Honeycott Wood, Devon - About 1 ½ acres, £35,000

Honeycott Wood takes its name from a nearby farmhouse, which dates from around the 17th century (with possible medieval origins). The place name may derive from the ancient Norman family name associated with the manor of Huncote or Hunnecotta in Somerset. Alternatively, it could have its roots in the Old English words *'hunig'*, meaning honey, and *'cot'*, meaning cottage or shelter.

With its open clearings and developing woodland, Honeycott Wood could also provide an appealing setting for the introduction of beehives, offering an opportunity to complement the woodland environment and encourage pollinator activity.

The woodland was planted around 2020 with the aim of extending local woodland cover, creating a future source of timber while delivering wider environmental benefits, including improved wildlife habitat and carbon sequestration.

With the intention of establishing a productive timber resource within a relatively short timeframe, Eucalyptus was selected as the principal tree species. Many of the trees have already achieved an impressive size, demonstrating their rapid growth. Alongside the Eucalyptus, there is a varied mix of other broadleaved species, comprising both planted trees and those establishing naturally, adding further diversity and interest to the woodland.

Trees

An interesting mix of tree species, comprising both trees planted around 2020 and those establishing naturally through regeneration. The planted species include Eucalyptus, willow, alder and birch, complemented by naturally regenerating oak, willow and alder, creating a varied and developing woodland habitat.

Along the northern and western boundaries of the woodland are historic boundary banks, lined with an attractive mix of mature trees, including oak, alder, ash, beech, holly and hazel. These established boundaries add character, structure and further habitat diversity to the woodland.

Wildlife

Honeycott Wood provides a tranquil habitat enjoyed by a variety of wildlife. Badgers, deer and foxes are regular visitors to the woodland and surrounding countryside. The combination of younger planted trees, natural regeneration and mature boundary oaks provides valuable habitat for a diverse range of birdlife. From wrens flitting through the undergrowth to tawny owls and buzzards frequenting the mature oak trees, the woodland offers plenty of opportunities to enjoy and observe its wildlife.

Features

A rustic picnic bench is nestled within one of the woodland clearings, providing an ideal spot to relax and enjoy a family picnic while taking in the peaceful surroundings and views across the woodland.

Along the northern and western boundaries are impressive historic earth banks, lined with a variety of mature trees. These distinctive features are depicted on the 1890s Ordnance Survey maps and are likely to pre-date them by many years, adding a further layer of history and character to the woodland.

Access, tracks and footpaths

The woodland is accessed from a quiet B-road via a shared access track serving Appledore Campsite and the former farm. Access is controlled by a communal gate, with the purchaser being provided with the necessary access code.

A short section of shared forestry track then leads to the entrance of Honeycott Wood, where there is a private parking area for the woodland.

There are no public footpaths running through the woodland.

A retained right of way exists over a track passing through Honeycott Wood, providing a secondary access route for forestry purposes to the adjoining woodland.

Rights and covenants

The sporting rights are in hand and included in the sale.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Honeycott Wood offers a number of attractive open clearings, providing ideal spots for occasional family camping trips and a wonderful base from which to explore the northern reaches of Dartmoor National Park.

The woodland also provides a peaceful setting for Forest bathing , a restorative practice that involves spending time immersed in nature, quietly observing the surroundings and taking in the sights and sounds of the woodland while breathing deeply. With its tranquil atmosphere and developing woodland habitat, Honeycott Wood offers an inviting place to relax, unwind and reconnect with nature.

There is also scope for small-scale, active woodland management, including selective thinning for firewood and the coppicing of willow trees. These activities can be undertaken sensitively, balancing the enjoyment and management of the woodland with the conservation of its wildlife and natural habitats.

Local area and history

Honeycott Wood is surrounded by attractive areas of woodland and enjoys the added benefit of being within a short drive of the stunning Dartmoor National Park. Dartmoor offers a wealth of outdoor pursuits, including walking, off-road and road cycling, rock climbing, pony trekking and canoeing. There is also a wonderful choice of traditional country pubs dotted throughout the moor, providing plenty of opportunities to relax and enjoy the local hospitality.

The charming market town of Okehampton lies just a few miles from the woodland. Steeped in history, this ancient town boasts an impressive town park incorporating part of the River Okement, a Victorian shopping arcade and a passenger rail service providing a link to Exeter. Okehampton is also an excellent base for exploring the surrounding countryside, with popular walking and cycling routes nearby, including the Granite Way.

An additional attraction is Appledore Park, a five-star VisitEngland-rated touring park within walking distance of the woodland. This provides a convenient option for extended visits, with access to a range of visitor facilities and amenities.

