



FREEHOLD FOR SALE BY PRIVATE TREATY

48.78 Acres (19.74 Hectares)

## **KENTISBEARE WOOD AND PADDOCK**

Kentisbeare, Devon

**Offers Around £245,000 are invited for this property**

OS Grid Ref: ST099070 Lat/Long: 50.855441,-3.279463 Nearest Post Code: EX15 2DT  
what3words: homeward.thinnest.blazed

### **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 June 2026.

## LOCATION

Kentisbeare Wood and Paddock is located 6 miles to the east of Cullompton, 12 miles south-east of Tiverton and 17 miles north-east of Exeter. All distances are approximate.

## DESCRIPTION

Kentisbeare Wood and Paddock enjoys an attractive rural setting with convenient access to the M5 motorway, offering an appealing commercial woodland investment with a strong track record of conifer establishment and growth.

The woodland is characterised by two distinct planting phases. The northern third comprises mature Sitka spruce established during the 1990s, while the southern two-thirds feature a productive mix of Sitka spruce, Douglas fir and Sequoia planted in 2016, complemented by native broadleaf species planted in 2015. These broadleaves include oak, hazel and cherry. Both the conifer and broadleaf crops have demonstrated encouraging growth over their first decade with the Sitka spruce performing particularly well. A small area of mature broadleaf woodland is located near the entrance and along the northern boundary, adding diversity and visual interest.

The grass paddock, extending to approximately 1.2 acres, lies at the eastern end of the property and benefits from direct road frontage. It offers a range of potential uses including livestock grazing, amenity purposes or additional tree planting, subject to any necessary consents. The paddock has been let in the past and a new owner may wish to explore this opportunity in the future.

The property benefits from excellent accessibility, with direct access from the public highway along the north-western boundary. The principal access point is identified as Point X on the sale plan, with two additional access points located to the east, also directly from the public highway. Internally, a network of rides and tracks provides convenient access throughout the woodland.

Kentisbeare Wood and Paddock is located within the Blackdown Hills National Landscape.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. The right to rough shoot has been let on an annual licence to a neighbour, although we understand these rights have not been exercised.

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.

## RIGHTS OF WAY

The woodland is sold subject to a right of way for agricultural purposes only in favour of a neighbouring landowner over the route shown with a broken blue line and marked AB on the sale plan.

## MANAGEMENT

Kentisbeare Wood is managed by F&W Forestry (Court Barn, Clyst Road, Topsham, Exeter EX3 0BY). Their Mr Simon Brent will be pleased to discuss future management with prospective purchasers. He can be contacted on 01392 877741.

## 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 licence.

## VIEWING

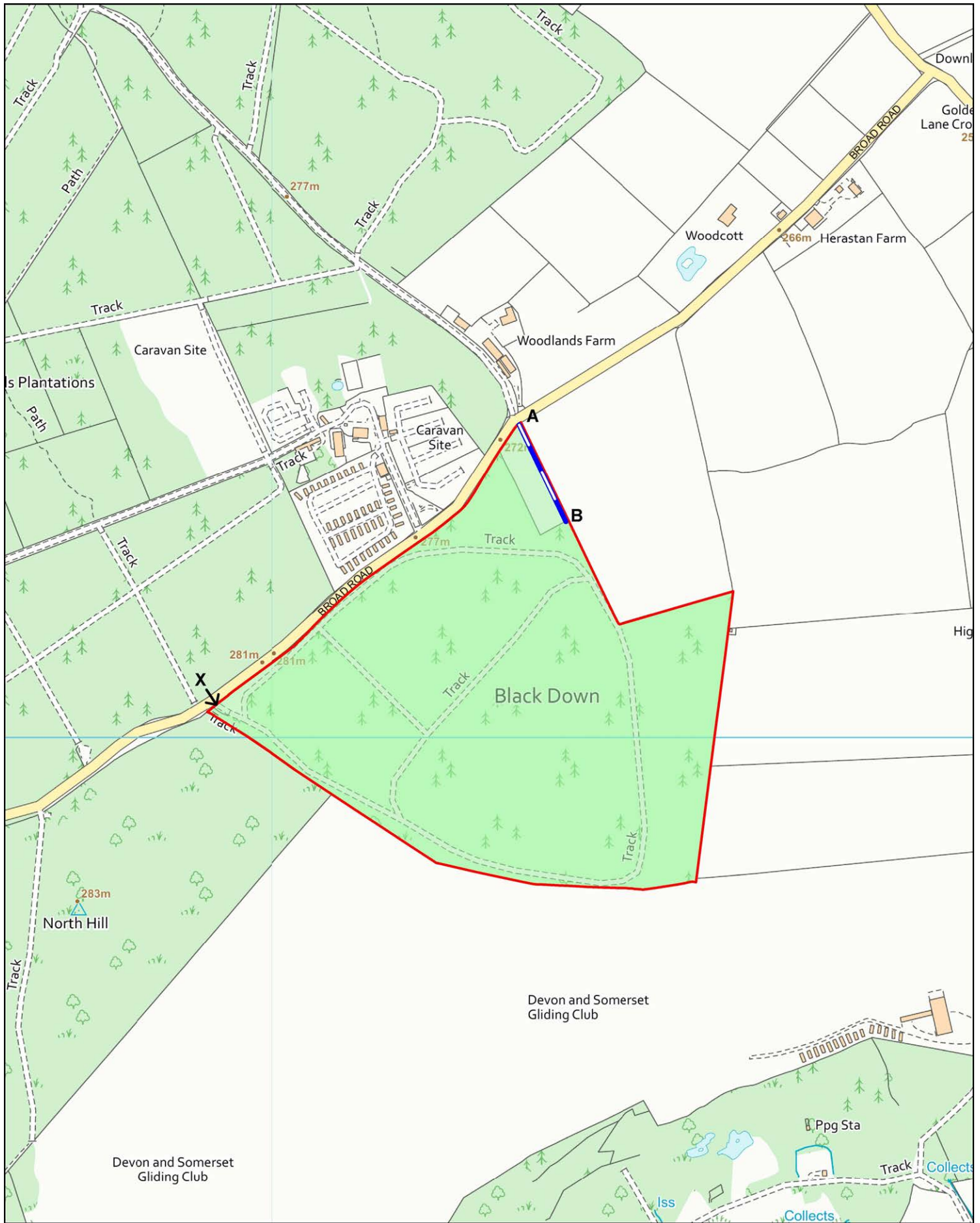
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

