



## Knapp Wood Devon

Perfectly suited to a first venture into woodland ownership, Knapp Wood is peacefully located and has many features that include a stunning display of bluebells in the spring.

### Details

**Price:** £45,000 Freehold

**Location:** Sidbury, Sidmouth, Devon

**Size:** About 2 ½ acres for sale

**OS Landranger:** OS No 192

**Grid ref:** SY 161 924

**Nearest post code:** EX24 6JF

### Local manager

**Stuart Brooking**

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[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

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Knapp comes from the Old English "cnoepp," meaning a hilltop or summit and this fits with the upper part of the woodland being around 200 metres above sea level with a sunny aspect and open meadows along the western boundary. Here are some impressive older 'remnant' broadleaved trees left over from when the woodland first cleared, most likely to provide materials for the Second World War and then replanted with conifer trees.

Previous to this the woodland has been wooded since at least 1600AD according to the Government's geographical information website 'Magic' as this woodland is recorded as Ancient Replanted Woodland.

From the upper, western part of Knapp Wood the woodland slopes down to a track, which has excellent links to footpaths and bridleways to many local areas including Sidmouth seafront.

The area is very peaceful and bursting with flora and fauna.

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.

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## Trees

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At the upper reaches of the woodland there is a variety of broadleaved tree species mixed with Douglas fir trees. These include some mature sweet chestnut trees that provide a welcome crop of chestnuts, delicious roasted on a camp fire. Other types of tree include birch, beech and holly.

Most of the woodland was replanted with Douglas fir (*Pseudotsuga menziesii*) - a very durable and popular conifer tree planted for use in construction and furniture making. The bark of the tree is non-flammable, protecting the tree in its native range in North America. David Douglas first brought this tree to the UK in 1827 and the tree was named after him. Trees can grow to 55 metres and live for up to 1000 years!

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## Wildlife

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Visiting the woodland you notice how the tree canopy hosts a wide variety of birds. It is a delight to sit on the bench and listen to their birdsong.

Badger paths can be found zigzagging the lower slopes of Knapp Wood and deer can be spotted if you approach with care.

The western part of the woodland is near the top of the valley where there are greater levels of light allowing numerous wild flowers to thrive including bluebells and ferns.

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## Features

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Within the top area of the woodland is a rustic picnic bench with a table - a perfect place to enjoy a family outdoor lunch, sit amongst the bluebells in spring or to meditate within the tranquil environment.

Just off the access track at the bottom of the valley is a small communal area of woodland which has stream frontage and a bench in a quiet spot where you can enjoy the relaxing sound of the flowing water. This water fronted area is restricted for the exclusive use of just a few private woodland owners use.

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## Access, tracks and footpaths

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Accessed from the road between Honiton and Seaton, there is a good stoned forestry track which leads all the way to the lower track along the eastern edge of Knapp Wood - this can be used all year round with a 4x4 vehicle. From here there is a track suitable for 4x4 use in the drier months that leads to the upper reaches of the woodland.

For regular cars there is access to a shared parking area at the end of the first section of level access track opposite a wooden forestry barn.

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## Rights and covenants

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There are no public rights of way within the woodland. The lower forestry track, over which the woodland has a right of way, is a quiet footpath and provides excellent links to the stunning surrounding countryside.

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## Activities

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Local geology includes lots of flint stone and there have been prehistoric stone features such as hand axes found in the local area and the ancient art of '[flintknapping](#)' could be enjoyed here.

Good links to the local network of footpaths and bridleways allows the purchaser to explore the East Devon Area of Outstanding Natural Beauty and Jurassic coastline found within a few miles at Sidmouth.

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### Local area and history

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The nearby coastline around Seaton and Sidmouth is the beginning of a World Heritage Site consisting of 95 miles of Jurassic coastline that begins at [Orcombe point](#) which is not far from the wood.

There are a number of thriving, local small scale fishing industries based along the coastline with day boats catching fish and crabs. The bass fishery attracts many anglers in season and there are a number of chartered fishing trips available.

Please do enjoy your visit to Knapp Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as a wildlife habitat.

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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### How to find this woodland

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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.

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### Directions

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You can view Knapp Wood at anytime by taking a copy of the details with you. The woodland can be accessed on foot.

This is a fairly long walk but once purchased the land will be sold with full vehicular rights of way.

