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# Rye Park Wood

## Devon

With a small open meadow area by a glistening stream, this south facing mixed conifer woodland has many additional attractions including a desirable location within 30 minutes from the coast.

### Details

**Price:** £89,000 Freehold
**Location:** Bratton Fleming, Near Lynton, Devon
**Size:** About 5 acres for sale
**OS Landranger:** OS No 180
**Grid ref:** SS 656 398
**Nearest post code:** EX31 4SG

### Local manager

**Stuart Brooking**
07801 789215
stuart@woodlands.co.uk

## Description

Set about 300 metres above sea level within the North Devon UNESCO Biosphere, Rye Park Wood is a fast establishing woodland which is plentiful in wildlife and is ideal for peaceful enjoyment as a quiet retreat or as a place to come with family and friends to explore this picturesque part of Devon.

There is good access from the A399 and once at the woodland there is a good sized open meadow area at the south. Rye Park Wood is a local place name and Rye or 'ree' is an old term for a watercourse, of which there is one along part of the southern boundary.

Rye Park Wood is at the stage where some small scale management would be beneficial and a thinning of the trees could eventually lead to a small income for additional improvements such as bird & bat boxes.

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

Douglas fir and spruce trees form most of the woodland and were planted from around 2001. These trees have grown well and are now at the point where they could be thinned to provide timber for woodland projects or to market for an initial small income.

Along the western and eastern boundaries are older beech trees along the banks.

At the lower southern part of the woodland the woodland is more open and some broadleaved trees are thriving here including willows near the stream.

### Wildlife

Rye Park Wood is an excellent place to observe wildlife within plentiful open glades and forest 'rides' or natural tracks and paths through and around the trees. Both red and roe deer frequent the woodland and are a wonderful sight to behold. Other mammals in the local area include badgers and foxes.

Birds love both the open areas and close woodland habitat and you may see a sillouette of a tawny owl 'ghosting' overhead. You will certainly know the tawny owl is around when you hear them 'twit' or 'twoo'. Song birds such as bluetits, great tits and blackbirds are often seen or heard in and around Rye Park Wood.

### Features

Great pride has been taken in building the stone banks along the western and eastern boundaries of the woodland. These banks are shown on the 1888 map of the area so are at least 137 years old!

The stream that flows east to west along some of the southern boundary arises from around 400 metres further east within the larger woodland. Eventually it joins a number of larger streams under it runs into the river Yeo.

There is a rustic bench along the eastern boundary of Rye Park Wood.

### Access, tracks and footpaths

Access is from the A399 where a stoned area allows parking in front of the main gate - the purchaser will receive a key for the gate to allow full vehicular access. From here there is a good stoned forestry track suitable for year round use by most vehicles.

A parking area can be found by the entrance of Rye Park Wood and additional places to park nearby.

There are no public rights of way within the woodland or along the access track.

### Rights and covenants

There are no public rights of way within the woodland.

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

Forest bathing is form of relaxation, being calm within the woodland environment and observing nature while breathing deeply and Rye Park Wood is an ideal setting for this, especially in the open meadow by the stream.

Rye Park Wood is ideally suited to use as a camping base from which to explore this stunning part of Devon.

### Local area and history

Nearby points of interest include fishing at Wistlandpound or a visit to North Thorne, a deserted medieval village to the north of the nearby village of Bratton Fleming.

Bratton Fleming is situated about 7 miles north east of Barnstaple set on a ridge extending from the foothills of Exmoor National Park. The village is approximately 3 miles from the park boundary and has in the village the historic Church of St Peter, and a village shop.

There are many archaeological features in the countryside surrounding the village including six separate groups of barrows within the parish of Bratton Fleming. These barrows are all Scheduled Ancient Monuments.

Rye Park Wood is a fantastic location to explore the north Devon coastline with the seaside village of Combe Martin a 15 minute drive away and the popular surfing beaches of Woolacombe, Saunton Sands and Croyde within a 30-40 minute drive.

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

## 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

- Travelling north on the A361 leave this road at the North Aller Roundabout to join the A399 signposted towards Combe Martin, Ilfracombe and Woolacombe.

- Continue along this winding road for around 10 miles looking out for signs to Exmoor Zoo.

- Look out for a left turn for Knightacott and then, after a left hand bend, you will see a 'woodlands for sale' sign on your left. The entrance to the main woodland gate is just after the sign.

- Park in front of the gate leaving your phone number visible in case anyone needs to access the track and carefully climb over the gate and turn right onto the track.

- Stay on this track for a few hundred metres until you reach the end through an old tree lined hedge bank and on the left you will see the entrance to Rye Park Wood. If you walk past the sign and follow the grass ride south you will reach the open area with the stream.

Sat Nav / GPS note: The post code EX31 4SG is for the point shown on the location map by the red dot.

