



FREEHOLD FOR SALE BY PRIVATE TREATY

2.11 Acres (0.86 Hectares)

BLAGROVE WOOD

Bratton Clovelly, Okehampton, Devon

Offers Around £29,000 are invited for this property

OS Grid Ref: SX456943 Lat/Long: 50.728626,-4. 188215 Nearest Post Code: EX21 5BH
what3words: wells.profiled.skirt

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Mike Tustin or Jack Clegg

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IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2026.

LOCATION

Blagrove Wood is located just to the northwest of Okehampton on the edge of Dartmoor in Devon. The hamlet of Eworthy is only a mile or so east of Roadford Lake reservoir. Okehampton is 8 miles away. Launceston is 10 miles to the west. All distances are approximate

DESCRIPTION

Blagrove wood is an established mainly conifer woodland. The Sitka spruce trees have grown very well since they were planted around 30 years ago. Timber and firewood production should all be possible from this woodland. Close to the road native broadleaves have been planted to assist with landscaping and these also appear to be growing well.

The woodland can be accessed from the county road onto a stoned track that leads up the northeast side of the wood. This shared access track forms the boundary of the wood. At the eastern end of the wood is an old caravan and the remains of a large treehouse can be found in the centre of the wood.

The wood is unusual for this part of Devon in that it is quite flat and the access track is not steep. As such the wood is easy to access in a normal car. The thickly planted trees make this woodland very private and isolated from traffic noise. The sighing of the wind through the trees and the odd creak from rubbing boughs, along with the odd call from a cow in one of the fields surrounding the wood which are all grazed, is all you can really hear.

Nearby woodlands appear to be barely visited by their owners. As such this is a rare opportunity to purchase quiet and relaxation in a small affordable package.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB on the sale plan. This route is shared with neighbouring plot owners.

V.A.T.

The sale of the woodland is not subject to VAT.

COVENANT

A Covenant exists on Blagrove Wood. The Covenant is designed to ensure the owner and subsequent owners do not use the wood for anything which would be a nuisance to neighbouring woodland owners. It also prevents subsequent division of the ownership of the wood into smaller units.

Wording of the covenant (or "legal promise") for the transfer is attached as a separate document.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

METHOD OF SALE

Blagrove Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



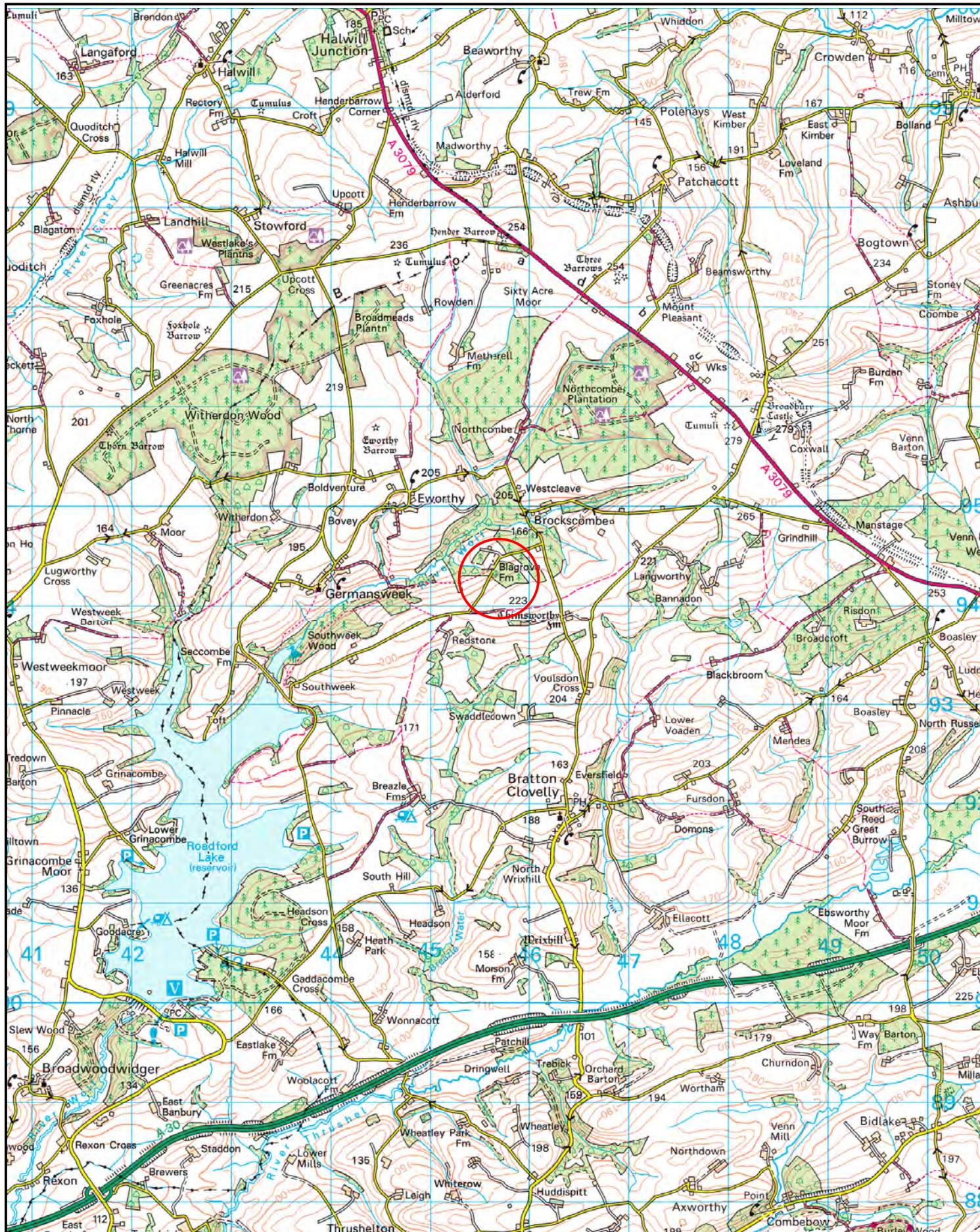
Blagrove Wood

Location SX 456 942
Scale 1:2,500 @ A4
Drawing No. ZAA28254-01
Date 06.05.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500
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