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John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



DUVALE WOOD

Tiverton, Devon

12.66 Hectares / 31.29 Acres

An attractive Devon oak wood in the scenic Exe valley, with potential income from hardwood timber sales

FREEHOLD FOR SALE BY PRIVATE TREATY

Guide Price £140,000

www.johnclegg.co.uk

DUVALE WOOD



Tiverton 7 miles

Taunton 27 miles

Exeter 32 miles

Yeovil 54 miles

(all distances are approximate)

DIRECTIONS

From the main A361/A396 roundabout, north of Tiverton, take the A396 north towards Bampton and Dulverton. Follow this road for just under 6 miles. The entrance to the woodland, shown as point "A" on the Sale Plan, is on your right opposite the Duvale Priory. Please note the access is quite steep and over the winter months when the ground is likely to be soft, vehicles should be left at the forest entrance OS 1:50,000 Map 181 Ref SS941211. Nearest post code EX16 9EG.

VIEWING

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of hazards within the woodland when viewing.

DESCRIPTION

Duvale Wood is an attractive broadleaved woodland in the idyllic setting of the Exe river valley. The site is a south facing slope on fertile brown earths. Unusually the woodland is mainly stocked with oak, much of which is of marketable quality and approaching maturity, offering the prospect of timber income over the coming years. The woodland will also be attractive to those with an interest in nature conservation with the whole site designated as ancient semi-natural woodland indicating its inherent biological richness. The current owners have undertaken a gradual removal of non-native coniferous species and alongside the oak the woodland now comprises beech, birch, holly and hazel.

The woodland would benefit from some thinning and small scale felling and replanting to diversify the age structure, which would allow both timber income to be generated, and allow some light in to the forest floor to enhance the woodland flora. As such this property offers nature lovers the opportunity to continue to improve the biodiversity value of the woodland.

A series of unsurfaced paths and tracks, mostly suitable for quad bike use, run through the wood giving access throughout.

TAXATION

After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

The sporting rights are owned and included in the sale. They are not let.

MINERAL RIGHTS

These are owned and included in the sale except as reserved by statute.



DUVALE WOOD

FENCING

There are no known fencing liabilities

RIGHTS OF WAY

The woodlands are sold with the benefit of a right of way at all times and for all purposes over the route shown A-C on the sale plan, which is shared with the adjacent Duvale Farm.

RIGHTS AND EASEMENTS

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

WAYLEAVES

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and any error or misstatement 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

METHOD OF SALE

Duvale Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Cirencester office on 01844 291384.

Anti Money Laundering Compliance (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This requires us to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase, before the transaction can proceed. Further information can be obtained from the following link:

<https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

OFFERS AROUND £140,000 ARE INVITED



IMPORTANT NOTICE

John Clegg & Co 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 John Clegg & Co 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 John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared 4th November 2019