What3words at the main entrance: sway.showcases.assembles

## Boundaries:

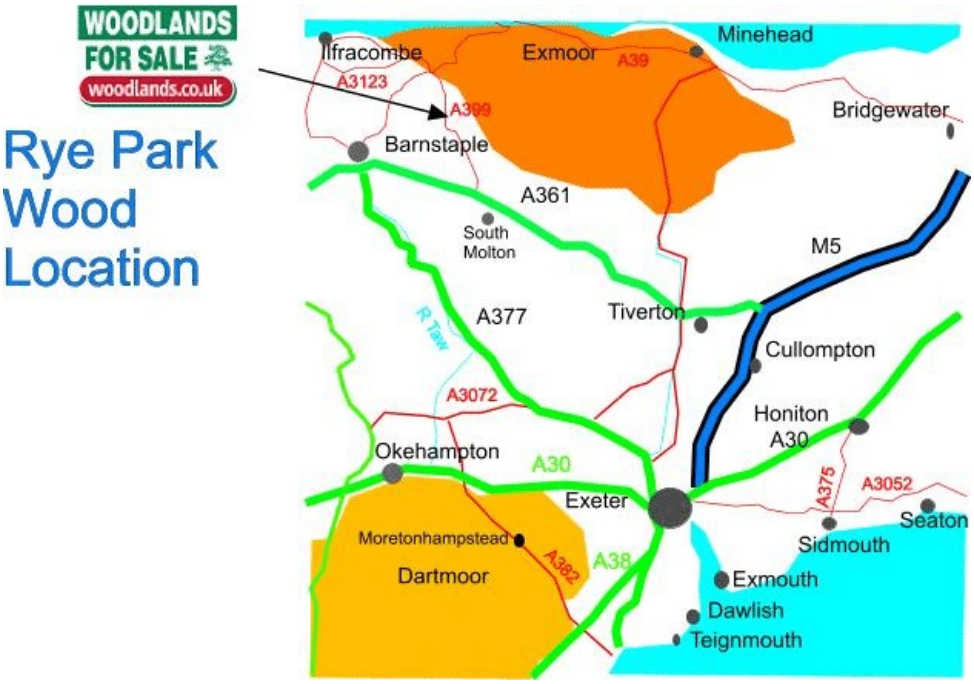
All boundaries are indicated with blue markings on posts and trees.

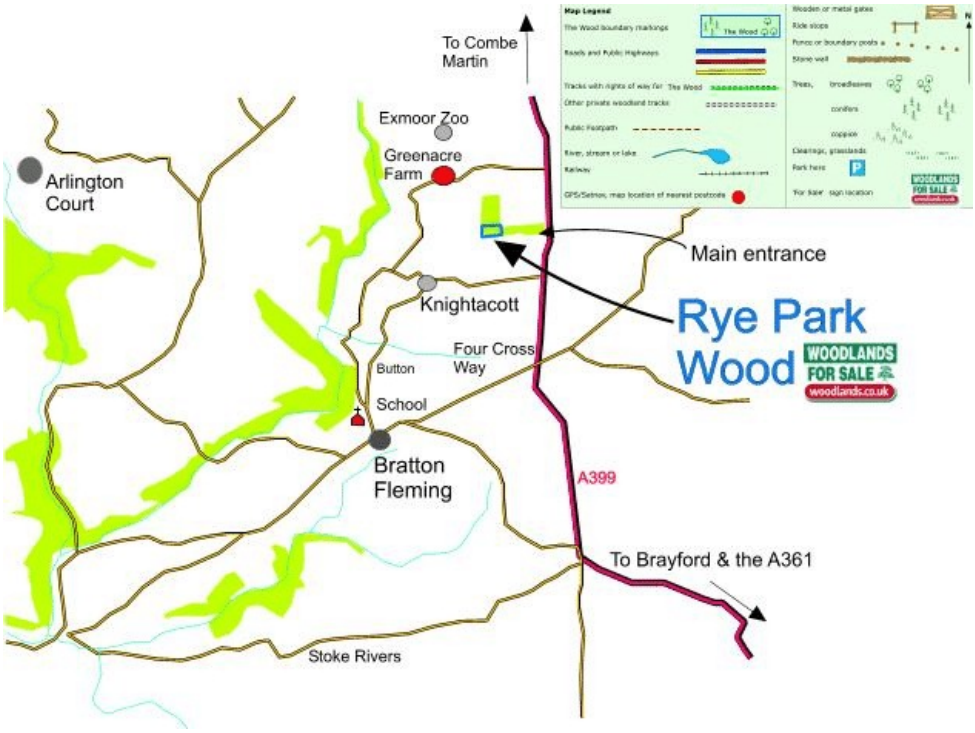
The northern boundary is indicated by a line of fence posts.

