



Jack's Wood Woodburn Water Cross, East Anstey, Tiverton,  
Devon EX16 9JX

---

A small deciduous wood planted with mainly oak, beech and silver birch

Dulverton 5 miles - Tiverton 10 miles - A361 (North Devon Link Road) 2.5 miles

- Mixed Woodland
- 0.35 Acres (0.14 Hectares)
- Road Frontage
- Garden Shed
- For Sale by Private Treaty

Guide Price £10,000

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## SITUATION

Jack's Wood lies within the parish of East Anstey, surrounded by Mid Devon countryside and with the villages of Knowstone and Oakford both nearby.

Dulverton, a town known as the Gateway to Exmoor is 5 miles to the north-east and the market towns of South Molton (11 miles) and Tiverton (10 miles) are within easy reach.

## DESCRIPTION

Jack's Wood lies in a rural yet accessible location and comprises a small area planted with trees which totals 0.35 acres (0.14 hectares).

The wood is bordered by minor roads on two sides and a grass field to the south, and the tree species are predominantly oak, beech and silver birch.

There is a garden shed for storage and the boundaries are mature hedgerows and a stock-proof fence.

## ACCESS

The land adjoins a council maintained road.

## SERVICES

There are no services connected to the woodland.

## METHOD OF SALE

The woodland is offered for sale by private treaty, as one lot.

## TENURE

The woodland is owned freehold and vacant possession is available upon the completion date.

## LOCAL AUTHORITY

Mid Devon District Council. Tel: 01884 255255.  
[www.middevon.gov.uk](http://www.middevon.gov.uk).

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.



There are no public rights of way passing across the land.

### LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

### VIEWING

All viewings are strictly by prior appointment with Stags. Please call 01769 572263 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

### DIRECTIONS

From Tiverton take the A361 (North Devon link road) towards South Molton. Continue for approximately 7 miles and upon reaching Two Gates Cross take the right turn signposted Bickham, Woodburn, West Anstey.

Follow the road around to the left and continue for approximately 3 miles and upon reaching Woodburn Water Cross the woodland will be found on the right.

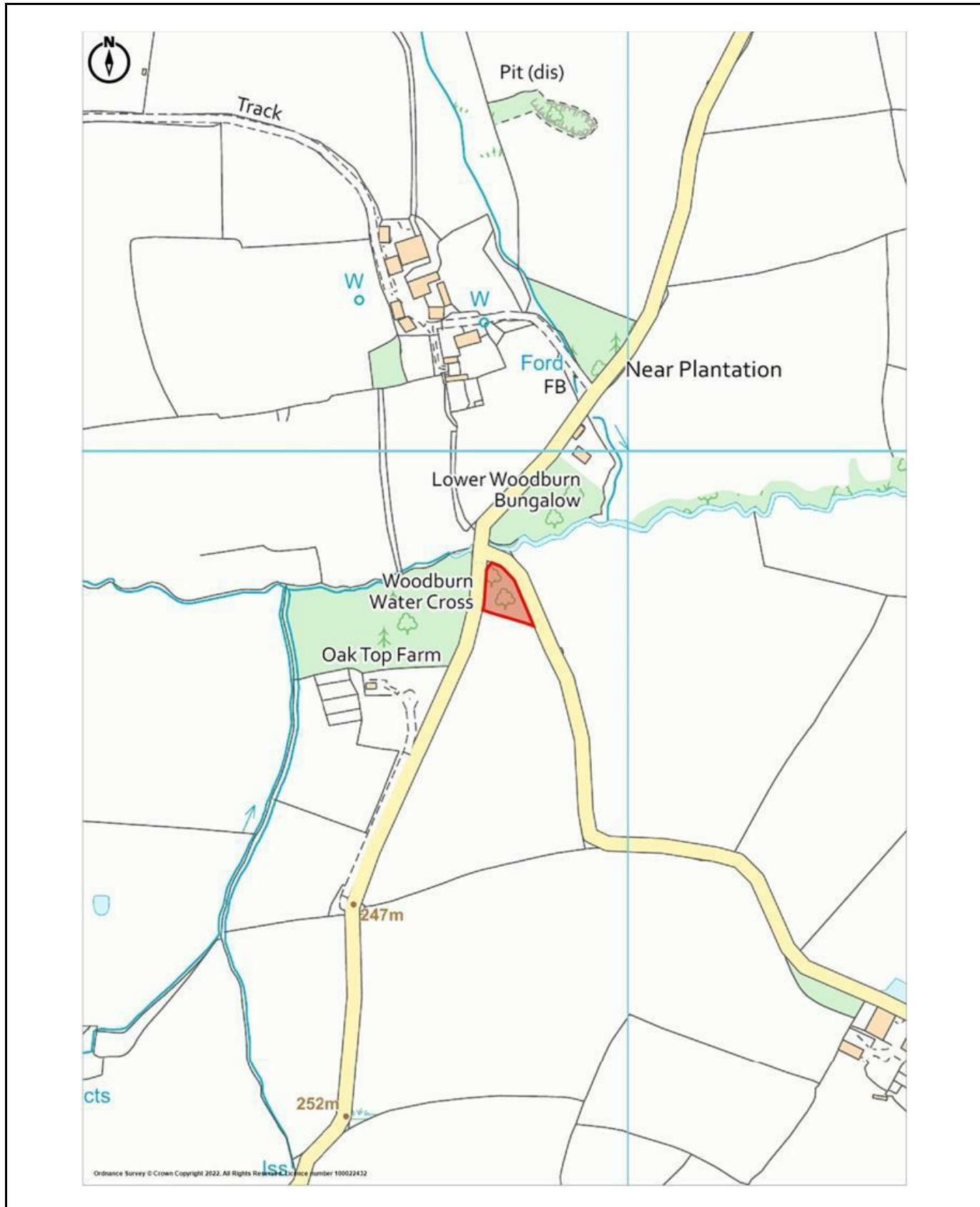
### WHAT3WORDS

masterful.feast.dictation

### DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





29 The Square, South Molton, EX36 3AQ  
01769 572263  
south-molton@stags.co.uk



@StagsProperty