



Truffle Wood , Parracombe, Barnstaple, Devon EX31 4QE

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An enclosure of pasture and woodland with views  
to Trentishoe Down

Blackmoor Gate 3.2 miles - Lynton 7.7 miles - Barnstaple 14 miles

• Young Woodland & Pasture • 4.99 Acres (2.02 Hectares) • Trees Inoculated  
with Truffle Spores • Water Supply • Unspoilt Location • For Sale by Private  
Treaty • FREEHOLD

Guide Price £85,000

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## SITUATION

Truffle Wood lies in an unspoilt position within the Exmoor National Park in North Devon between Heale Down and Trentishoe Down. The village of Parracombe is 2.3 miles to the south-east and Lynton and Lynmouth are 8 miles north-east.

The North Devon coast is 1.5 miles to the north as the crow flies (6 miles by road) and Barnstaple is within 14 miles and access to the A361 (North Devon Link Road) at Aller Cross is within 15 miles.

## DESCRIPTION

Truffle Wood comprises a mixture of pasture and young woodland and extends in total to 4.99 acres (2.02 hectares) with a west facing aspect.

The pasture land totals approximately 1.5 acres, is very gently sloping and enclosed by mature hedgerows on three sides.

The woodland was planted in circa 2008 and comprises a mixture of sessile oak, hazel, field maple, silver birch and ash trees which have been inoculated with mostly summer truffle fungus (*Tuber Aestivum*), and a few with the Perigord truffle fungus (*Tuber Melanosporum*) to promote truffle growth.

## TRUFFLE AGREEMENT

There is an agreement in place between the landowner and the party who inoculated the trees with truffle spores whereby 25% of any truffle crop shall be provided to the party who inoculated the trees.

There is provision to end the contract by destroying the truffle fungus subject to providing 28 days written notice.

## ACCESS

Access to the land is over the route marked with a brown dash line on the land plan. Part of the access route is common land.

## SERVICES

There is a right to use the water supply to the existing trough. This is a private water supply from a spring located on adjoining land.

## METHOD OF SALE

The land is offered for sale by private treaty.

## TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available upon completion of the sale.





## WOODLAND GRANT SCHEME

The trees were planted under an English Woodland Grant Scheme (EWGS) which commenced in 2010 and terminates in 2040. It is a condition of the sale that the purchaser takes over the responsibilities for this scheme. Annual payments of £165 are made until 2025.

## DESIGNATIONS

The land lies within the Exmoor National Park.

## LOCAL AUTHORITY

Exmoor National Park Authority. Tel: 01398 323665.  
Info@exmoor-nationalpark.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.

## BOUNDARY PLAN

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

## VIEWING

Strictly by prior appointment with Stags. Please call 01271 322833 or email: farms@stags.co.uk to arrange an appointment.

PLEASE KEEP ALL GATES INTO THE LAND CLOSED.

## DIRECTIONS

From the Blackmoor Gate Junction on the A39 / A399, proceed north-east towards Lynton on the A39. After 1.1 miles at Rowley Down Cross, turn left towards Parracombe and then immediately turn left again towards Cowley Wood and Heale.

Continue for 0.4 miles to the next T-Junction and turn left. Continue on this lane for 1.6 miles and the access track to the land will be found on the left. Proceed through the gate, along the track and as the lane opens up, the entrance gate into Truffle Wood will be straight ahead.

## WHAT3WORDS

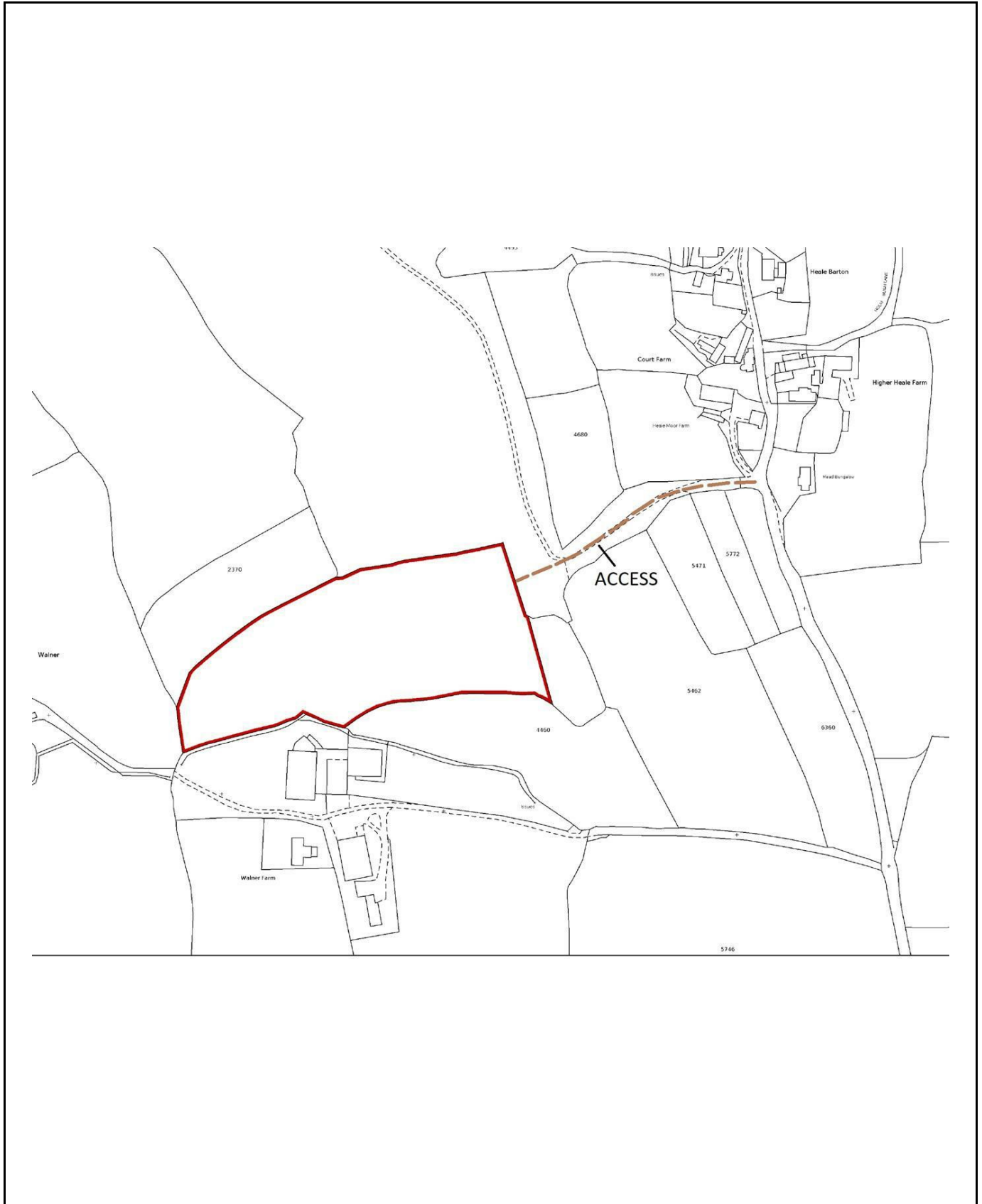
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## DISCLAIMER

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







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