- Travelling from Honiton take the A375 south towards Sidford & Sidmouth.
- At the top of the hill out of Honiton at the Hare and Hounds pub turn left at Putts Corner onto Seaton Road, signposted to Seaton & Farway.
- Stay on this road for around 1 mile passing Wiscombe Park until you see a brown tourist sign for 'Blackberry Camp' along with a sign to the 'Honey Farm'.
- Slow down here as you will need to turn right onto a track/ bridleway just after these signs and opposite the left turn to Blackberry Camp and Honey Farm.
- Take care crossing the highway onto the forestry track.
- This forestry track is also a bridleway so please drive carefully along this track.
- You will reach a gate with a 'woodlands for sale' sign. Here you can park to the right of this gateway.
- If arriving from the Seaton on the A3052 turn right onto Seaton Road towards Honiton at Three Horseshoes Farm and travel along this road for 1.3 miles until you see a brown tourist attraction sign for Blackbury Camp on your left and the track/ bridleway is straight after this sign on your left.
- From this gateway follow the forest track/ bridleway along until you reach a wooden barn where you need to take the track to the right.
- Follow this track/ bridleway down the hill for about 200 metres until you see a 'woodlands for sale' sign on your left next to a ride stop.
- Head under the ride stop and walk down the forestry track until you come to a right hand turn and take this turn along a beech tree lined section of the track.
- Continue to follow the main track and small 'woodland for sale' signs over a couple of streams, up a short hill and then left continuing along the forestry track.
- Take the next right turn at the footpath marker following the 'woodlands for sale' arrows.
- At the top of this track you will see a turn to your left with a 'woodlands for sale' arrow. Head up this track and follow this old forestry track along, heading south, for around 200 metres until you see the entrance to Knapp Wood indicated by a 'Knapp Wood' name sign.

The what3words for the main entrance gate and parking to view is: [///skips.contemplate.stealing](#)

The what3words for the actual wood is: [///tend.debater.patrolled](#)

- Satnav/GPS note: the postcode EX24 6JF is for the point shown by the red dot on the location maps number 2 and 3.

## Boundaries:

All boundaries are indicated with green markings on posts and trees.

The northern boundary is indicated by a line of fence posts.

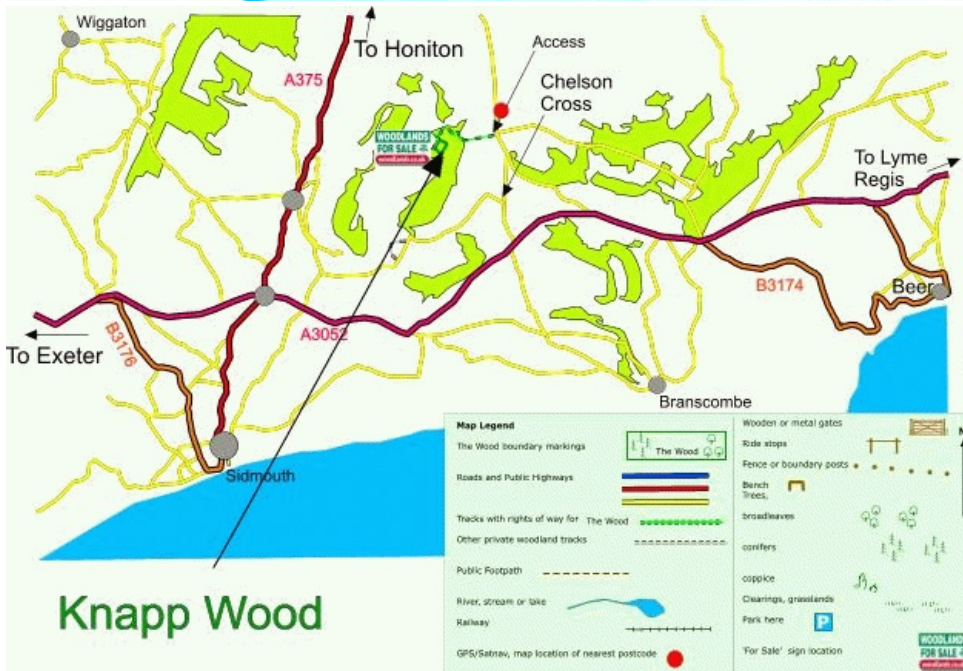
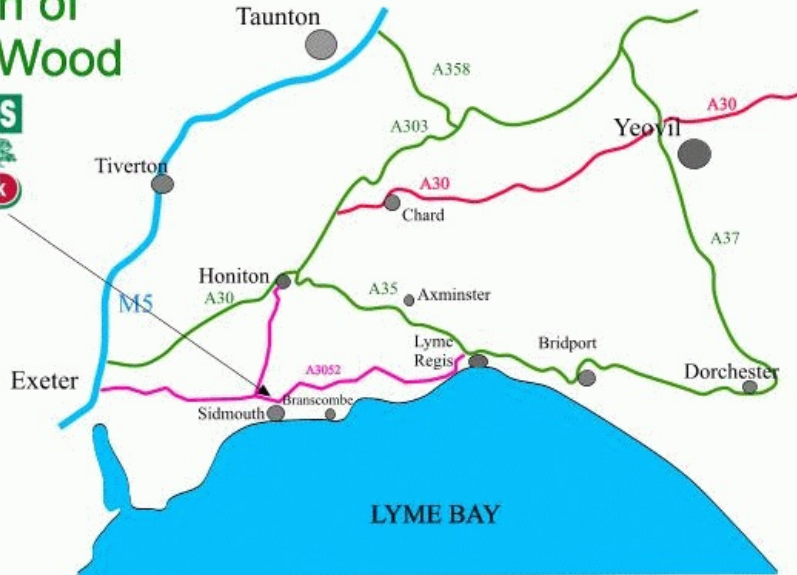
The eastern boundary is along the edge of the access track/ bridleway.

