

Brai Wood , Brayford, Barnstaple, Devon EX32 7QP

A manageable conifer wood in a peaceful and secluded setting within Exmoor National Park

Brayford 2.5 miles - South Molton 9.5 miles - Barnstaple 11 miles

• Attractively Situated Small Wood • 2.67 Acres (1.08 Hectares) • Mostly Conifer Trees • Some Native Broadleaf Trees • For Sale by Private Treaty • FREEHOLD

Guide Price £46,500

01271 322833 | barnstaple@stags.co.uk

SITUATION

Brai Wood is situated in a tranquil location, on the slopes of a valley within the Exmoor National Park, approximately 2.5 miles to the north-east of the village of Brayford in North Devon.

There is access to the A399 at Brayford and from here there is good access to the North Devon Link Road (A361) which is within 7.7 miles of the wood and the market town of South Molton (9.5 miles). The regional centre of Barnstaple lies 11 miles to the west.

Exmoor National Park provides spectacular scenery and excellent walking, riding and fishing whilst the North Devon coast with its dramatic rugged coastline and sandy beaches at Putsborough, Saunton and Croyde, is also within easy reach.

DESCRIPTION

Brai Wood totals is a mostly coniferous wood with a small number of native broadleaf trees and extends in total to approximately 2.67 acres (1.08 hectares).

The woodland lies within the Exmoor National Park and is on a north-facing slope, within a sheltered valley. A woodland track adjoins the northern, eastern and southern boundaries and within the wood is a level glade which provides a perfect spot for camping or outdoor cooking.

Tree species include mostly Douglas Fir trees in addition to some

hazel, a beech lined bank and further native broadleaf trees within the canopy. We are informed that within the slopes of the southern side are a series of natural water springs.

The wood lies in a peaceful setting and with Brai Wood is the use of an area at the lower side of the access track next to a stream. This area is shown on the plan as part of the green area between points A and B.

SERVICES

There are no services connected to the woodland.

ACCESS

There is access to Brai Wood from Muxworthy Lane via a right of access (at all times and for all purposes) over a woodland track.

TENURE

The woodland is owned freehold and is registered on the Land Registry.

METHOD OF SALE

Brai Wood is offered for sale by private treaty and is available as one lot.

RESTRICTIVE COVENANT

There is a restrictive covenant contained in a transfer from a previous owner:

The land must not be used for:



- clay pigeon shooting or target practice of any kind
- rough or game shooting or pest control or in such a way as to be a nuisance or danger to any neighbour
- racing with cycles or motorized vehicles
- a commercial camp site
- business purposes other than forestry or agriculture

The purchaser will not cause any damage to access tracks other than fair wear and tear and will not sell the land in more than one part.

LOCAL AUTHORITY

Exmoor National Park Authority and North Devon District Council.

LAND PLAN

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

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 through Brai Wood.

SPORTING AND MINERAL RIGHTS

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

VIEWING

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

DIRECTIONS

From the Aller Cross Roundabout on the A361 near South Molton, proceed north on the A399 towards Combe Martin, Ilfracombe and Lynton. Continue on this road and into Brayford and take the right turn signed towards Brayford. Continue into the village, over the river bridge and turn left on to Mill Lane signed towards Lydcott.

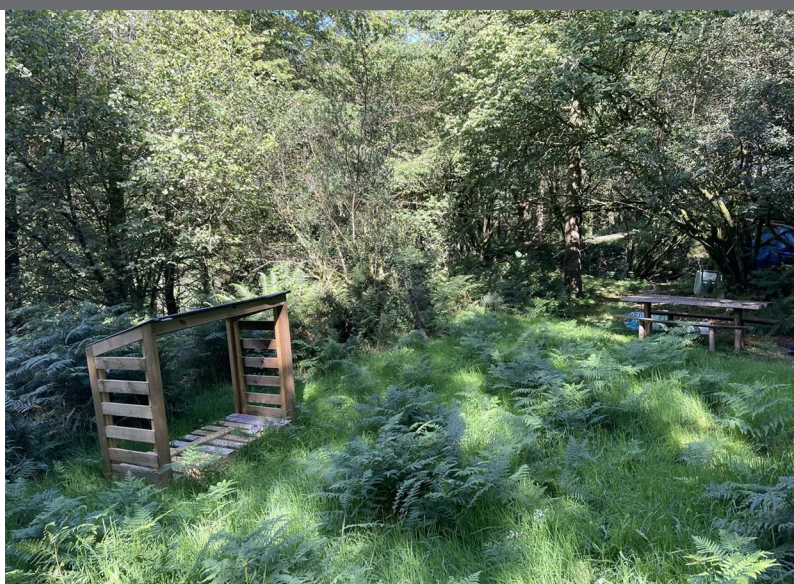
Stay on this road for approximately 1.5 miles and turn right into Muxworthy Lane. Continue for 0.8 miles and after crossing a bridge over a stream, access to the woodland will be on the right. Park here and continue on foot to where the two woodland tracks meet, bear left and Brai Wood will be found on the right.