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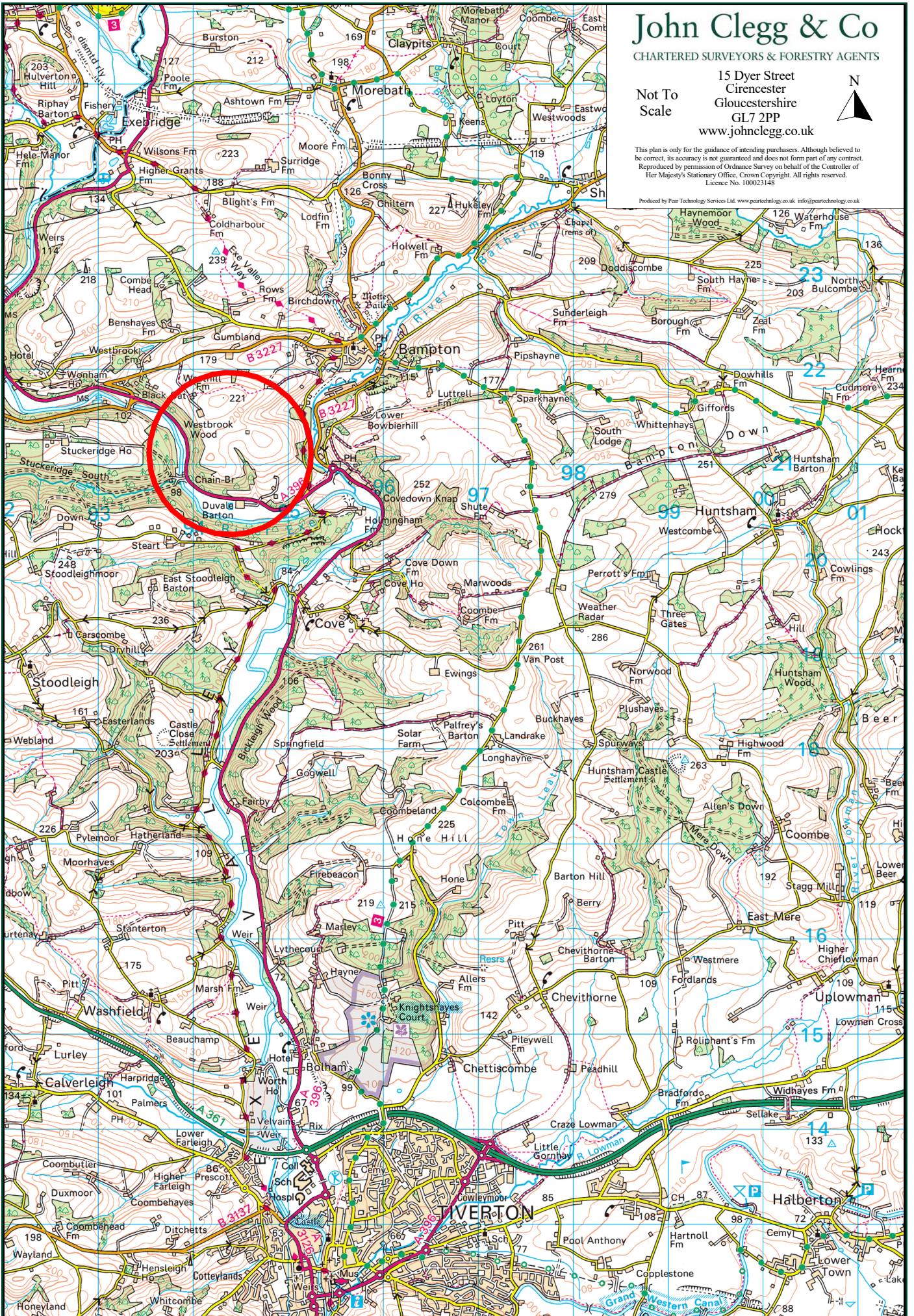
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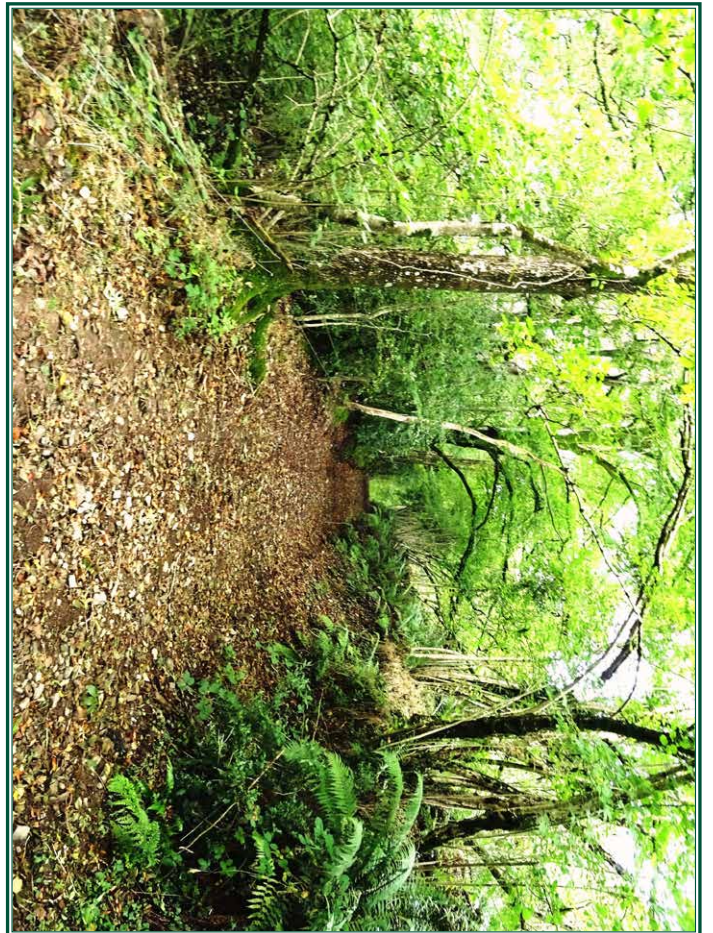
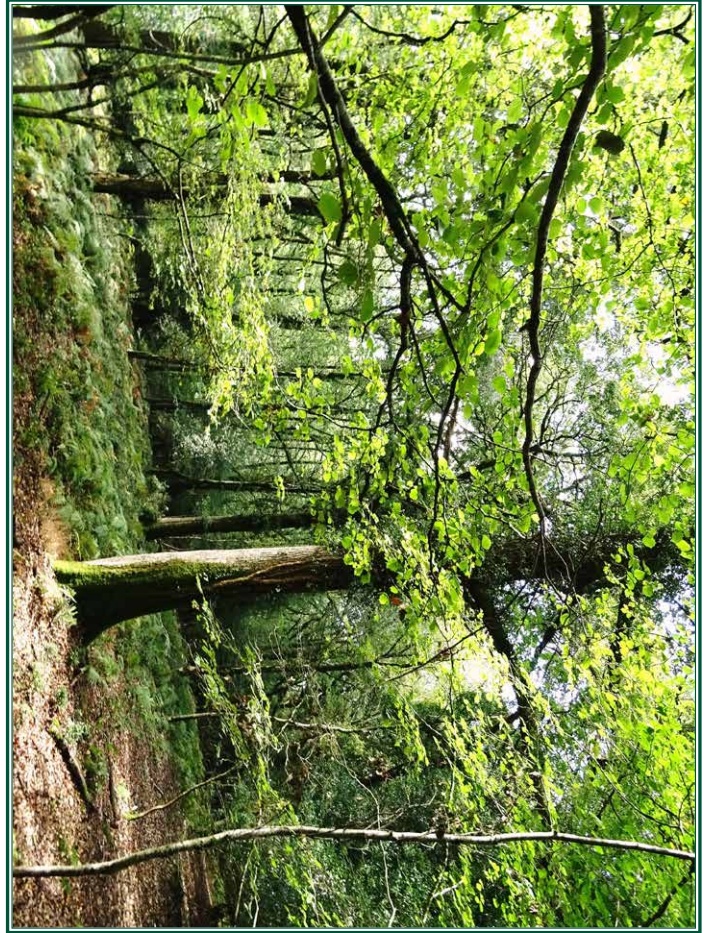


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