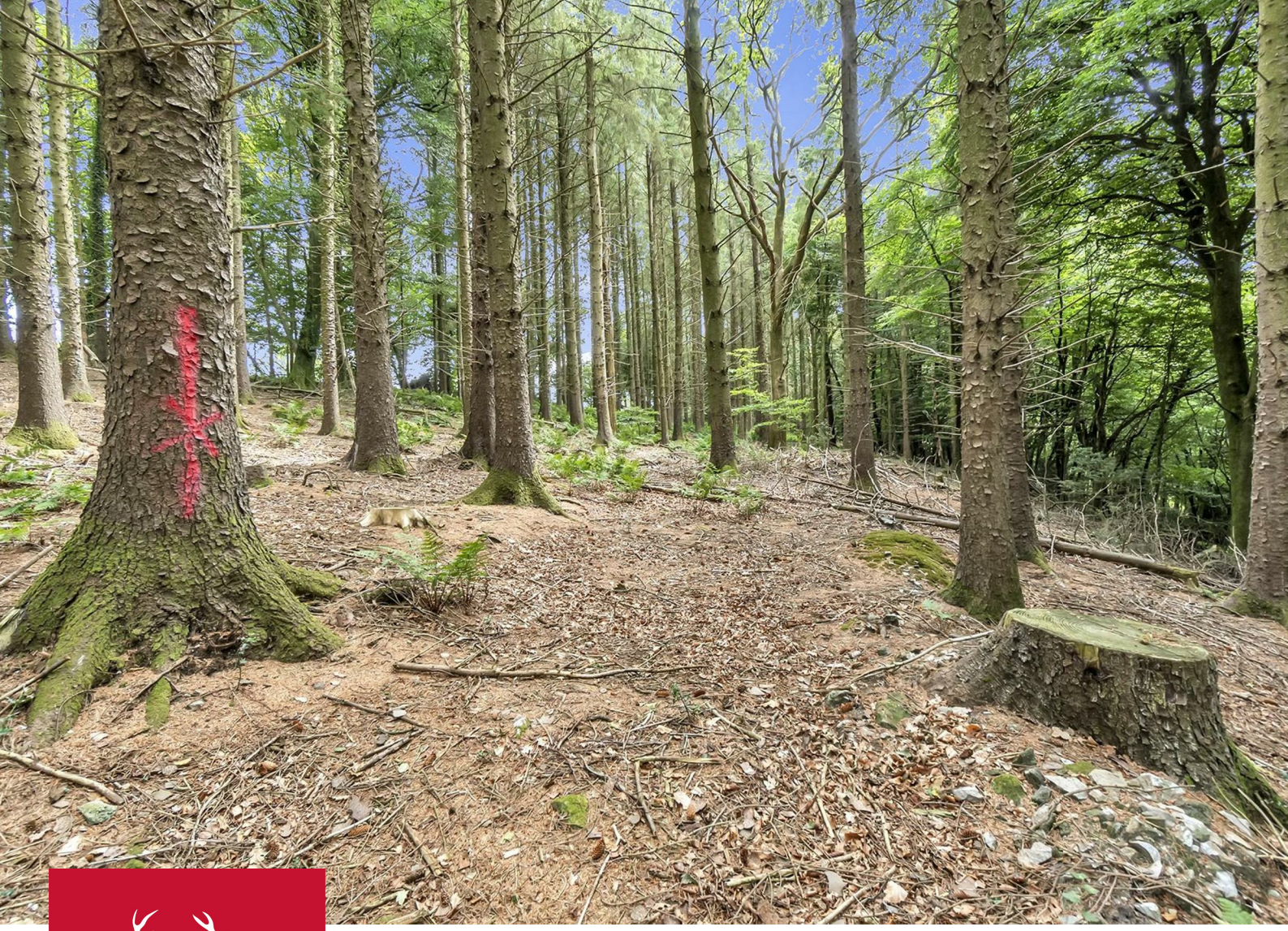


STAGS

Woodland off Stockland Hill , Cotleigh, Honiton, Devon EX14 9JD

Commercial stand of Sitka Spruce extended to 1.53 acres (0.62 ha) just off Stockland Hill

What3words Location ///sprinter.walls.stumpy

• Commercial stand • 1.53 acres (0.62ha) • No covenants • Recently thinned • Freehold • No council tax/ business rates. • Mature Sitka Spruce

Offers In Excess Of £35,000

01404 45885 | honiton@stags.co.uk

SITUATION

Positioned just off Stockland Hill (Seven mile straight) the woodland has access of a quiet country lane leading down to the village of Cotleigh.

Set within the Blackdown Hills National Landscape (formerly known as AONB), the woodland is part way between the A30/A303 to the north and A35 to the South, providing easy access to the nearby towns of Honiton, Axminster and Taunton.

WOODLAND

Extending to 1.53 acres (0.62 acres) this commercial stand of Sitka Spruce has recently been thinned by the current owner providing more space to the existing trees to fully mature. Forming the southern point of a larger area of woodland this opportunity is offered for sale by private treaty.

VIEWINGS

With details in hand after calling Stags

BOUNDARIES

The plan enclosed is for identification purposes only. There are natural boundaries to the east and west with trees marked forming the northern boundary.

WHAT 3 WORDS LOCATION

///sprinter.walls.stumpy



STAGS

@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.