



FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

As a Whole, 43.45 Acres (17.58 Hectares)

BRUCKTON AND CHIPTON WOODS

Near Dartmouth, Devon

Guide prices from £95,000

OS Grid Ref: SX851522 Lat/Long: 50.358110,-3.614753 Nearest Post Code: TQ6 0HW
what3words: bath.rush.reservoir

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Bruckton and Chipton Woods are situated 2 miles to the west of Dartmouth, 20 miles south-west of Torquay and 41 miles south of Exeter. All distances are approximate.

GENERAL DESCRIPTION

The woods form part of the wider Raleigh Estate which is owned by descendants of the famed Elizabethan explorer Sir Walter Raleigh who lived for a time at Greenway House located just to the north, across the River Dart.

The current estate was purchased by a later descendent of Sir Walter, Edward Raleigh, who was determined to re-establish the Raleigh name among the landed gentry of his time.

The woods are situated within a stone's throw of Old Mill Creek which is a well known anchorage just off the river Dart almost in front of the naval college. The historic town of Dartmouth is just over a mile away from both woodland entrances

The Lots comprise:-

LOT 1: Bruckton Wood

13.20 acres / 5.34 hectares

Guide price: £95,000

Bruckton Wood is a compact woodland comprising mature Douglas fir and European larch in the north with p2018 mixed broadleaves making up the balance.

The Douglas fir has shown excellent growth and good form.

The broadleaf area was restocked in 2018 with oak, silver birch, rowan, hazel and small leaved lime following an earlier felling of conifers. Douglas fir regeneration also features.

Access and Rights of Way

Access is taken off the highway to the south-east of the wood, as shown marked X on the sale plan.

This lot is sold with the benefit of a right of way for timber extraction, following prior agreement with the owners of Norton and Townstal Hill Woods, over the route shown with a broken brown line on the sale plan and marked ABC.

This lot is also sold with a right to use the stacking area marked Z on the sale plan following prior agreement with the owners of Norton Wood.

LOT 2: Chipton Wood

30.25 acres / 12.24 hectares

Guide price: £195,000

Chipton Wood comprises predominantly conifers alongside broadleaves and open ground.

The conifer element is mainly made up of Douglas fir with naturally regenerated larch featuring in the northern part of the wood. A previous crop of larch was felled under a Statutory Plant Health Notice.

Following some clearance works, the areas of unplanted land could be restocked with conifers.

Access and Rights of Way

Access is taken off the highway to the south of the wood, as shown marked Y on the sale plan.

This lot is sold with the benefit of a right of way for timber extraction, following prior agreement with the owners of Norton and Townstal Hill Woods, over the route shown with a broken brown line on the sale plan and marked ABC.

This lot is also sold with a right to use the stacking area marked Z on the sale plan following prior agreement with the owners of Norton Wood.



SPORTING AND MINERAL RIGHTS

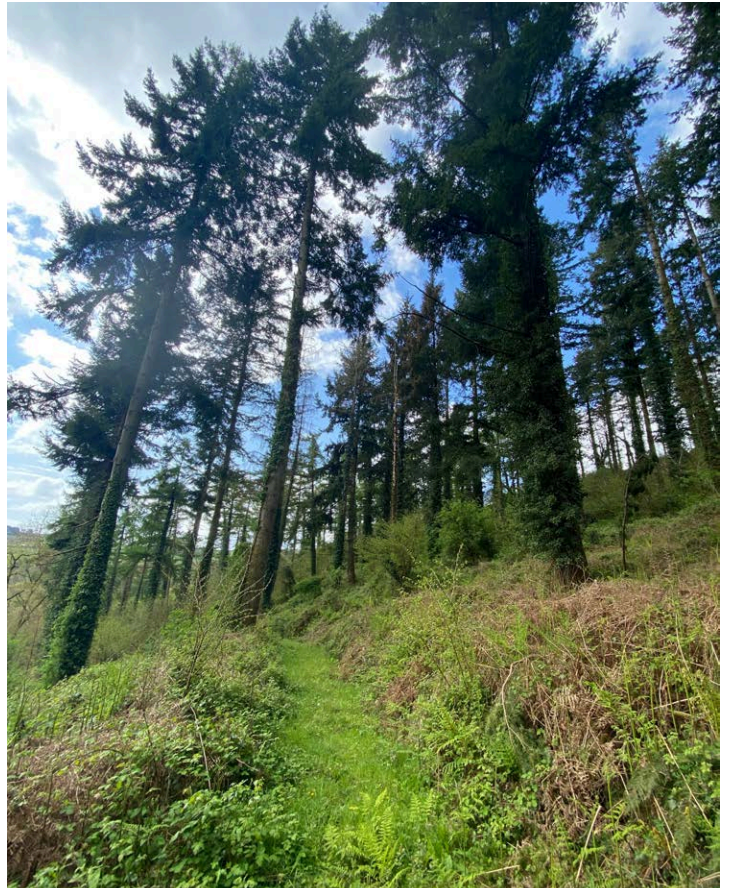
Sporting rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

