



FREEHOLD FOR SALE BY PRIVATE TREATY

28.40 Acres (11.49 Hectares)

ILSINGTON WOOD

Ilsington, Newton Abbot, Devon

Offers Around £195,000 are invited for this property

OS Grid Ref: SX790759 Lat/Long: 50.571121 ,-3.709539 Nearest Post Code: TQ12 6HY
what3words: forum.serious.ironclad

Selling Agents

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

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



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 April 2026. Photographs May 2026.

LOCATION

Ilington Wood is situated just to the east of Ilington village itself, 2 miles from the A38 not far from Bovey Tracy. Exeter is 14 miles to the northwest. Newton Abbot and the mainline railway station is just 5 miles.

All distances are approximate.

DESCRIPTION

Ilington Wood lies in a beautiful part of Devon famous for its warm climate and sandy beaches. The wood itself is set back from the coast on the edge of Dartmoor National Park. The riverine valleys and gentle hills on the east side of Dartmoor hide a vast number of delightful ancient woodlands, and small commercial woodlands of which Ilington is no exception.

The wood is stocked with mainly English oak that is all around 60-80 years old. The trees have reached a stage where they will need to be thinned to favour the best trees for timber production in the not too distant future. Currently there is ample material that can be felled and thinned out of the wood (subject to a felling licence) to keep a family in firewood for decades.

Under the trees is a vibrant riot of colour with bluebells, primroses and other native woodland flowers. Thinning of the wood may improve these further if more light can reach the woodland floor.

Access is easy from the vehicle gate at point A on the sale plan. A parking layby can be found at point B on the sale plan just outside the woodland boundary. Internal access is adequate via old partly stoned access tracks that run all over the wood. Topography varies from gentle to steeper slopes that run down to the council roads that can be found on three sides of the 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. The title contains wording that suggests the neighbour to the west is responsible for maintaining the woodland's boundary fence.

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.

