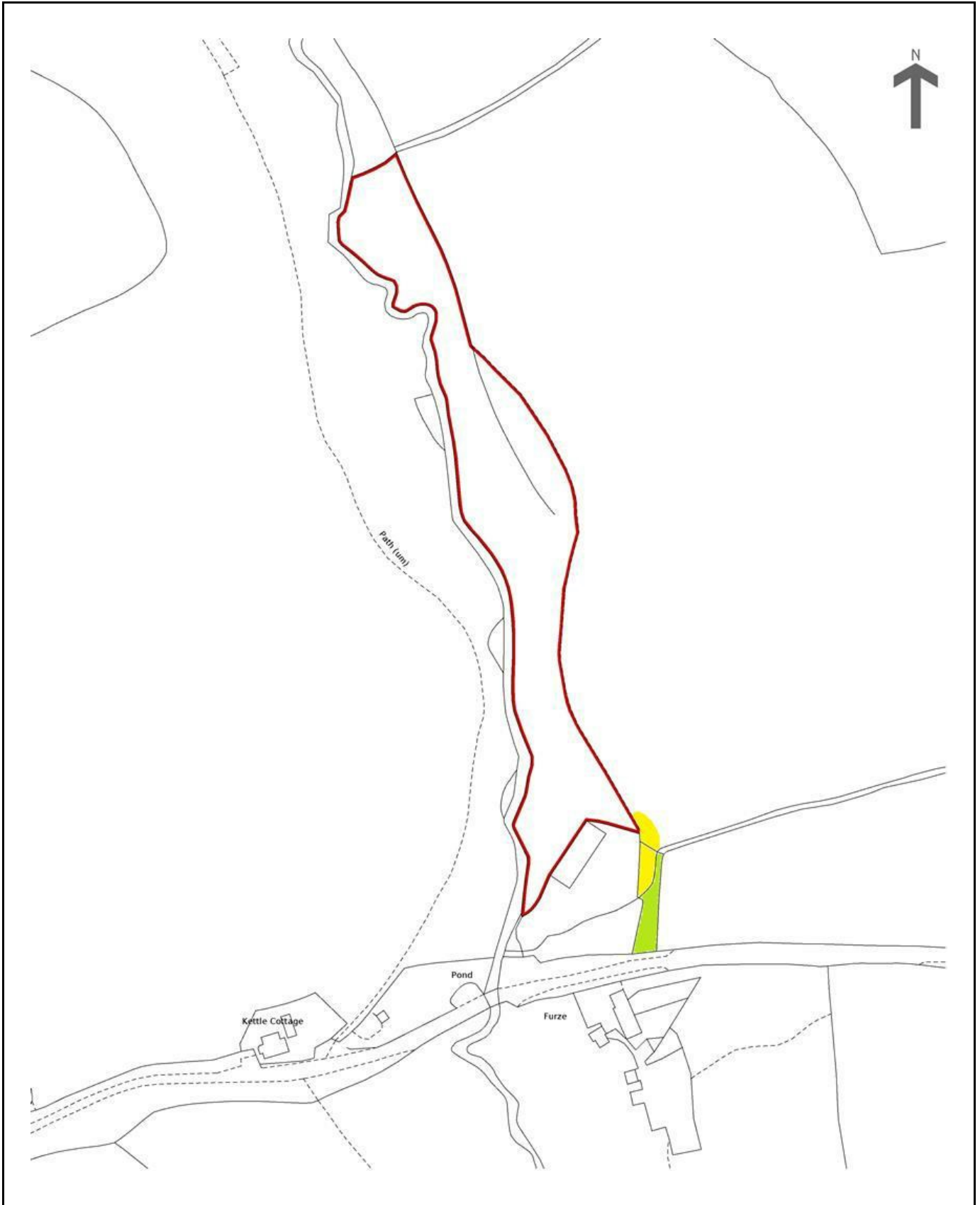
WHAT3WORDS

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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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