



Picea Wood Cornwall

Picea Wood is a plantation on an Ancient Woodland Site (PAWS), which includes access to a glade along the riverbank of the attractive River Inny.

Details

Price: £59,000 Freehold
Location: Lewannick, Near Launceston, Cornwall
Size: Nearly 3 acres for sale
OS Landranger: OS No 109
Grid ref: SX 291 808
Nearest post code: PL15 7QQ

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk



Description

The woodland floor has a rich and diverse character, with mosses and ferns, bluebells, primroses, foxgloves, violets and wood sorrel among the many species to be found here. Some of the flora here must be especially attractive to the roe deer: a group of usually four, or occasionally five, deer can often be seen browsing within the wood. Several of these plant species indicate that this is the site of an ancient woodland.

Access around the woodland is good, with several well-made tracks, as well as smaller animal-made tracks. From the woodland entrance near the north-east corner, a broad track leads into the woodland, with cut paths and deer tracks to follow once inside.

If you decide to venture off-track, the lush woodland floor will cushion and quieten your steps, making it less likely that you will disturb the deer or other woodland visitors, such as foxes, badgers and rabbits, or the buzzards perched high in the treetops above you.

Fir trees dominate the woodland, but scattered among them are many oaks, while at a lower level there are hazel, holly and birch throughout this gently sloping wood.

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

Trees in Picea Wood are mostly firs, including spruce, but scattered among them are many veteran oaks, with hazel, holly and birch forming the understorey throughout this gently sloping wood.

A spruce is a tree of the genus *Picea*, which comprises 37 species of coniferous evergreen trees in the family Pinaceae. Spruce species are found mainly in the northern temperate and boreal (taiga) regions of the Northern Hemisphere.

Wildlife

The woodland floor has a rich mix of flora, creating a beneficial habitat, with mosses and ferns, bluebells, primroses, foxgloves, violets and wood sorrel among the many species to be found here at different times of the year. Roe deer can often be seen grazing here in small groups. Otters are regular visitors to the stream. Several of these plant species indicate that this is the site of an ancient woodland.

Features

Use of the shared glade by the River Inny is a pleasant addition to the ownership of Picea Wood. Here, you will find a bench where you can sit and relax, as well as space to pitch a tent for the night.

To reach the bench, follow the forest track along the northern boundary and look for a cut path on your right, between the purple and orange waymarkers. Follow this 10-metre-wide path down to the riverside area, which is marked by fence posts.

Access, tracks and footpaths

Access is via a stone-surfaced forestry track leading to the woodland entrance, where there is ample space for parking and access by 4x4 vehicle.

Internal access is generally good, with a network of cut paths and mammal tracks throughout the site.

There are no public footpaths within the woodland.

Rights and covenants

The sporting rights are in hand and are 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

Picea Wood can be enjoyed by all generations, offering opportunities for small-scale forestry projects and wildlife enjoyment, thanks to its excellent access and topography. A 'forestry store' could be installed to keep useful tools for woodland management, supporting activities such as ancient woodland restoration and small-scale timber production, as well as general amenity use.

The open nature of the ground, together with an area of closely spaced conifer trees, makes the woodland ideal for wild camping. A night under the stars in a camping hammock, listening to the sounds of owls and the crackle of a campfire, is a perfect way to unwind.

Local area and history

Picea Wood is ideally located for exploring both the north and south coastlines of Cornwall, lying roughly equidistant between the charming fishing harbours of Boscastle to the north and Looe to the south. The dramatic landscapes of Bodmin Moor are also within easy reach, offering a wealth of walking opportunities.

The nearby village of Lewannick is accessible via a pleasant stroll along quiet country lanes and offers local amenities, including a pub and village shop.

Launceston is the nearest town and boasts a well-preserved Norman motte-and-bailey castle, built by Robert, Count of Mortain (half-brother of William the Conqueror), around 1070 to control the surrounding area.

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.

Directions

Road Directions from the A30

About 4 miles west of Launceston, immediately after the Two Bridges refreshment area, take the exit signposted Lewannick & Plusha.

At the T-junction, turn left towards Lewannick.

Continue into Lewannick. At the T-junction, with a pub on your left and the village hall on your right, turn right.

Follow the road through the village for approximately 150–200 yards, then turn left, signposted Trelaske.

After about half a mile, at a fork in the road, take the road to the left, again signposted Trelaske.

Follow this road for approximately 1 mile, where you will see Trelaske Manor on your right. Turn left here, over a cattle grid, with a sign alongside it for Trelaske Barton.

Follow this track for about 200 yards, ignoring the turns and entrances to your right. The track then bends sharply to the right, with another track leading off to the left.

Follow the right-hand track and you will see a field gate ahead of you with a 'Woodlands for Sale' signboard on it.

Park in the parking area to the left of the gate.

Walk around the gate and follow the track straight ahead, indicated by a 'Woodlands for Sale' arrow.

Keep to this track and take the first left-hand turn at the fork.

Walk down the hill until you see the entrance to Picea Wood on your right, indicated by a 'Picea Wood' name sign.

What3words for the main entrance gate: coining.mole.bathtubs

What3words for woodland entrance is: surprise.pheasants.cookies

Satnav/GPS note: the postcode PL15 7QQ is for the point shown by the red dot on the two location maps.

