



LOWER TREWORGEY WOOD
Near Looe, Cornwall
Approximately 6.4 acres



**Just over 6 acres of Beech woodland in the East Looe Valley.
Access improvements have recently been undertaken, to
assist with future management .**

PRICE: £46,000

DIRECTIONS

A- From Looe

Follow the A387 towards Liskeard and Plymouth. At Sandplace fork left up the B3254, signed Duloe, and follow the road over the railway bridge. As you drive up hill you pass a small lane on your left. Turn sharp(!) left here, and park in a lay-by on your left. The woodland entrance is further up the lane on the right.

B- From Liskeard

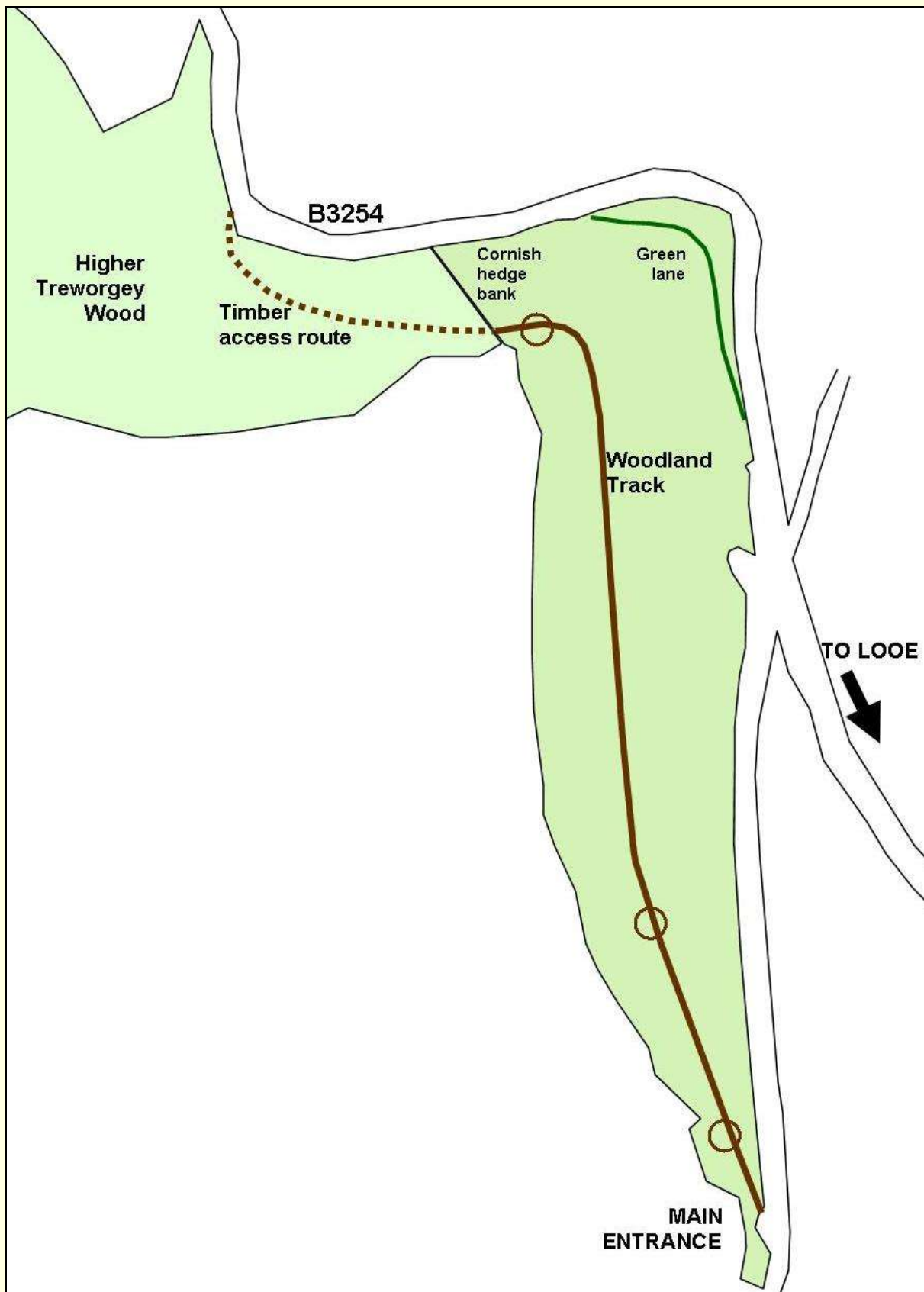
Take the B3254 from the town centre, passing the railway station. The road is winding, so take care. Pass through the villages of St Keyne and Duloe. Treworgey Wood is on the right, one mile after Duloe, on a downhill section of the road. Bear right up a small lane and park on your right, walking further up the lane for the main woodland entrance.