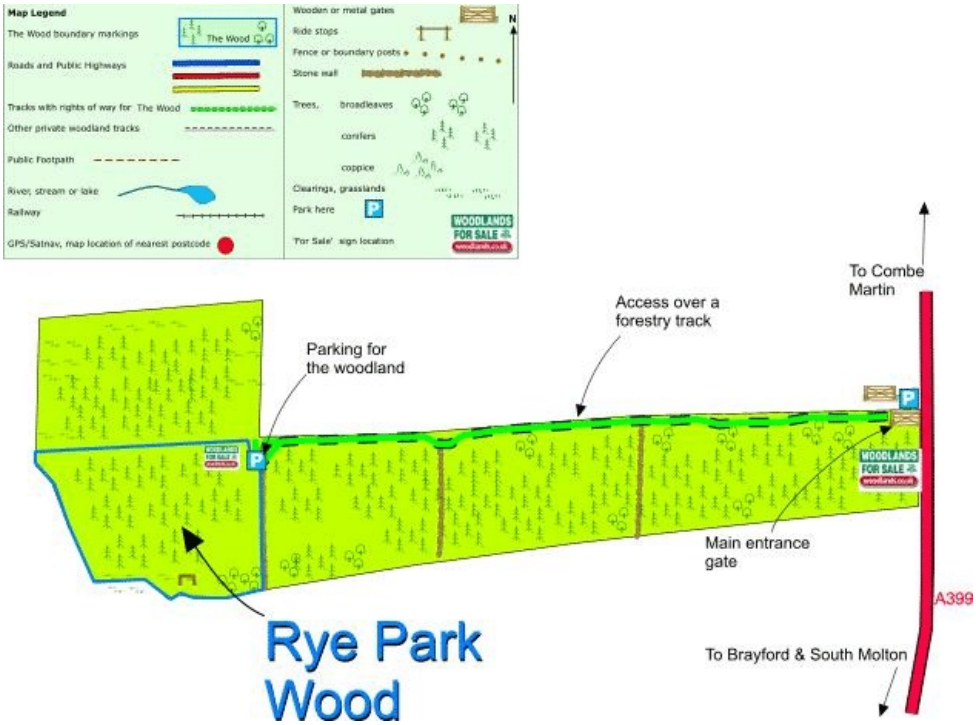
The eastern boundaries are old hedges bank lined by beech trees.

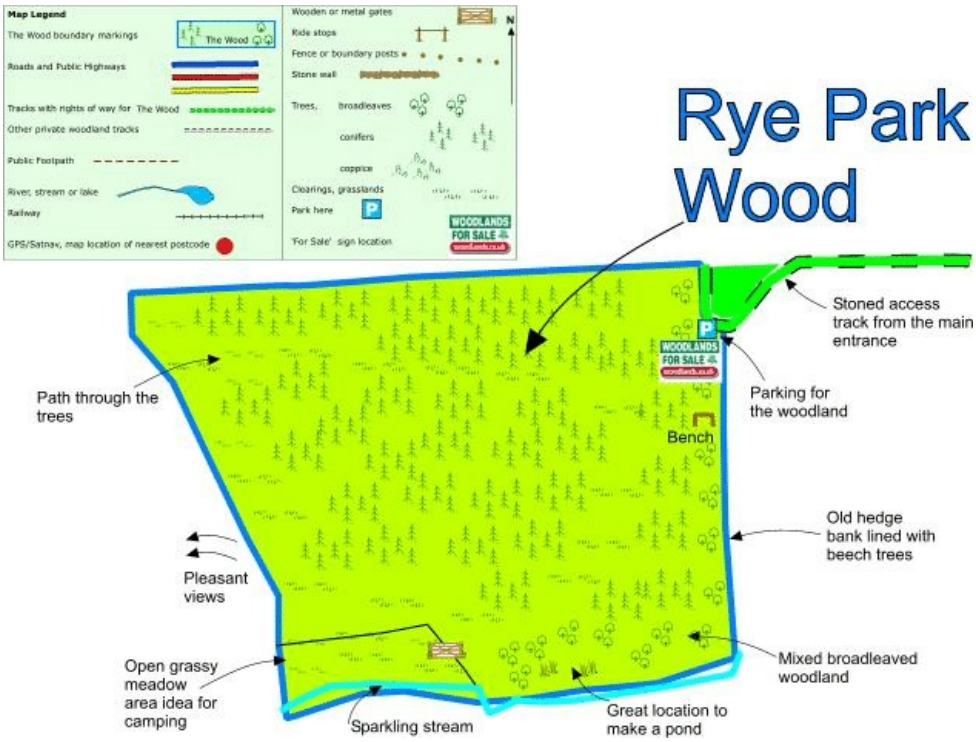
The southern boundary is an old hedge bank.

The western boundary is an old 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.