Boundaries:

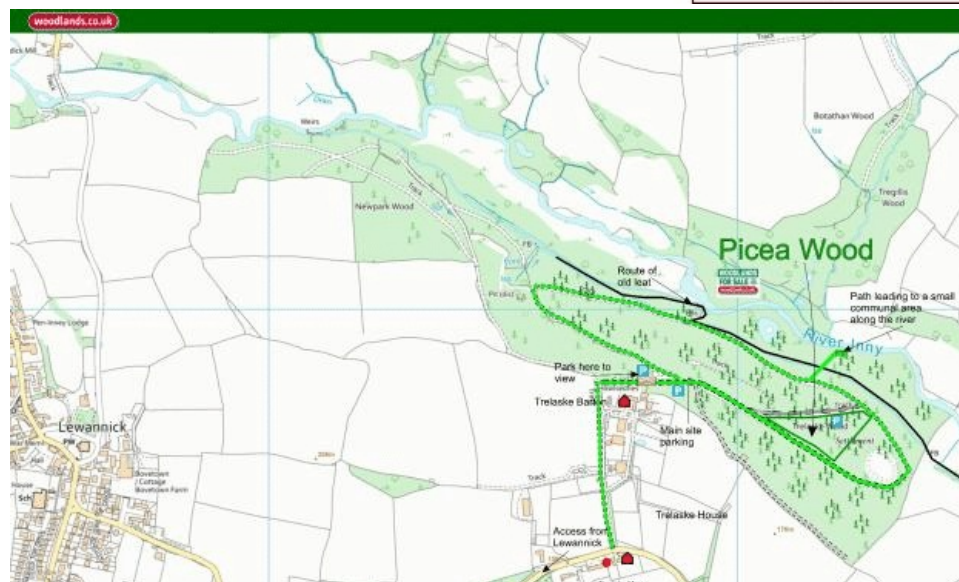
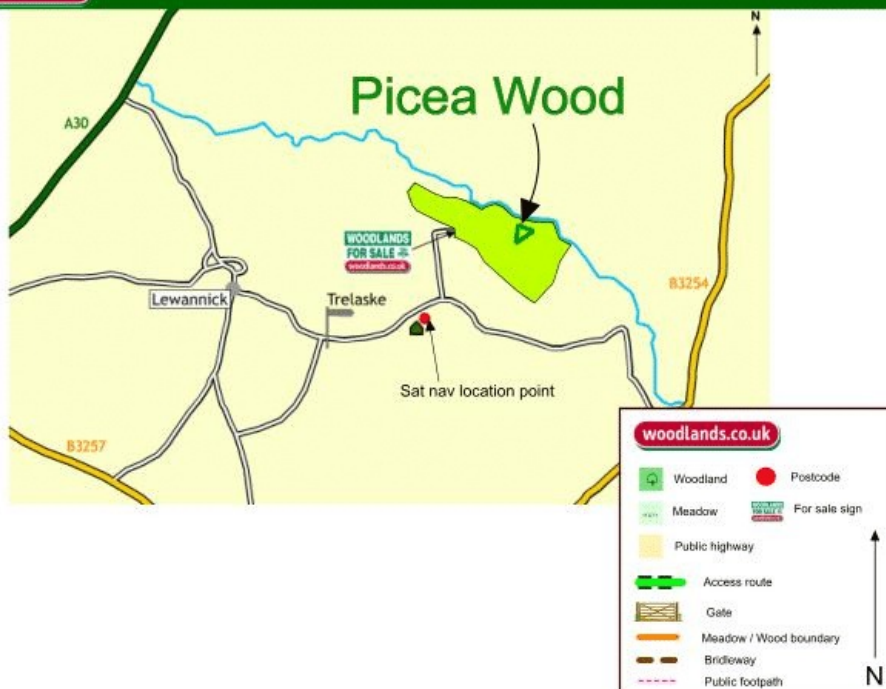
All boundaries are indicated by green markings on posts and trees.

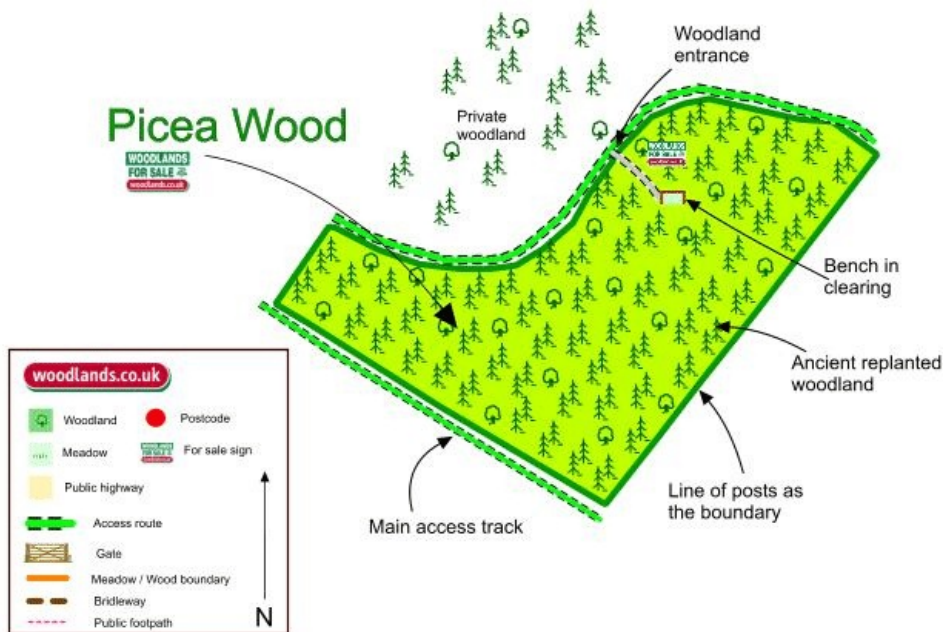
The northern and southern boundaries run along the forestry track.

The eastern and western boundaries are marked by a line of fence posts.



Picea Wood location





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.