



Hamberhayne Copse



Hamberhayne Copse

, Colyton, Devon, EX24 6DX

///chef.discussed.melons

Just over 16 acres of mixed woodland
with small shed in the East Devon
National Landscape

- 16.37 acres (6.63 ha)
- Access to Devon Lanes
- Forestry access
- Sitka Spruce plantation
- Mix of other deciduous trees
- Small timber storage shed

Offers In Excess Of £75,000

SITUATION

Set between the villages of Northleigh, Offwell and Shute, and the small historic town of Colyton, Hamberhayne Wood is positioned in a wonderfully quiet location within the East Devon National Landscape.

DESCRIPTION

Extending to about 16.37 acres (6.63 ha) of west facing (steep in places) woodland. The central portion of the woodland is Sitka Spruce surrounded by a wonderful mix of Oak, Ash, Beech, Holly and Hazel with plenty of Bluebells.

On the Eastern edge of the woodland is a small clearing with a small timber shed, located at approximately
///eternally.oils.sniff.



ACCESS

The woodland has boundaries on two sides by unmade 'Devon Lanes, also known as 'other routes of public access' that link Rockerhayne Cross with Crookham Cross and Lawdeshayne. The woodland also benefits from a specific forestry access down the land to the south west as shown on the plan A - B. A neighboring parcel has a right to cross B - C.

SERVICES

No services connected.

DIRECTIONS

To find the woodland it is recommended to use the What3Words website.

Make your way to Rockerhayne Cross
///added.fortnight.goats. Or the road against the Forestry
Access/right of way is ///standing.clinic.whistle.

Then aim towards ///chef.discussed.melons

SHOOTING RIGHTS

Please note the shooting rights are not included.



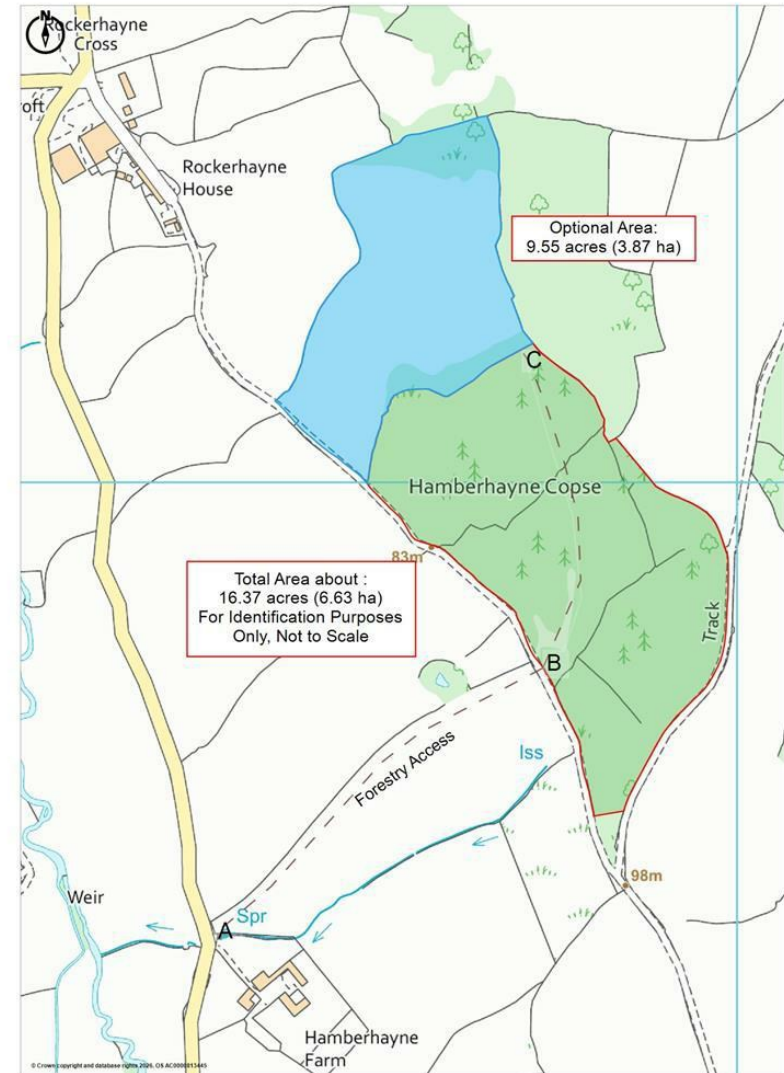
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