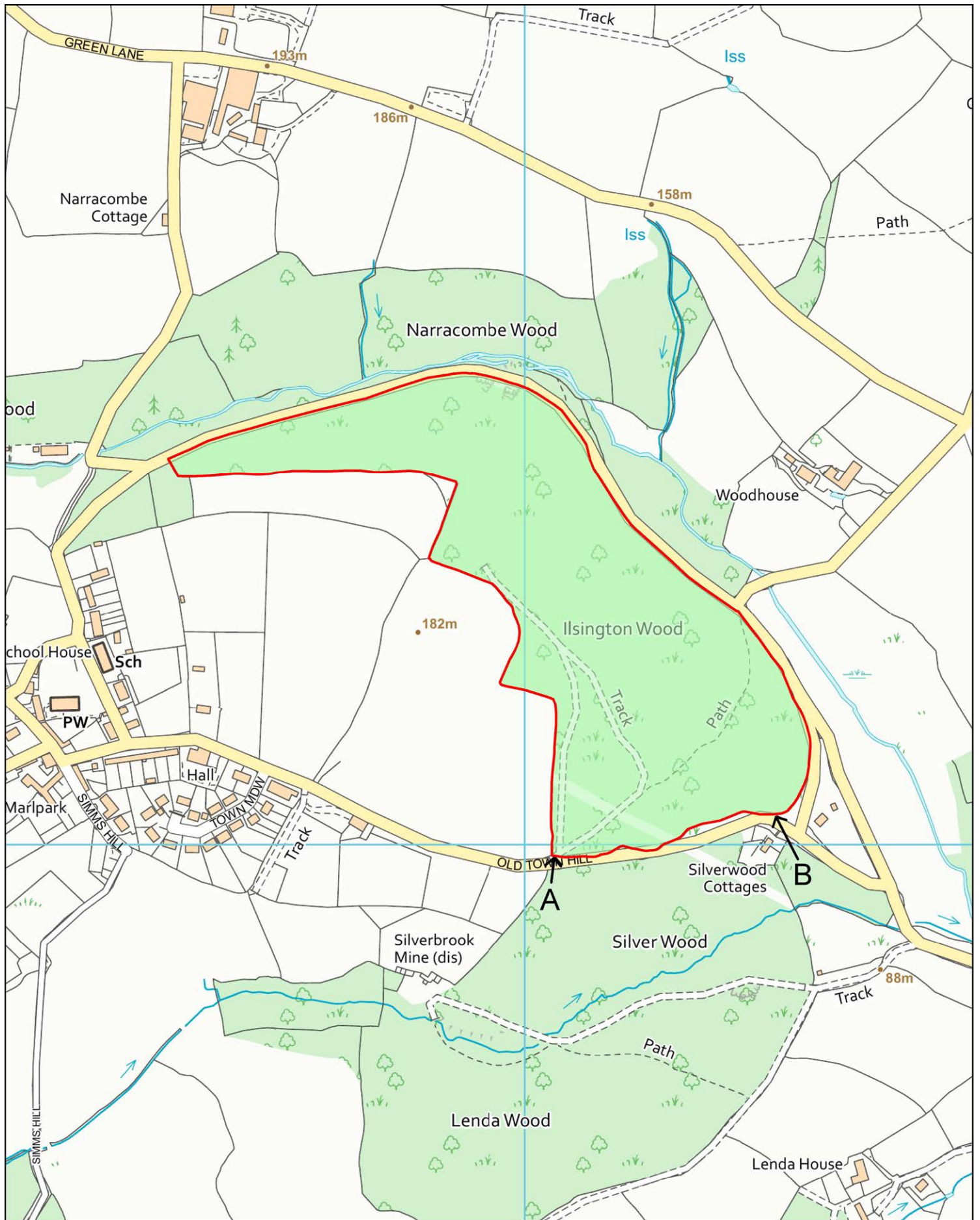
METHOD OF SALE

Ilington 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





Ilsington Wood

Location SX 789 762

Scale 1:5,000 @ A4

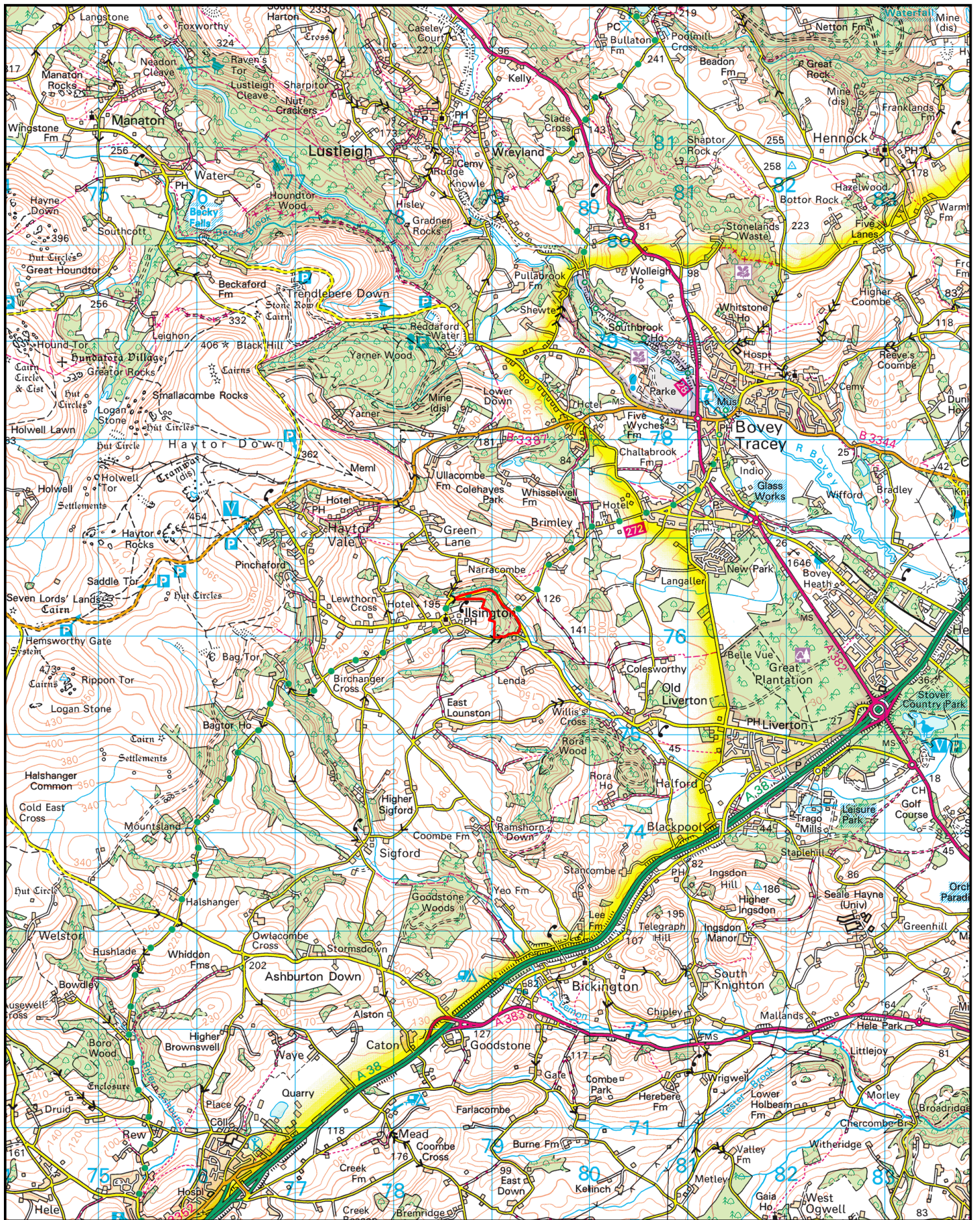
Drawing No. ZAA28051-01

Date 13.04.26



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Ilstington Wood

Location SX 789 762

Scale 1:50,000 @ A4

Drawing No. ZAA28051-02

Date 13.04.26



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