



2 PALMS WOOD Corilhead Road, Braunton, Devon EX33 2EW

An attractive deciduous wood within walking distance of Braunton

Braunton Centre 0.5 miles - Barnstaple 6.5 miles

• A Pretty Deciduous Wood • 1.57 Acres (0.63 Hectares) • Direct Road Access • Within Walking Distance of Braunton • Oak, Ash, Chestnut & Fruit Trees • Bluebells, Daffodils & Wild Garlic During the Spring • For Sale by Private Treaty • FREEHOLD

Guide Price £20,000

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SITUATION

2 Palms Wood lies on the northern edge of Branton, where Corilhead Road meets the A361 and within walking distance of the village centre which is about half a mile to the south. The village of Knowle is within walking distance and Barnstaple is about 6.5 miles to the south-east.

The beaches of Saunton, Croyde, Putsborough and Woolacombe are all within easy reach and the Exmoor National Park is a short drive away.

DESCRIPTION

The woodland is known as 2 PALMS WOOD and is a pretty deciduous wood on a north-west facing slope and totals approximately 1.57 acres (0.63 hectares).

It is an attractive small wood positioned between Corilhead Road and the A361 and has been managed by the current owners as a conservation area for wildlife and plants with bluebells, primroses, daffodils and wild garlic evident during the Spring months.

The ferns, ivy, holly trees, rosehips and wild honeysuckles are well established and the mature tree species include oak, beech, sycamore, ash, hazelnut, hawthorn and chestnut.

Young trees include sweet chestnut, silver birch, apple and pear and soft fruits growing within the wood include tayberries, raspberries and blackberries.

The woodland may also suit those interested in wood-turning or a charcoal or firewood enterprise, subject to the required consents being obtained.

2 PALMS WOOD is also a recognised address by Google maps.

SERVICES

There are no services connected to the woodland. We are informed by the seller that mains water and mains electricity serve nearby properties on Corilhead Road.

ACCESS

There is direct access to the woodland from the public highway.

METHOD OF SALE

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

DEPOSIT

At the point an offer has been accepted, the sellers have requested that the purchaser pays a 10% deposit (non-refundable) to be held by the seller's solicitor.



TENURE

The land is owned freehold and is available with vacant possession upon completion.

DESIGNATIONS

The woodland is not subject to any Tree Preservation Orders (TPOs).

RESTRICTIVE COVENANT

There is a restrictive covenant on the land which states that the owners are not to erect any building or structure (whether temporary or permanent) or do anything for which planning permission is required without obtaining the written consent of a previous owner (The previous owner is not the current owner).

LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711 (www.northdevon.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 is no public access through the wood.

LAND PLAN

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

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: barnstaple@stags.co.uk

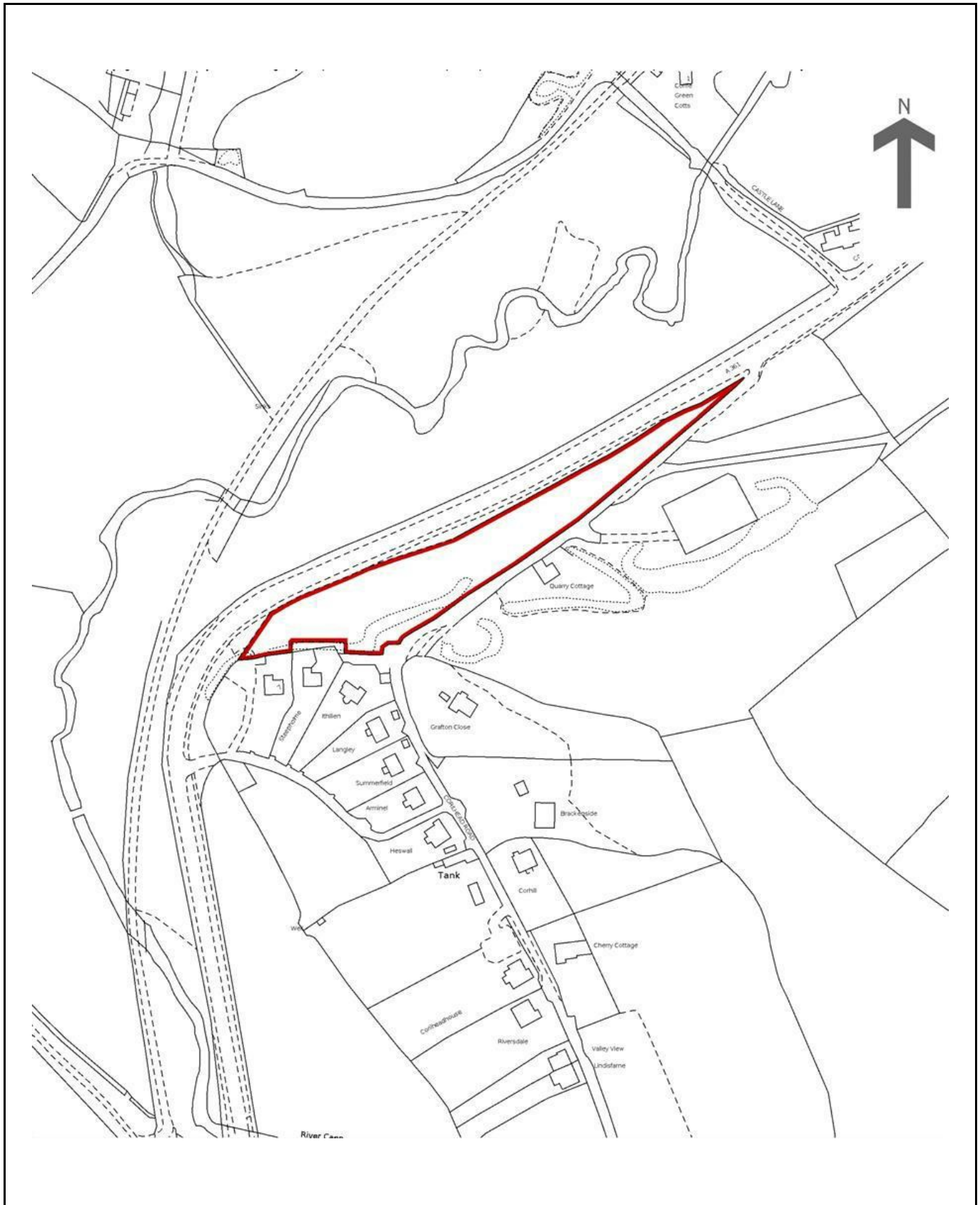
DIRECTIONS

Entering Branton from Barnstaple with the George Inn on your left, at the traffic lights continue straight on in the direction of Ilfracombe on the A361. Continue for just under one mile and take the right turn into Corilhead Road. 2 PALMS WOOD will be found immediately on the right.

DISCLAIMER

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





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.