



FREEHOLD FOR SALE BY PRIVATE TREATY

40.90 Acres (16.55 Hectares)

KNOWLES WOOD

Kentisbeare, Devon

Offers Around £255,000 are invited for this property

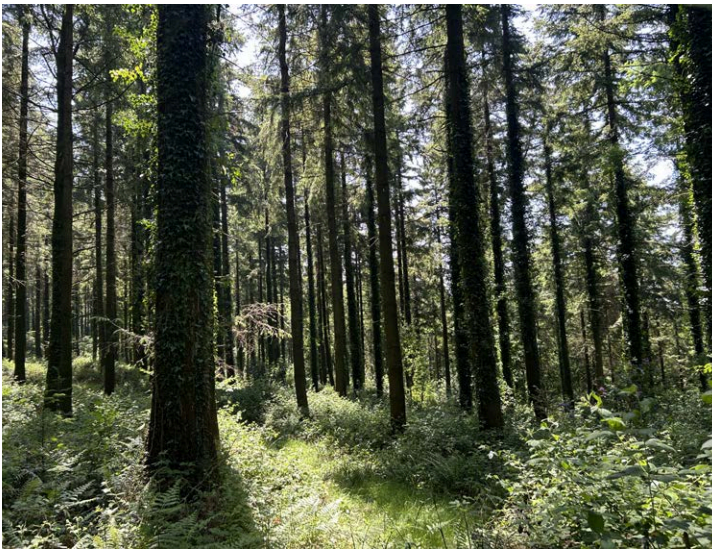
OS Grid Ref: ST093067 Lat/Long: 50.852988,-3.287395 Nearest Post Code: EX15 2ET
what3words: fluctuate.waddle.stages

Selling Agents

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

For further information contact 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 July 2026.

LOCATION

Knowles Wood is located 5 miles east of Cullompton in mid Devon, with Tiverton 16 miles to the north-west and Exeter 18 miles to the south-west. All distances are approximate.

DESCRIPTION

Situated within the picturesque Blackdown Hills National Landscape, Knowles Wood is a superb commercial woodland offering excellent accessibility, with Junction 28 of the M5 motorway just a short distance away.

The northern two-thirds of the woodland is predominantly stocked with Douglas fir established in four phases during the 1970s. These crops are of good quality and present an attractive opportunity for a purchaser to undertake harvesting in the coming years, subject to the necessary consents, providing the potential for near immediate timber income.

The remainder of the conifer crop comprises Sitka spruce planted in 1991 together with a recently established area of Sitka spruce planted in 2023, which is already demonstrating strong early growth, and several smaller stands of Norway spruce dating from 1965, further enhancing the woodland's productive conifer resource.

Scattered throughout the woodland are attractive pockets of mixed broadleaved species, including oak, sweet chestnut and beech, adding diversity.

The property benefits from direct access off Broad Road on the southern boundary via a wide bell mouth entrance whilst a central ride provides good internal access.

Knowles Wood is classified entirely as ancient woodland, indicating the land has had trees growing continuously since before 1600 AD. Specifically, the vast majority of the wood is classified as a Plantation on Ancient Woodland Site (PAWS) but for a small area at the far north of the wood which is classified as Ancient and Semi Natural Woodland (ASNW). Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are currently let on an annual basis.

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.

MANAGEMENT

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

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.

We understand a neighbouring landowner has the right to take a free and uninterrupted supply of water through the water pipe running east to west through the southern portion of the wood.

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

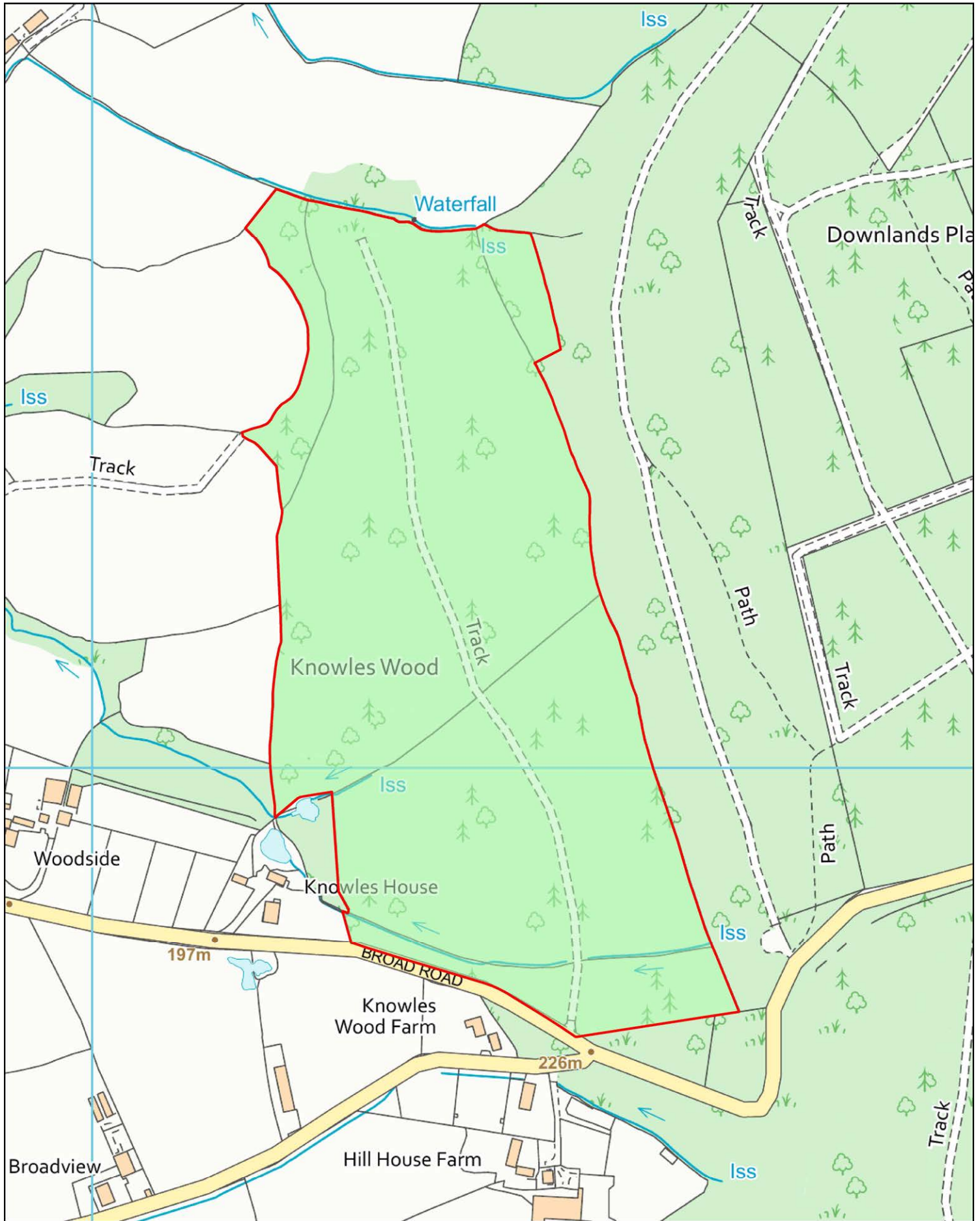
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Knowles 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



