



**LOWER DAVIS WOOD,
Near Barnstaple, North Devon
23.3 acres**



This woodland is situated in a very quiet valley close to the market town of Barnstaple. There are a diverse range of woodland types, with some ancient mixed oak woodland, a small area of mature larch due for harvesting, wetland riverside woodland, and more open areas of old meadow and secondary woodland. Tracks have recently been installed through the woodland, giving good access. The main access is from a minor road leading to the village of Stoke Rivers, although a byway also passes the main northern entrance.

Price: £95,000

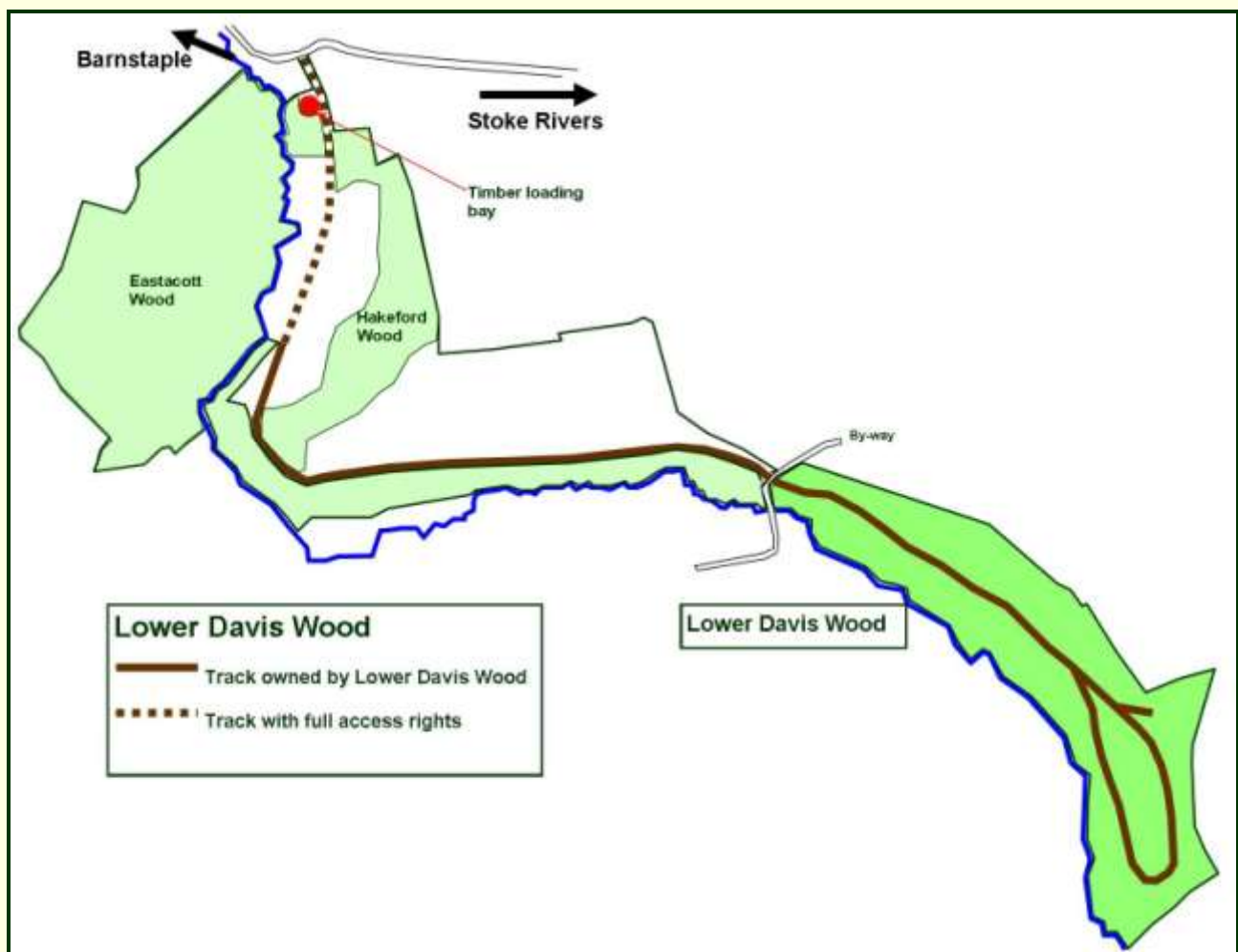
DIRECTIONS

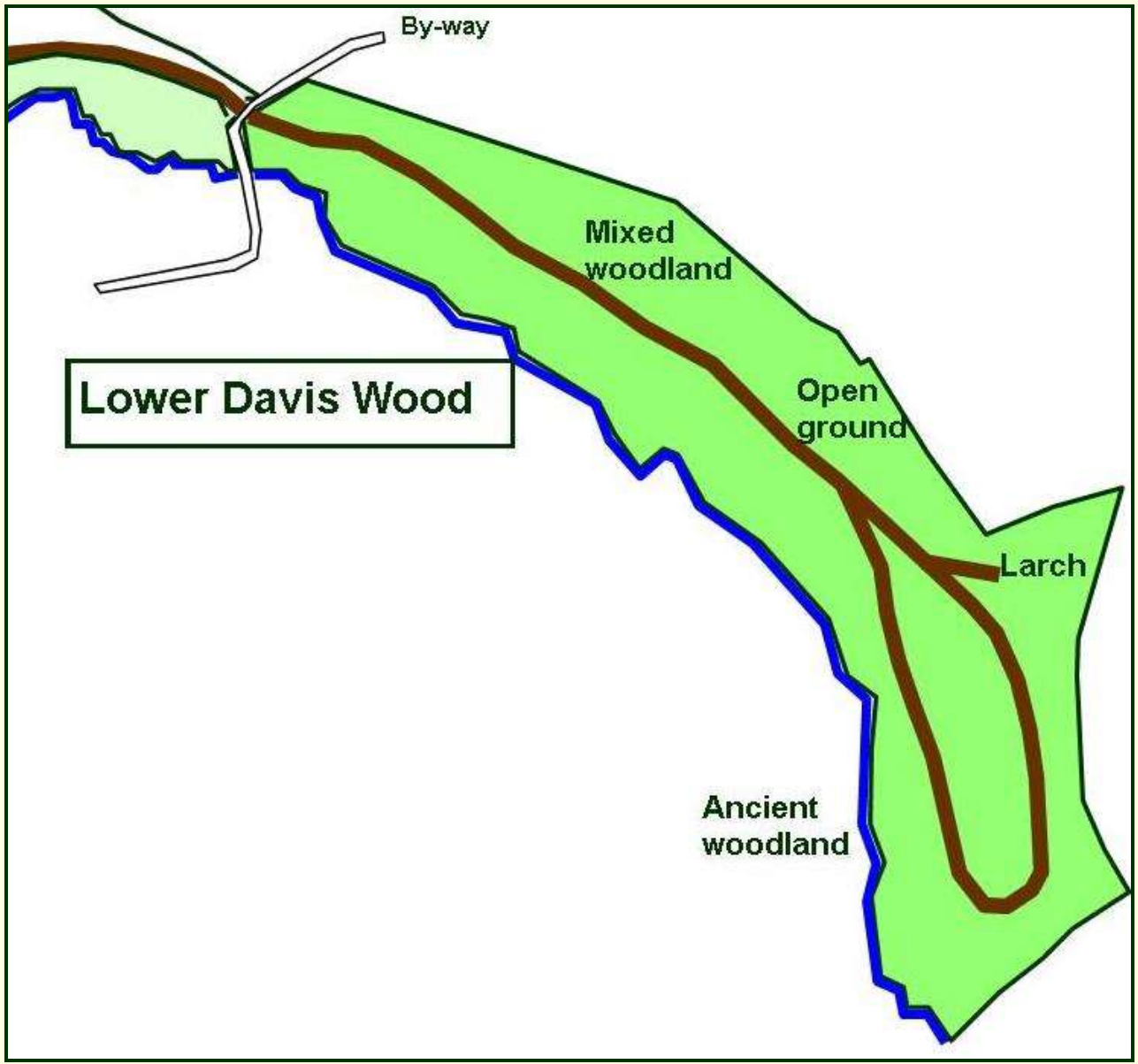
From North Devon Link Road

- At the first roundabout approaching Barnstaple from the east, turn right on the A39, signed Barnstaple and Lynton.
- Continue through two small roundabout towards the town centre. At third roundabout turn right, signed town centre, Ifracombe and Lynton.
- Turn right again at next roundabout, signed Braunton, Ifracombe and Lynton (still A39).
- Take the right hand lane and turn right at the next set of traffic lights, signed Goodleigh and Bratton Fleming
- Follow this road for three miles, along the Yeo river valley, until you come to a right hand turn, by Chelfham School and a large railway viaduct. Turn right here.
- The woodland entrance is 600 metres on the right, next to a small yard and just before a steep hill.
- Follow the main track through the woodland until you reach a second gate and the byway. The main wood is beyond the byway.

