



FREEHOLD FOR SALE BY PRIVATE TREATY

94.67 Acres (38.31 Hectares)

BICTON WOOD WEST

Callington, Cornwall

Offers Around £485,000 are invited for this property

OS Grid Ref: SX319696 Lat/Long: 50.502895,-4.37163 Nearest Post Code: PL14 5RN
what3words: splashes.overlaps.cabs

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website

LOCATION

Bicton Wood West is situated 3 miles to the west of Callington in Cornwall. The wood is best accessed off the A390 Callington to Liskeard road. Launceston and the A30 are around 10 miles to the north. All distances are approximate.

DESCRIPTION

Bicton Wood West is a classic lowland ex-Forestry Commission peninsular woodland. Squashed between Bodmin Moor and the highly populated Plymouth, Liskeard, Callington and Tavistock towns, this part of east Cornwall with its characteristic rolling countryside and deep sheltered riverine valleys is known for providing warm, wet and fertile sites perfect for growing commercial woodland. Bicton Wood West is no exception being a rich, well drained site with deep brown earth soils north-east facing on a relatively gentle slope. The wood is easily workable with modern forest machinery and past timber extraction has proven the access.

At the present time the wood is nearing the end of its initial restructuring phase with nearly all of the mature timber felled and with young crops at various stages. Species include Sitka spruce, western hemlock, Douglas fir and Norway spruce. The majority of the replanted conifer crops are performing well and most will achieve a productive future. Modest further investment to the 2020 crops will ensure that the property remains highly commercial and is able to produce future income.

A stocking schedule is available from the Selling Agents upon request.

Along with young conifer crops this ancient woodland also has a significant area of mature broadleaves which includes a large area of beech and ash that might be able to produce intermittent volumes of firewood for the local market. This is an important feature in a mixed commercial woodland as in this part of the world locally marketed firewood production rivals softwood timber prices per cubic metre.

It was noted that the woodland will be a riot of colour when the bluebells come out in late April. These seemed to be nearly everywhere.

The woodland is classified as a Plantation on an Ancient Woodland Site (PAWS).

Access into the woodland is convenient from the county road with three distinct gated entrances shown C, D and E on the sale plan. The entrance closest to Bicton bungalow, point E, is the easiest one to use and has been developed for timber haulage with timber haulage vehicles able to travel to the south-west where the A390 is convenient to access. The main entrance opens onto a good selection of metalled forest roads that lead into the far reaches of the property.

The northern boundary appears to be a significant tributary of the river Lynher that eventually flows into the sea at Plymouth. The sound of rushing water provides a pleasant atmosphere in the wood with some potential for building a few ponds to create wildlife opportunities.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. The deer stalking rights are let on an annual license.

Mineral rights are reserved to a former owner.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown AB on the sale plan.

MANAGEMENT

Bicton Wood West is managed by F&W. Their Mr Jamie Heron will be pleased to discuss future management with prospective purchasers. He can be contacted at the Exeter office on 01392 877741.



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 March 2025.



V.A.T.

The sale of the property is not subject to V.A.T.

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 Minerals reservation.

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.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

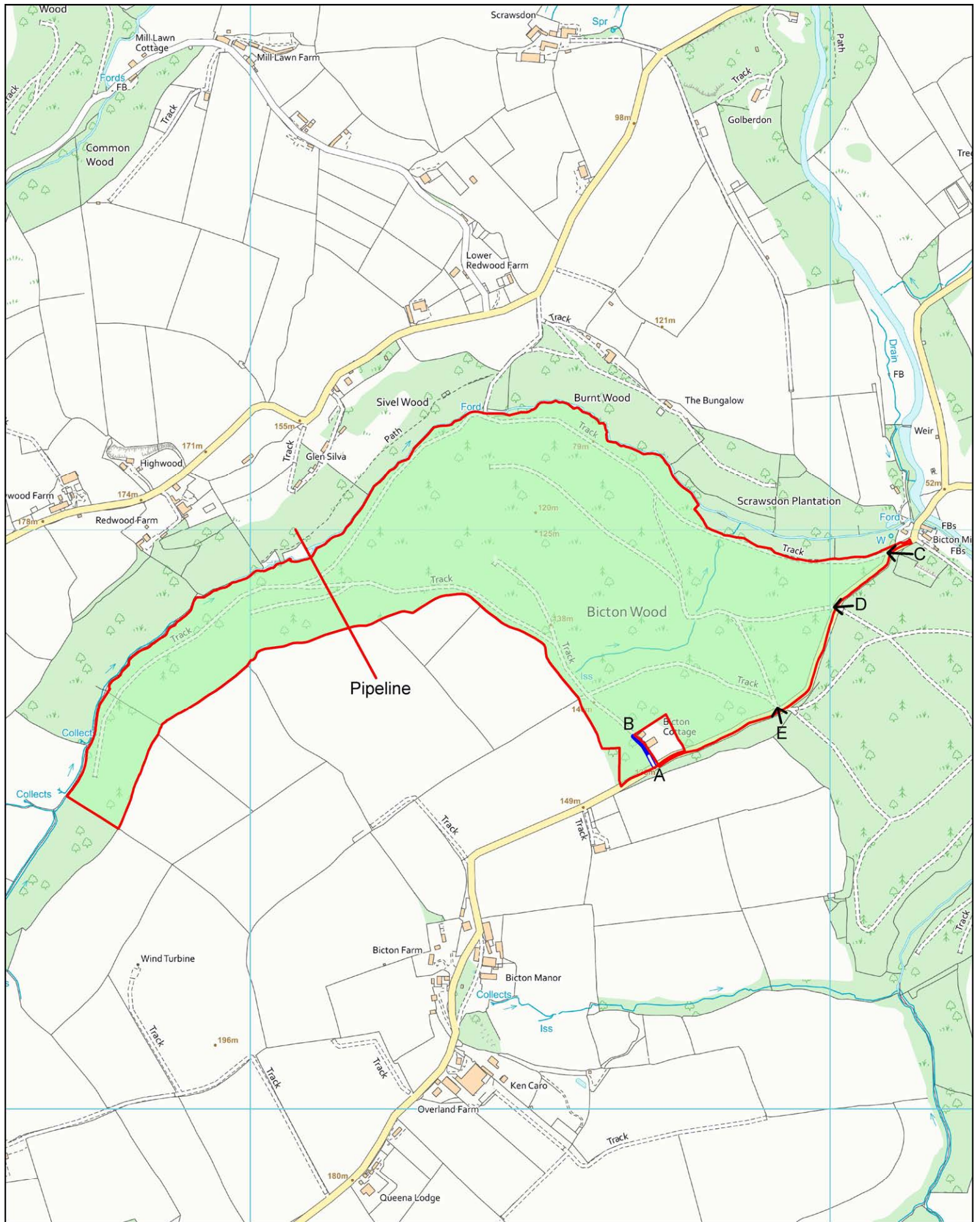
METHOD OF SALE

Bicton Wood West 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 and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk





Bicton Wood West

Location SX 314 698
 Scale 1:8,500 @ A4
 Drawing No. Z24696-01
 Date 24.03.25



Tustins

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Bickton Wood West

Location SX 314 698
 Scale 1:50,000 @ A4
 Drawing No. Z24696-02
 Date 24.03.25



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BICTON WOOD WEST

Callington, Cornwall




Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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