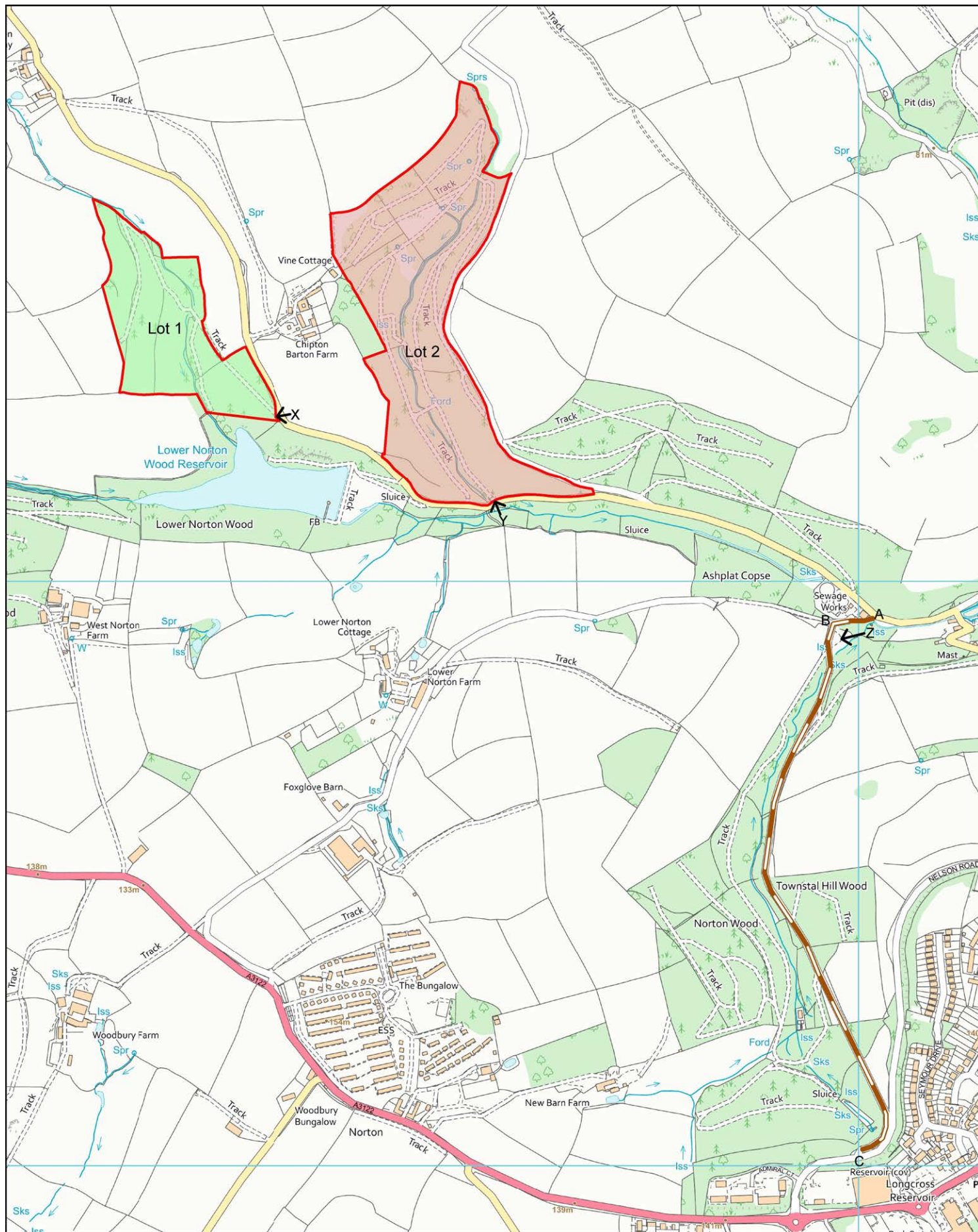
V.A.T.

The sale of the woodland is not subject to VAT.



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 2024.



Bruckton and Chipton Woods

Location SX 854 519

Scale 1:8,500 @ A4

Drawing No. Y22181-01

Date 28.05.24



Tustins

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Based on Ordnance Survey 1:2,500
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WAYLEAVES, RIGHTS AND EASEMENTS

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

The woodlands are 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 to Chipton Wood is locked. Please contact the Selling Agents for the gate code.

METHOD OF SALE

Bruckton and Chipton Woods are offered for sale by Private Treaty as a whole or in two Lots. 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 and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk







Bruckton and Chipton Woods

Location SX 854 519

Scale 1:50,000 @ A4

Drawing No. Y22181-02

Date 29.04.24



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Near Dartmouth, Devon



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