Nearest railway station:
Barnstaple 5 miles

MAPS





PHOTOGRAPHS



Main entrance



Track through wood



Stream running along woodland



View up valley



Larch planned for harvesting 2015



Mature beech



Main access track



Ancient woodland groundflora: wood anemone

WOODLAND DESCRIPTION

Lower Davis Wood is a mixture of older broadleaves and hazel, with some small areas of planted larch. The far end of the woodland is classed as ancient semi-natural woodland, although there are plenty of mature oak and ash trees in the northern sector as well. There is a more open area in the centre of the woodland, which has been grazed in the past, but is now covered in young scrub and bracken. A small compartment of mature larch is present, with other larch trees scattered elsewhere in the wood. A stream runs all along the western boundary.

A new track system was installed during 2014, giving good access to all parts of the wood. The sale of the wood will include nearly 800 metres of access track leading to the wood, so access is available from either the byway, or from the public highway to the village of Stoke Rivers. The title includes rights to temporarily store timber at the stoned parking and timber area close to this road.

The woodland boasts a wide range of spring flowers, including primroses, bluebells, wood anemone and wild garlic. Red deer are frequent visitors and there is an long-established badger sett in the woodland.

ONGOING MANAGEMENT

A local firewood merchant is clearing timber and bushes cut as part of the track installation. Our current plan is to harvest the larch during 2015, and replant the main compartment with a mixture of native broadleaved trees. However, this can be varied at the request of a purchaser, if required. Longer term the more open central area of the wood has a number of options, which include leaving to gradually convert to woodland, clearing and replanting or converting some of the area back to grazed or mown meadow.

TITLE

Freehold, registered land. Sporting rights are held by the League Against Cruel Sports. Any deer or squirrel management arrangements have to be agreed in advance with the League.

THE LOCAL AREA

The nearest town is Barnstaple, a busy market town with a range of facilities. Also within easy reach are the popular beach resorts of Woolacombe and Morthoe, with Ilfacombe a little further away. Chelfham Woods are close to the eastern parts of Exmoor National Park, with the National Trust's Arlington Court a popular destination.

PHOTOGRAPHS



Chelfham Viaduct, Barnstaple to Lynmouth Railway



Chelfham Railway Station



Woolacombe Sand <http://www.geograph.org.uk/photo/42691>



Arlington Court <http://www.geograph.org.uk/photo/2905115>

LINKS

<http://www.staynorthdevon.co.uk/site.htm>
<http://www.barnstaplepanniermarket.co.uk/>
<http://www.woolacombetourism.co.uk/>
<http://www.exmoor-nationalpark.gov.uk/>
<http://www.nationaltrust.org.uk/arlington-court/>
<http://www.lynton-rail.co.uk/page/chelfham-station>