Price: £35,000 Freehold
Location: Sampford Courtenay, Okehampton, Devon
Size: About 1 ½ acres for sale















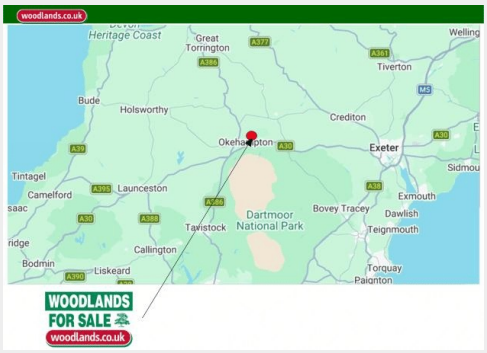


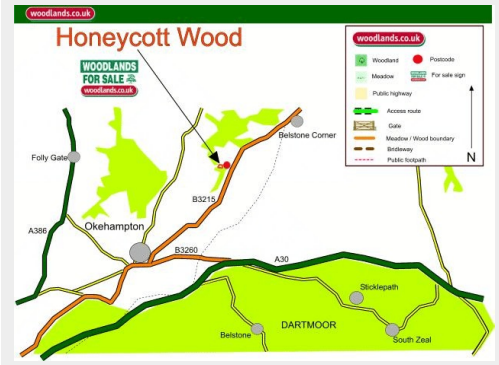

Click a photo to see a bigger version in a new window.

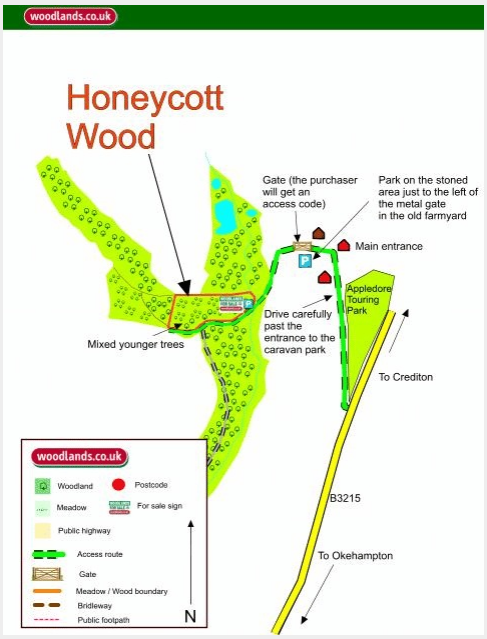
Boundaries:

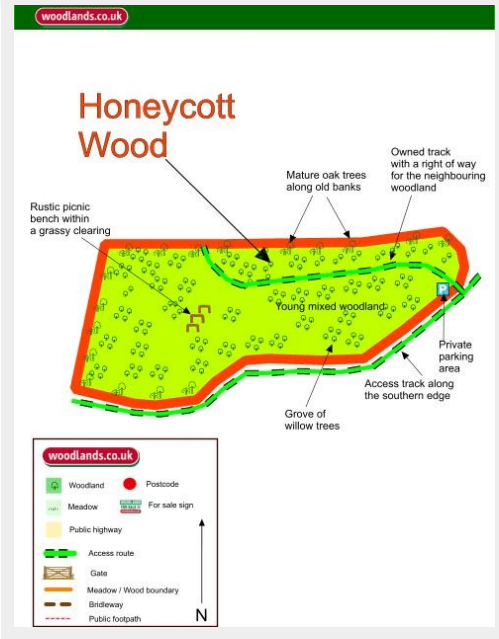
All boundaries are indicated by orange markings on posts and trees.

The northern, western and eastern boundaries are defined by historic hedge banks and fencing, while the southern boundary is indicated by fencing running alongside the forestry track.









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in Devon >>

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk



Read more about Stuart.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Print these sales details

Location

OS Landranger: OS No 191
Grid ref: SX 611 976
Nearest post code: EX20 2RU

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

- Please contact the local agent Stuart Brooking 07801 789215 to view this woodland.

- When you visit please ensure that you have a copy of the particulars to hand.

- From the market town of Okehampton take the B3215 towards North Tawton & Crediton.

- Follow this road for about 2 miles until you see Appledore Caravan Park on your left. Take this turn.

- Carefully drive up the access track to Appledore Caravan Park, passing the caravan park on your right and carrying on straight on to the end of the track where you head through a wooden gate and turn left.

- Turn left once through the gate and proceed through the yard; park on the stoned area on the left just before a metal gate.

- Walk carefully around the gate and follow the track to the left. The purchaser will get vehicular access to the wood.

- Follow the track across a shallow ford and you will see the entrance to Honeycott Wood on your right through an open gateway.

- A grassy track which heads through the woodland provides internal access. There is a right of way for the neighbouring woodland to use this track as a secondary access for their occasional management.

- Satnav/GPS note: the postcode EX20 2RU is for the point shown by the red dot on the location maps number 2

The what3words for the main entrance from the highway are conveys.slowness.claps

The what3words for the entrance to the actual wood are cutaway.fabricate.best

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing

appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

© 2026 Woodland Investment Management Ltd | Disclaimer | Privacy Policy | Contact us |