



Lark Wood - SOLD

Devon

Remarkable views towards the tors and rolling meadows of Dartmoor dominate this young, fast growing woodland which has good access and private parking area.

Details

Price: £75,000 Freehold

Location: Sigford, Near Ashburton, Devon

Size: About 3 ½ acres for sale

OS Landranger: OS No 191

Grid ref: SX 782 732

Nearest post code: TQ12 6LF

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Nestled near the top of the river Lemon valley, Lark Wood has a stunning aspect with sought after views to the west over Dartmoor National Park. The view encompasses [Rippon Tor](#) which has two old Cairns upon it as well as numerous remnants of a Bronze Age settlement.

The woodland has good links to the main road yet is located off a quiet country lane near the ancient [stannary](#) town of Ashburton. A stoned forest track leads to the woodland from the highway.

At the entrance to Lark Wood there is private stoned parking area. From here you can explore the young woodland by using the cleared paths through the trees.

Walking through the cut paths into Lark Wood will eventually lead you out into a large grassy clearing. This is a great location for family camping, the views here of Dartmoor are spectacular. Also found here is an ancient beech lined hedge bank, used by a variety of nesting birds.

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.

Trees

The majority of Lark Wood is fast growing planted mixed conifer trees around 5 years old. This area of woodland provides privacy as well as dense foliage which attracts wildlife such as deer and birds. This part of Lark Wood is perfectly suited for recreational enjoyment such as camping, green woodworking and watching wildlife. Within the planted conifers are scattered natural regenerating broadleaved trees such as hazel, willow and birch.

Wildlife

As well as plentiful song birds seen and heard in Lark Wood, there are known sightings of nightjars in the area and skylarks inhabit the nearby moorland.

As well as deer, numerous other mammals share this haven. These include stoat, foxes and badgers to name but a few.

At night the woodland echos to the sound of owls.

Features

An attractive wooden forestry store has been installed within the heart of the woodland and is a useful place to shelter.

There is also a 'toilet shelter' which hosts a camping style toilet but could be upgraded to a compost toilet.

Other features include a wooden picnic bench and a fire pit area for outdoor cooking.

Access, tracks and footpaths

From the country lane there is a stoned forestry track which the owner of Lark Wood will have a right of way to access Lark Wood. This track has recently been re-stoned in places and is suitable for most vehicles all year round.

There are no public footpaths or public rights of way within the woodland which creates a very private woodland environment.

Rights and covenants

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

Beehives have previously been kept within the woodland and are still kept locally by other woodland owners. The mix of tree species along with wildflowers and gorse in the open spaces provide the pollen and nectar to attract the bees and new hives could easily be installed by the purchaser.

Local area and history

Lark Wood is a perfect place from which to access all of the amazing locations of nearby Dartmoor National Park via a nearby bridleway. There are some pretty villages within walking distance including Ilington with both pubs and a village shop. Other nearby places include the quaint town of [Ashburton](#) and a short drive away is the popular small town of [Totnes](#).

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

How to find this woodland

This wood is no longer available. For more woods in the area, please see the regional page or contact our regional manager. To be notified as soon as new woods become available, please subscribe to our regional mailing lists, or subscribe to notifications in one of our apps for iPhone and Android.

Directions

- To view this woodland please first contact the agent to register your interest and to acquire the code for the padlocks.
- Once you have arranged to view then from Exeter head south on the A38 and take the exit for Ashburton sign posted B3352.
- From the slip road turn right at the junction (heading towards Ashburton) and cross back over the A38 and turn right signposted Exeter A38 to re-join the A38 northbound.
- Proceed for around half a mile along the A38 northbound then take the exit signed for Newton Abbot (A383), Bickington and Widecombe.
- Take the first left hand turning signed Widecombe and Sigford and drive up the hill.
- When the road levels out, look for a large doubled gated entrance on your right with a www.woodlands.co.uk 'woodlands for sale' sign on the left hand gate. If you get to Hooks Cross and see another 'woodlands for sale' sign you have gone too far!
- If the gate is locked then enter the code and open the gate (please close behind you unless the gate was already open).
- Drive carefully down the track until you reach a second gate with a 'woodlands for sale' sign on it. Enter the second gate code here if the gate is locked and again please shut the gate behind you unless the gate was already open.
- Here there is a large parking area so if you want to enjoy a walk to Lark Wood you can leave your vehicle here, or you can drive on nearer to the woodland.
- Either way take the main track on the left after the large parking area and head down the hill until you reach a fork in the track.
- Ignore the right hand track here with a stoned surface and continue along the track for about 50 metres where you will find the parking area and entrance to Lark Wood indicated by a 'Lark Wood' name sign.
- There are paths that have been cleared through the woodland allowing access to the western side of the woodland where there is a picnic bench and fine views through the trees towards Dartmoor.
- Satnav/GPS note: the postcode TQ12 6LF is for the point shown by the red dot on the location map 2.