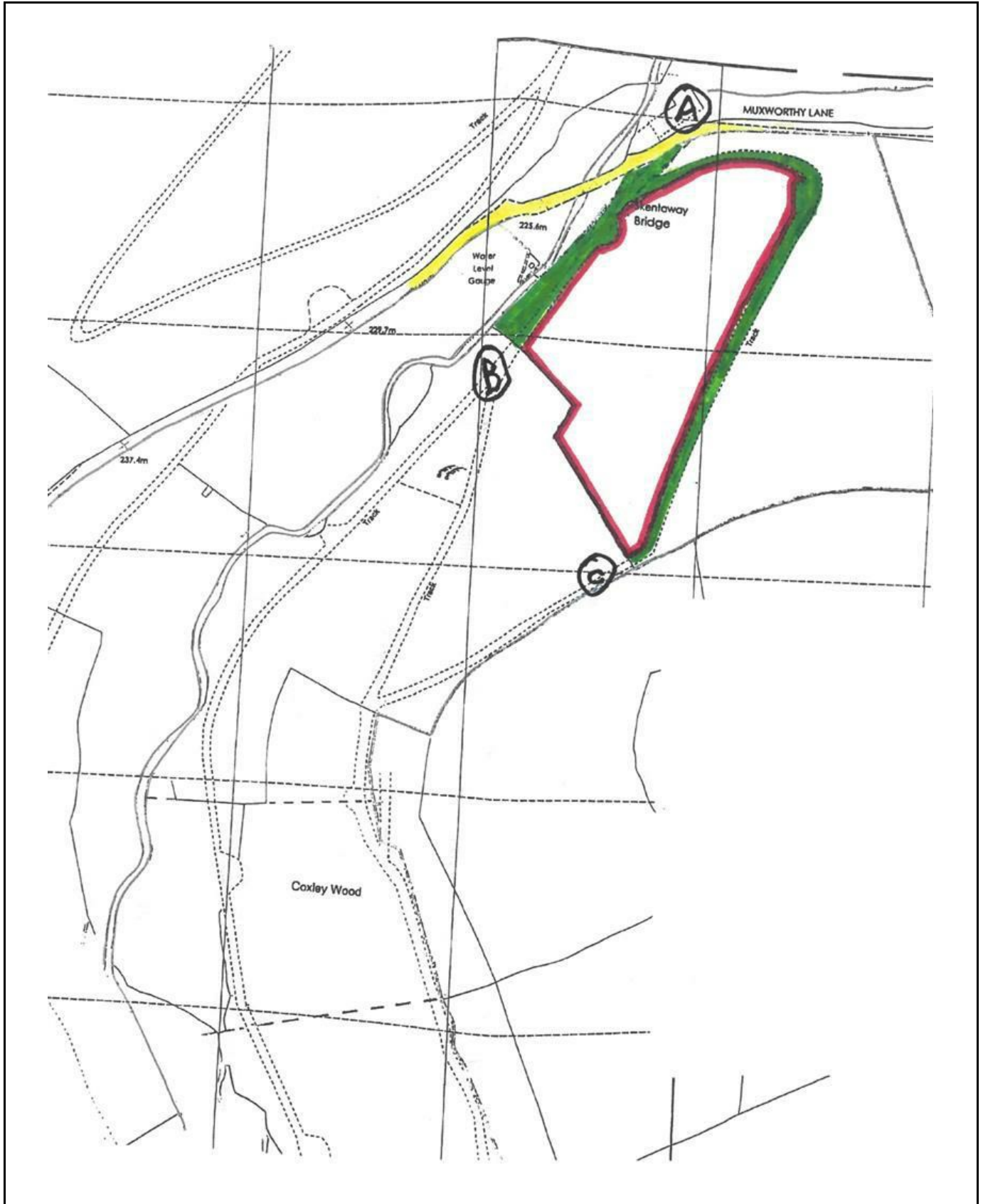
WHAT3WORDS

Reference/// surprise.replace.hexes

DISCLAIMER

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





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