



Chelson Lane Wood Devon

Sited upon Harcombe Hill in south Devon, this mixed woodland benefits from a sunny aspect and a variety of tree and plant species with a private parking area.

Details

Price: £55,000 Freehold

Location: Near Sidford, Sidmouth, Devon

Size: Nearly 2 ¾ acres for sale

OS Landranger: OS No 192

Grid ref: SY 160 914

Nearest post code: EX10 0PR

Local manager

Stuart Brooking

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Description

Chelson Lane Wood has a variety of habitats as well as plentiful trees for timber.

Good access allows easy enjoyment, whether popping in for an hour or two or for a weekend of camping under the stars.

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

Numerous tree species are found within this established woodland. The upper reaches of the southern part of the woodland are sun soaked and the species found here reflect this. Scots Pine trees (Pinus Sylvestris) are found here and their well spaced aspect allows light to penetrate the forest floor. Scots pine trees are great for wildlife, from stump dwelling mosses to Greater Spotted Woodpeckers feeding of the pine cones. Traditionally pines trees were planted as windbreaks for farms and in clusters to act as a reference for travellers. There are also spruce trees here.

In-between the pines are naturally regenerating native trees which include birch and holly.

The lower, northern part of the woodland is mainly planted larch trees - an excellent tree for fence posts and forestry projects as it is resistant to rot. In the autumn the needles turn golden before falling, a glorious spectacle within the local landscape.

A grove of mature broadleaved trees are found at the north western fringes. Here older, knarled English oak trees are found with other species growing in the shrub layer of the woodland.

Wildlife

Sat upon the picnic bench you will be able to observe and hear a number of bird species that frequent this peaceful environment. Siskins can be seen feeding on the seeds of larch cones or a goldcrest using its specialised beak to feed on insects hidden within the pine cones. Whilst high above buzzards soar effortlessly in the thermals.

Elsewhere in the locality there are signs of badger activity and within Chelson Lane Wood you may spot one of these mainly nocturnal mammals trundling through the undergrowth. Roe deer are also present.

Features

Meander north through the trees and discover a rustic picnic bench, ideal for family and friends to sit around enjoying a picnic whilst savouring the peaceful atmosphere of the wooded environment.

Access, tracks and footpaths

Access is via a stoned track from a quiet country lane not far from the charming village of Sidford.

At the entrance to Chelson Lane Wood there is a private parking area.

The track that borders the western boundary is a bridleway and gives the woodland owner direct access to a network of other footpaths and bridleways from which to explore this stunning part of Devon. There are no public rights of way through the woodland.

Rights and covenants

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

Enjoy forest yoga among towering trees or a picnic upon the rustic bench in a glade.

The more adventurous could set up a zip wire within the trees.

A calm place to be, ideal for occasional overnight stays whilst gazing at the stars and observing wildlife.

Local area and history

[Chelson Lane](#) leads to Harcombe Hill where this woodland is situated. Historically just off this lane and near the main entrance to the woodland at Harcombe Hill there were a series of ['Marl pits'](#), signs of which can still be seen to this day.

The nearby coastline around Seaton and Sidmouth is the beginning of a World Heritage Site consisting of 95 miles of Jurassic coastline that begins at nearby [Orcombe point](#)

There are a number of thriving, local small scale fishing industries based along the coastline with day boats catching fish and

crabs. The bass fishery attracts many anglers in season and there are a number of chartered fishing trips available.

Please do enjoy your visit to Chelson Lane Wood, but take care of any undulating ground or trip hazards as well as standing or leaning deadwood which has been left as a wildlife habitat.

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

You can view Chelson Lane Wood at anytime by taking a copy of the details with you. The woodland can be accessed on foot.

- From Honiton take the A375 south towards Sidford & Sidmouth.
- At the top of the hill out of Honiton turn left at Putts Corner onto Seaton Road, signposted to Seaton & Farway.
- Stay on this road for around 2 miles until you get to Chelson Corner Cross where you turn right onto Beech Tree Lane.
- Follow this road for about 1/2 a mile and take the first turning on your right at Chelson Cross, opposite 'Long Chimney Farm' which is signposted to Harcombe.
- Stay on this winding road for about 1.5 miles until you see a lay-by on your right at the top of a hill with 2 field gates. Carry on past these gates and down the hill until you see a forestry track in front of you on a left hand bend in the road. This is the access track and has a 'public bridleway' sign on a post here.
- Park on the left hand side of the track at the entrance and walk up to the main woodland entrance gate.
- Walk through the pedestrian gap in the gateway and take the right hand track up the hill.
- Turn right at the top and immediately left.
- Walk along the forestry track for another 200 metres and you will see the entrance to Chelson Lane Wood on your left indicated by a 'Chelson Lane Wood' name sign on a ride stop.
- Satnav/GPS note: the postcode EX10 0PR is for the point shown by the red dot on the location maps number 2.

Boundaries:

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

The northern and southern boundaries are along the edge of the two access tracks.

The western and eastern boundaries are indicated by a line of fence posts.

Location of Chelson Lane Wood



Chelson Lane Wood



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.