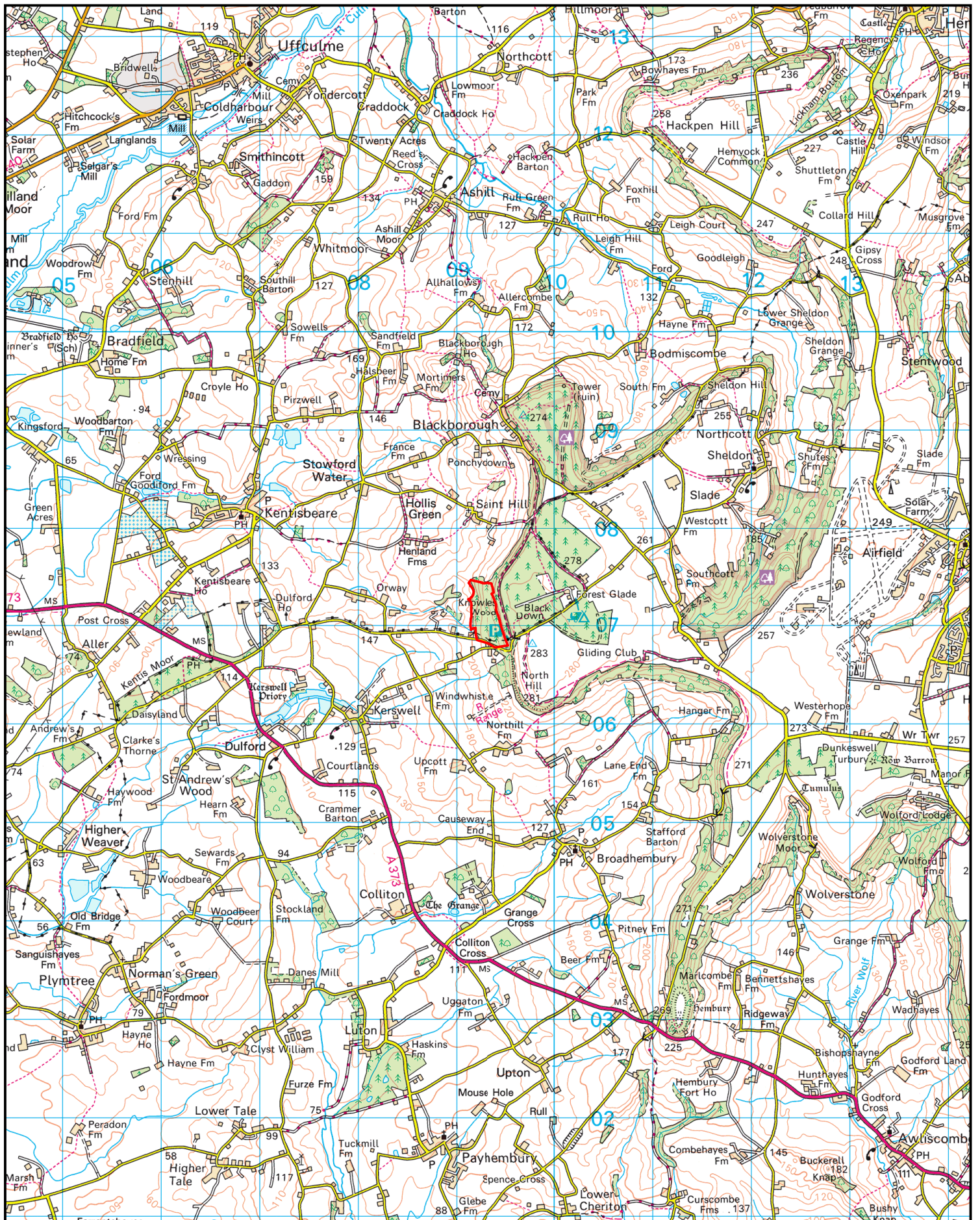
Knowles Wood

Location ST 093 071
 Scale 1:4,000 @ A4
 Drawing No. ZAA28741-01
 Date 30.06.26



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

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Knowles Wood



Location ST 093 071

Scale 1:50,000 @ A4

Drawing No. ZAA28741-02

Date 30.06.26



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