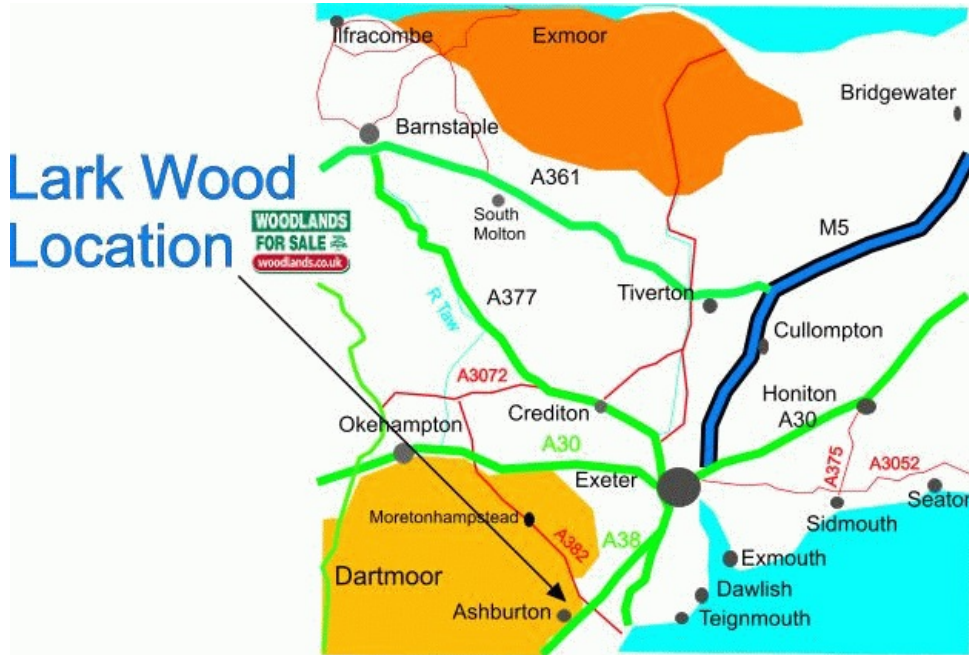
Boundaries:

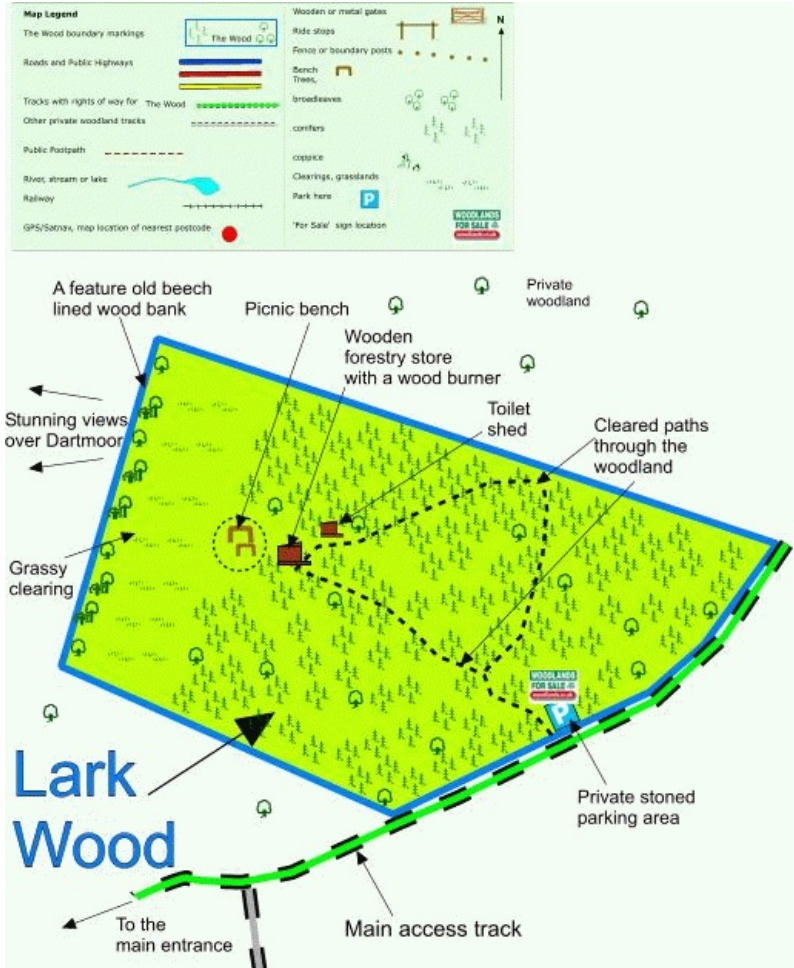
All boundaries are indicated with blue markings on trees and posts.

The eastern boundaries is along the edge of the access track.

The northern and southern boundaries are indicated by a line of fence posts.

The western boundary is along an old tree lined hedge bank.





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.