



FREEHOLD FOR SALE BY PRIVATE TREATY

21.49 Acres (8.69 Hectares)

HOLBEAM WOOD

Newton Abbot, Devon

Offers Around £95,000 are invited for this property

OS Grid Ref: SX825714 Lat/Long: 50.530125,-3.657125 Nearest Post Code: TQ12 6LY
what3words: ooze.doted.fevered

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

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 July 2026.

LOCATION

Holbeam Wood is located just outside of the market town of Newton Abbot in south Devon, 5 miles south-west of Kingsteignton, 12 miles north-west of Torquay and 23 miles south-west of Exeter. All distances are approximate.

DESCRIPTION

Holbeam Wood is an attractive, compact commercial woodland set within the picturesque Devon countryside, overlooking the beautiful River Lemon valley.

The woodland is well stocked, predominantly with productive conifer species. To the south and west of Holbeam Lane, the principal crop comprises p1960 Douglas fir, which forms the majority of the standing timber. This is complemented by an area of naturally regenerated woodland established following the removal of larch in 2015. The regeneration includes a diverse mix of sweet chestnut, sycamore, birch, hazel, Douglas fir and larch, adding both ecological interest and long-term management potential.

North of Holbeam Lane the woodland is entirely coniferous, with well-established p1961 Douglas fir and Norway spruce. The conifer crops throughout the property have performed well, creating an attractive and productive woodland.

A small area of windblown Douglas fir is present, with a felling licence already in place to facilitate its clearance and future management.

Soils within the wood are described as freely draining, slightly acidic loamy soils.

Holbeam Wood is entirely designated as a Plantation on an Ancient Woodland Site (PAWS), confirming that the land has been continuously wooded since before 1600 AD. This important designation presents opportunities to access enhanced grant funding to support the restoration and long-term management of the woodland's ancient woodland characteristics.

Access is directly from Holbeam Lane. Internally, the woodland is served by a network of tracks and rides which have become overgrown in recent years and would benefit from reinstatement by a future owner, enhancing access for management and enjoyment.

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.

MANAGEMENT

Holbeam Wood is managed by F&W Forestry, Court Barn, Clyst Road, Topsham, Exeter EX3 0BY.

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 (subject to the Sporting arrangement).

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.

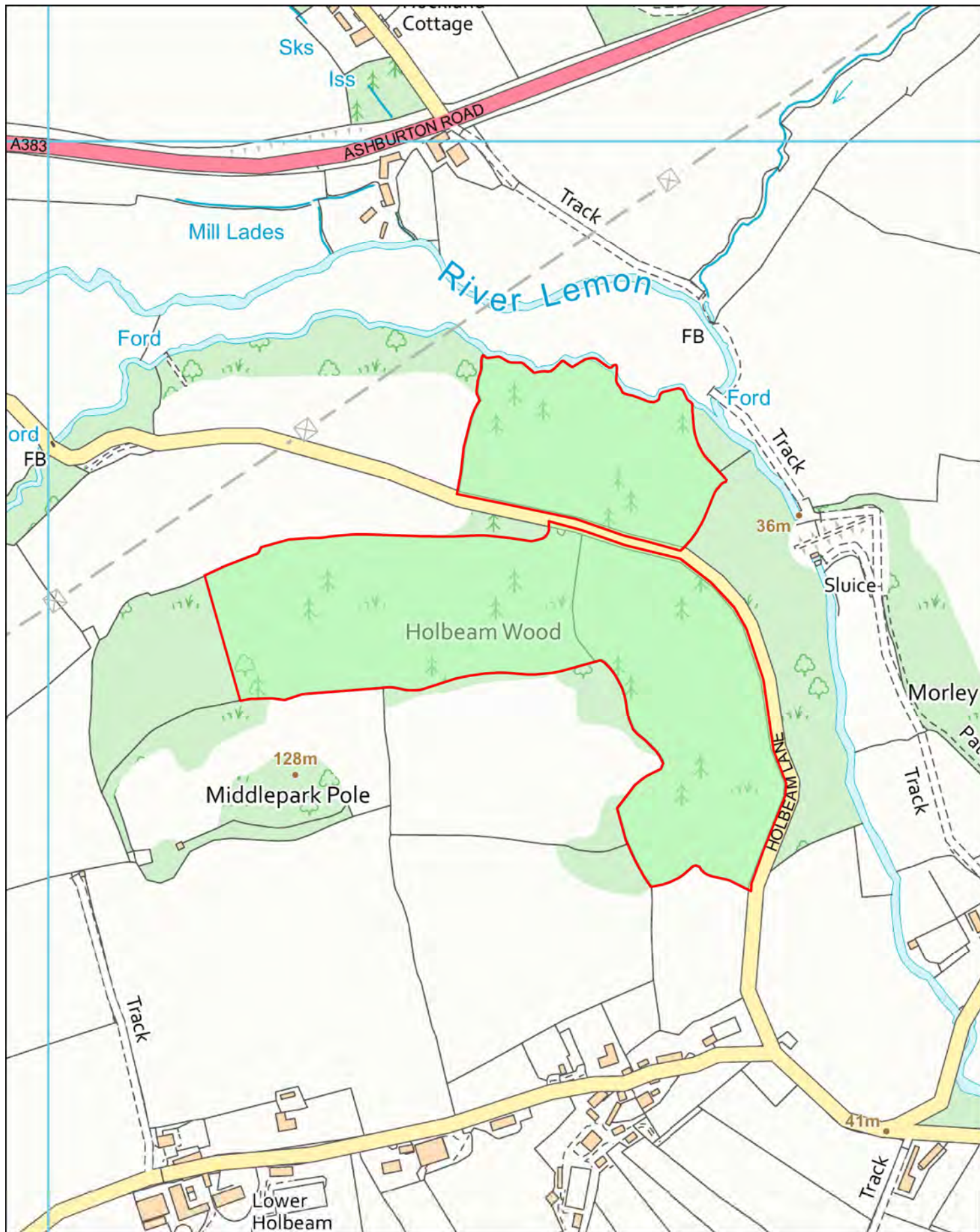
Holbeam Lane is very narrow and we would therefore advise parking nearby and accessing the wood on foot.

METHOD OF SALE

Holbeam 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



Holbeam Wood

Location SX 823 716
Scale 1:4,000 @ A4
Drawing No. ZAA28803-01
Date 06.07.26



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Holbeam Wood

Location SX 823 716

Scale 1:50,000 @ A4

Drawing No. ZAA28803-02

Date 06.07.26



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