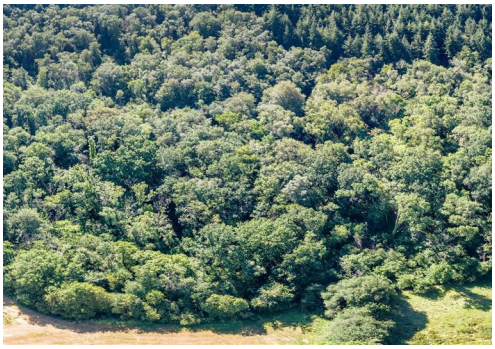


Beer Head Wood

Beer Head Wood, Harcombe, Sidmouth, Devon, EX10 0PR







Woodland - ///impresses.educates.blazing

2.347 acres (0.95 ha) of Gently sloping mature woodland running down to a stream

- Decideous woodland
- Stream frontage
- Backing on to farmland
- Track access
- Nearby access to foot and bridlepath network
- In all 2.347 acres (0.95 ha)
- Freehold
- No council tax

Guide Price £50,000

SITUATION

Set in the quiet Harcombe Valley above the hamlet, of Harcombe the woodland nestled within East Devon's National Landscape (formerly known as an Area of Outstanding Natural Beauty), surrounded by rolling countryside and picturesque views.

Just over three miles away lies the charming coastal town of Sidmouth, part of the UNESCO World Heritage designated Jurassic Coast. Sidmouth is renowned for its esplanade, sandy beaches, and public gardens. The town also offers an excellent range of independent shops, everyday amenities, and leisure facilities, including a swimming pool, sailing club, and thriving cricket, tennis, and croquet clubs.

DESCRIPTION

This wonderful area of woodland is set on the edge of what was known as Harcombe Great Coppice, part of a larger mixed woodland.

The land is bordered by the access track to the South East gently sloping down towards and including a stream along the north western boundary, a historic hedge bank forms the eastern boundary, with marker posts to the south west beyond a small stream.

The woodland is naturalised mature woodland , gently opened up in places with numerous small paths the woodland is a wonderful quiet place to be with tall trees including birch, oak, ash and beech forming the canopy whilst underneath species such as rowan, holly and hazel form a shrub layer.

In all the woodland extends to 2.347 acres (0.95 ha)

ACCESS

A stoned access track leads to Beer Head Wood from a quiet country lane just above the hamlet of Harcombe.

At the entrance a bridleway leads up through neighbouring woodland on to a network of footpaths and bridleways from which to explore this stunning part of Devon.

RESTRICTIONS

There are restrictions on; clay pigeon shooting, rough shooting/pest control in a manner that could become a danger or nuisance to any person, racing/speed trials with cycles or motorised vehicle, a commercial camp site, any business other than forestry use, use likely to cause damage to tracks (except fair wear and tear), a use that may be a nuisance to neighbouring land, installation of signs or to be disposed of except as a whole.

SERVICES

There are no services connected or understood to cross the land.

VIEWINGS

Viewings strictly by appointment only. Please remember that woodlands can be unpredictable places, where appropriate foot wear and clothing, do not view during times of high winds

DIRECTIONS

From Sidford on the A3052 continue past the Blue Ball and take the next left signposted to Harcombe. Continue out of the village up the hill and take the night right. Continue through the hamlet bearing left after the farm and go up the hill, as the road climbs and enters the woodland cover, the access is left off the tight right hand bend, marked by a Public Bridleway.

