



FREEHOLD FOR SALE BY PRIVATE TREATY

26.31 Acres (10.65 Hectares)

# DREYBURY LANE WOOD

Halwill Junction, Devon

**Offers Around £130,000 are invited for this property**

OS Grid Ref: SS459008 Lat/Long: 50.786320,-4.185250 Nearest Post Code: EX21 5XU  
what3words: spits.sensitive.oatmeal

## Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ  
**For further information contact Jack Clegg**

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**IMPORTANT NOTICE**

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## LOCATION

Dreybury Lane Wood is located just outside of the village of Halwill Junction in west Devon, 12 miles north-west of Okehampton, 18 miles east of Bude and 38 miles west of Exeter. All distances are approximate.

## DESCRIPTION

Set within a private rural setting, Dreybury Lane Wood offers an attractive combination of commercial forestry and amenity appeal. The woodland comprises pockets of conifer plantation interspersed with areas of mixed broadleaved woodland and open ground, creating a varied and appealing landscape.

The conifers were planted in the early 2000s and are arranged across several blocks. They consist predominantly of Sitka spruce, alongside a smaller area of larch. The broadleaved areas are mixed and include oak and silver birch among others.

Soils across the property are classified as slowly permeable, seasonally wet, acid loamy and clayey soils. As a result of the heavier ground conditions and limited drainage, some areas experience seasonal waterlogging, including parts of the principal Sitka spruce block. Targeted drainage works could enhance both the productivity of the existing crops and the overall condition of the site.

Beyond the woodland, the property includes areas of open land offering a range of potential uses. These may include grazing, additional woodland planting or amenity and recreational purposes.

Further potential exists within the disused quarry pits located in the northern section of the property. Subject to any necessary consents these areas could be developed into small ponds, adding further amenity and ecological interest.

A good network of internal rides provides access throughout much of the woodland. Again, drainage improvements would enable year-round use of these routes.

We understand that planning permission was previously granted for the construction of a forestry storage building, although this was never implemented and has now lapsed. A purchaser may wish to explore the possibility of securing consent again.

Access to the property is excellent, with direct frontage onto the public highway along the southern boundary.

## 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.

## 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

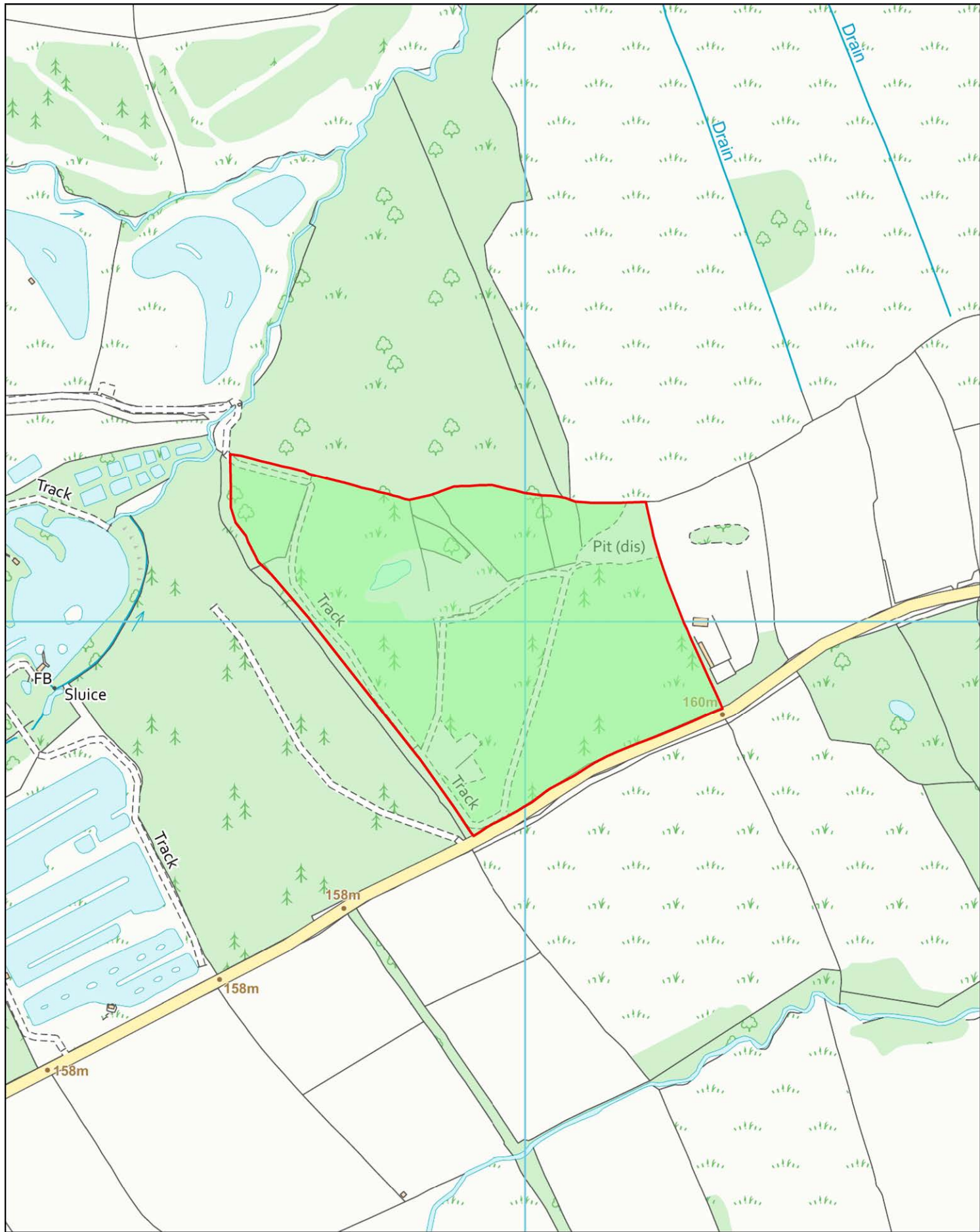
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Dreybury Lane 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](http://www.gov.uk)



