



*Burley Wood*

| OKEHAMPTON, DEVON

| **Carter Jonas**

**BURLEY WOOD  
BRIDESTOWE  
OKEHAMPTON  
DEVON  
EX20 4EX**

**Woodland of approximately  
60.75 acres divided into lots  
with panoramic views over  
Dartmoor National Park.**

At the top of the site is an ancient settlement with the remains of a hillfort plus panoramic views over the surrounding countryside towards Dartmoor National Park. Species such as Douglas Fir, Oak, Spruce, Conifers and broad leaf varieties.



**Carter Jonas**



## PROPERTY

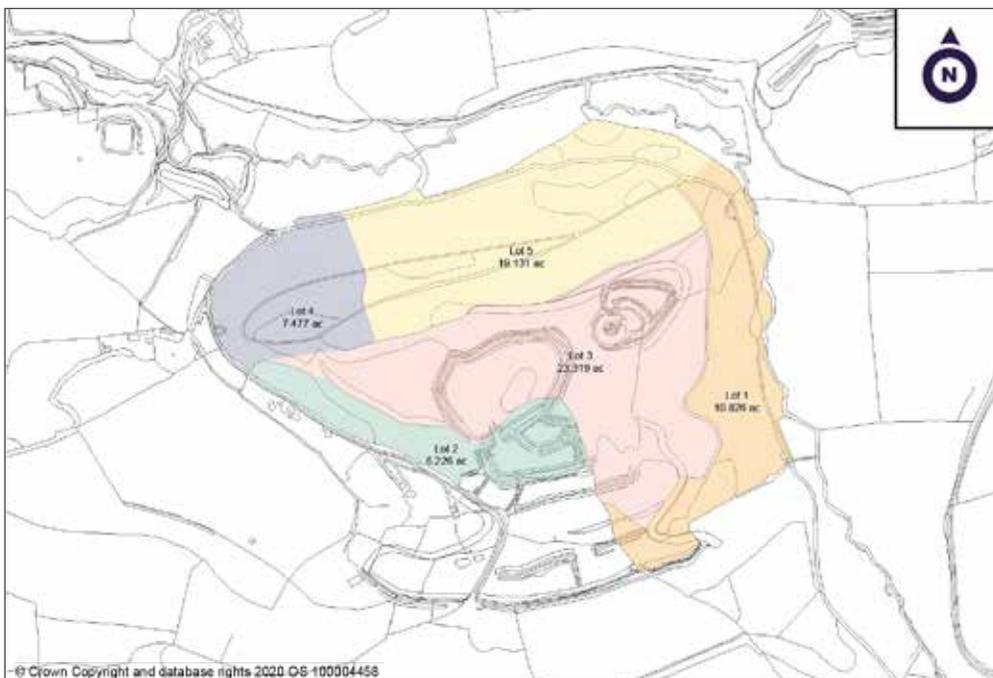
There are a number of forest tracks within the woodland which lead up to the ancient hillfort known as Motte-and-Bailey. From the top of the hill you have panoramic views over the surrounding countryside and towards Dartmoor National Park.

The woodland comprises a mixture of Sitka Spruce, Douglas Fir, Oak and Conifers as well as broad leaf varieties.

The woodland is accessed via an un-made track which can be accessed from Watergate Cross. At the bottom of the woodland is a water meadow with a river that runs along the boundary, known as the River Lew and is fished for brown trout and grayling.

The fishing rights are owned by a local angling club and could be obtained by separate negotiation or alternatively for a fee you can join the angling club.

Lot	Acreage	Price	Description
1	10.83	£85,000	Frontage to the River Lew.
2	6.23	£25,000	SOLD
3	23.32	£125,000	Woodland including the Iron Age Hillfort.
4	7.47	£45,000	Mature woodland.
5	19.13	£95,000	Mature woodland.



## LAND PLAN

- LOT 1 (10.83 ACRES)
- LOT 2 (SOLD) 6.23
- LOT 3 (23.32 ACRES)
- LOT 4 (7.48 ACRES)
- LOT 5 (19.13 ACRES)

## LOCATION

Burley wood is located in an elevated position on the edge of Dartmoor National Park close to Lydford which is known for Lydford George (*National Trust*).

The woodland is easily accessed from the A30 dual carriageway and Okehampton is 8½ miles away.

## METHOD OF SALE

Private treaty.

## TENURE

The woodland is offered for sale in the various Lots described above with vacant possession available upon completion.

The approximate boundary is shown on the enclosed plan for identification purposes only.

## SPECIAL DESIGNATIONS

We are not aware of any special designations affecting the woodland.

## RIGHTS AND EASEMENTS

The woodland is accessed by means of a right of way over an un-made track and the woodland has public rights of way including a bridle path.

## HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the woodland due to the risks associated with trips and slips over any fallen timber or branches and slippery roots on uneven/potentially wet ground. Viewers are required to wear appropriate footwear for uneven and potentially slippery surfaces.

## SPORTING RIGHTS

The sporting rights are in separate ownership.

## EPC RATINGS

An EPC is not required as there are no buildings on site.

## VIEWINGS

Strictly by appointment through the Sole Agents, Carter Jonas.

## DIRECTIONS

Leave the A30 at Sourton Down and take the A386 signed to Tavistock. At the end of the slip road, turn right and then immediately left.

Follow this road to Bridestowe and just before Bidlake, take a left hand turning just after Stone Farm and Meadow View Caravan & Camping Site. Follow the road for 1 mile to Watergate Cross.

At Watergate Cross, turn right and just after passing over the river; turn right signed to Burley Cottage.

Follow the un-made track for ½ mile and pass Burley Cottage. Just after passing the cottage there is a parking area.

Access to the woodland is via foot due to the narrow woodland tracks and the gradient of the site.

## PROPERTY POSTCODE

EX20 4EX



## TAUNTON

01823 428858 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)  
01823 428593 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)

## LONDON

020 7518 3264 | [mayfair@carterjonas.co.uk](mailto:mayfair@carterjonas.co.uk)

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



[carterjonas.co.uk](http://carterjonas.co.uk)  
Offices throughout the UK

# Carter Jonas