Kentisbeare Wood and Paddock 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)



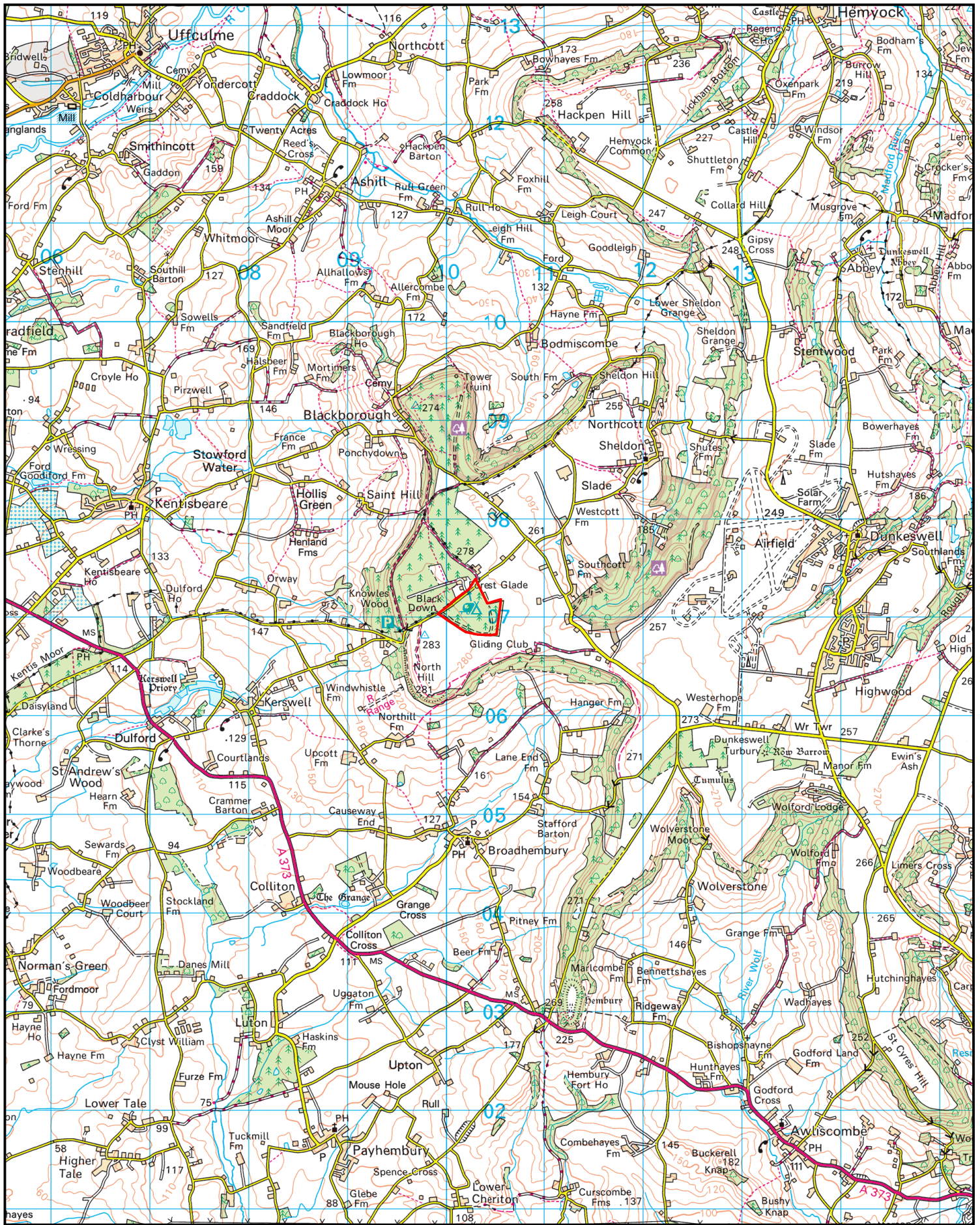
# Kentisbeare Wood and Paddock

Location ST 083 348  
 Scale 1:6,000 @ A4  
 Drawing No. ZAA28598-01  
 Date 11.06.26



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

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## Kentisbears Wood and Paddock

Location ST 083 348

Scale 1:50,000 @ A4

Drawing No. ZAA28598-02

Date 11.06.26



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Kentisbeare, Devon



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