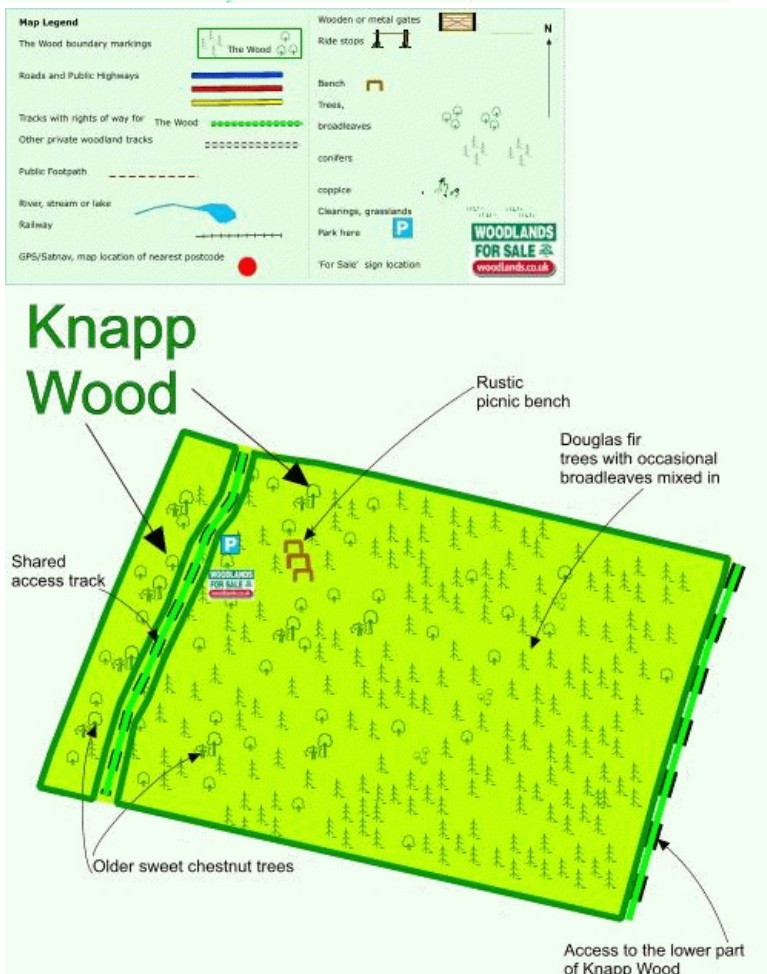
The southern boundary is indicated by a line of fence posts.

The western boundary is along an old hedge bank.

## Location of Knapp Wood

**WOODLANDS FOR SALE**  
woodlands.co.uk





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.