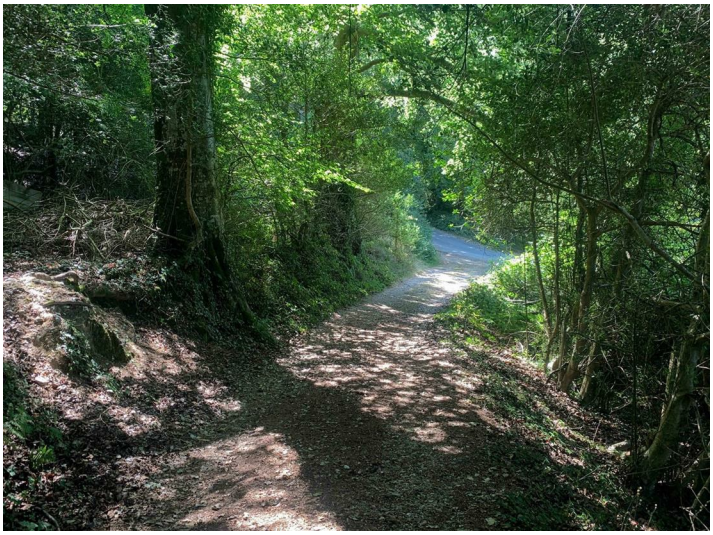
WHAT 3 WORD LOCATION

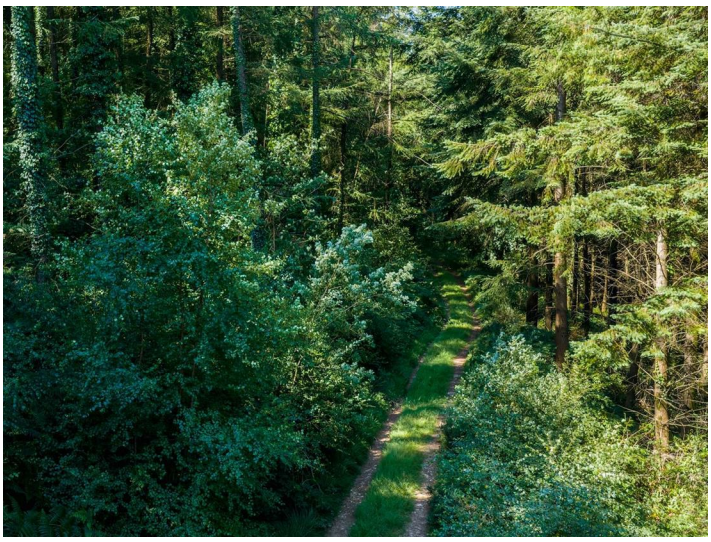
Access from road - ///jingles.brimmed.oblige

Woodland - ///impresses.educates.blazing

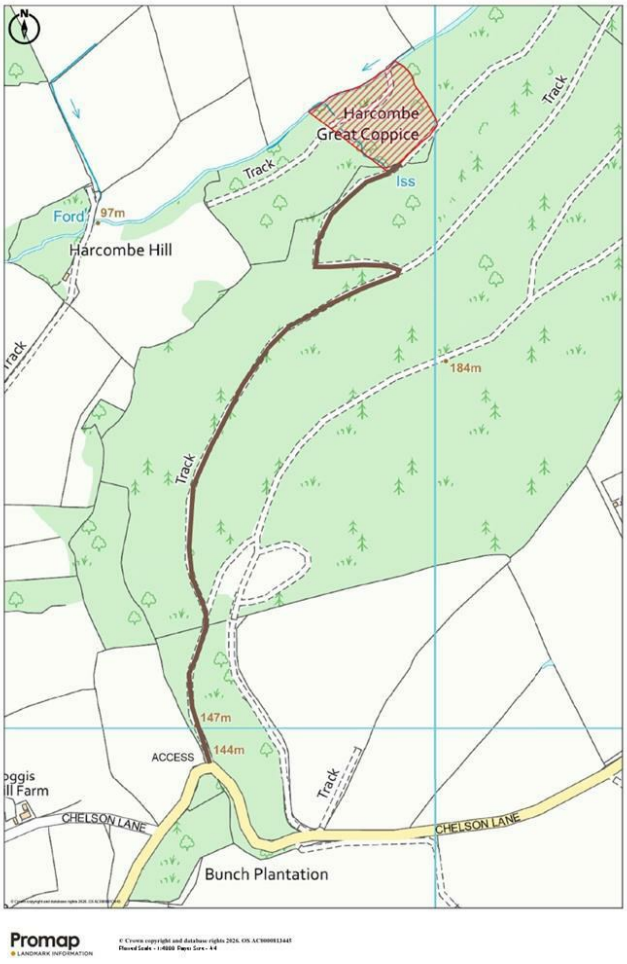




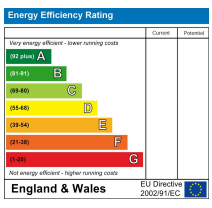








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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