Nearest railway station: Sandplace halt on the Looe valley line is a ¼ mile walk, with hourly trains to the mainline at Liskeard.

LOCATION



MAP OF LOWER TREWORGEY WOOD



PHOTOGRAPHS



Main entrance



Woodland track



Old green lane



Awaiting thinning!



Timber extraction route



Ramsons or Wild Garlic

WOODLAND DESCRIPTION

Treworgey Wood is typical of many hillside woods in Devon and Cornwall. The wood is an ancient woodland site which would traditionally have been managed as an oak coppice, trees cut on a thirty year rotation for a mixture of fencing, firewood and perhaps using the bark for tanning leather. Treworgey was acquired by the Forestry Commission and planted with beech and Norway spruce trees during the 1960's. Nearly all the Spruce have now been removed during thinning, leaving a predominantly beech woodland, which will mature over the next 50 years.

Treworgey is spectacular in the spring when ramsons and bluebells carpet most of the wood. The woodland margins and hedgerows are particularly rich in wild flowers. It is an important area for nesting birds and has a resident badger population. Roe deer pass through on a regular basis.

Wildlife Woodlands have upgraded the entrance and track through the wood, which is accessible for 4WD drive vehicles and small tractors. The track runs through the full length of the wood, and a right of access for extraction of timber and firewood is also retained through Lower Treworgey.

A woodland thinning contract is currently in place that covers part of Lower Treworgey. This allows for thinning of up to 75 cubic metres of firewood from below the main track, and will thin up to half the wood. There is an option to extend this contract, with a local firewood merchants, to provide a small income for the new owner. Alternatively the work can be kept back if a new owner prefers to undertake the remaining thinning for their own use.

There is an immediate crop of firewood available from trees felled for these access improvements.

This will be an important aspect of future management for the wood, and will produce primarily firewood. For prospective owners who wish to enjoy the wood, and perhaps do less active management, we are able to act as agents and manage local contractors to undertake this work. We are in the process of applying for a felling licence for this work, which will transfer with the sale.

The boundary with Higher Treworgey Wood is defined by a low Cornish hedge and there is a new barbed wire fence along the western boundary, which gives way to an arable field. The owner of Lower Treworgey is responsible for the maintenance of this fence.

Higher Treworgey Wood is being developed as a low key woodland crafts centre, which may provide some interesting activities for a new owner to become involved with. See <http://panashadventures.com/>

TITLE

Leasehold. The current lease has 929 years to run.
Registered land.

There are no public rights of way through the wood, but an informal route is walked by some local people. This could be closed, but we would suggest this continues, but asking local walkers to act as your local eyes and ears to help protect the wood. Sporting rights are not included with the sale but these have not been exercised in living memory.

THE LOCAL AREA

Higher Treworrey Wood is situated blow the village of Duloe in the heart of the East Looe Valley. It is less than half a mile from the railway halt at Sandplace on the beautiful Looe valley branch line, so it is easy to get here by rail.

Looe is a busy traditional fishing port, now a popular holiday destination. The wood is convenient for spectacular coastal walks, and other also the famous Eden Project.



Sandplace halt



Looe Valley line near Sandplace <http://www.geograph.org.uk/photo/1538724>



Looe Valley <http://www.geograph.org.uk/photo/2555292>



Looe harbour <http://www.geograph.org.uk/photo/2145738>

LINKS

<http://www.looe.org/>

<http://www.walkingincornwall.info/looe.php>

<http://greatscenicrailways.co.uk/lines/looe-valley-line/>

<http://www.cornishorchards.co.uk/>

<http://www.edenproject.com/>