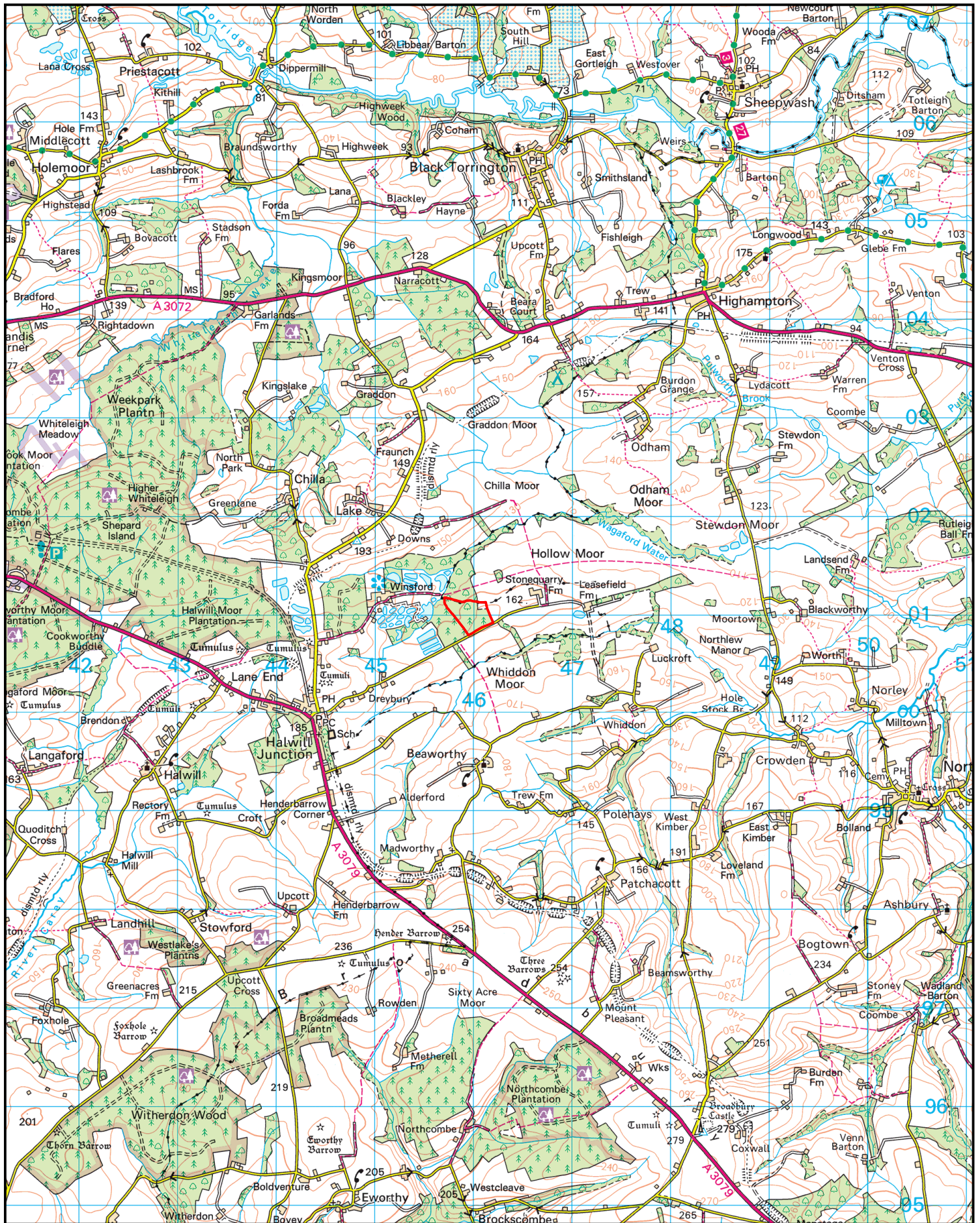
# Dreybury Lane Wood

Location SS 459 009  
 Scale 1:5,000 @ A4  
 Drawing No. ZAA27758-01  
 Date 12.03.26



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Based on Ordnance Survey 1:2,500  
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Halwill Junction, Devon



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