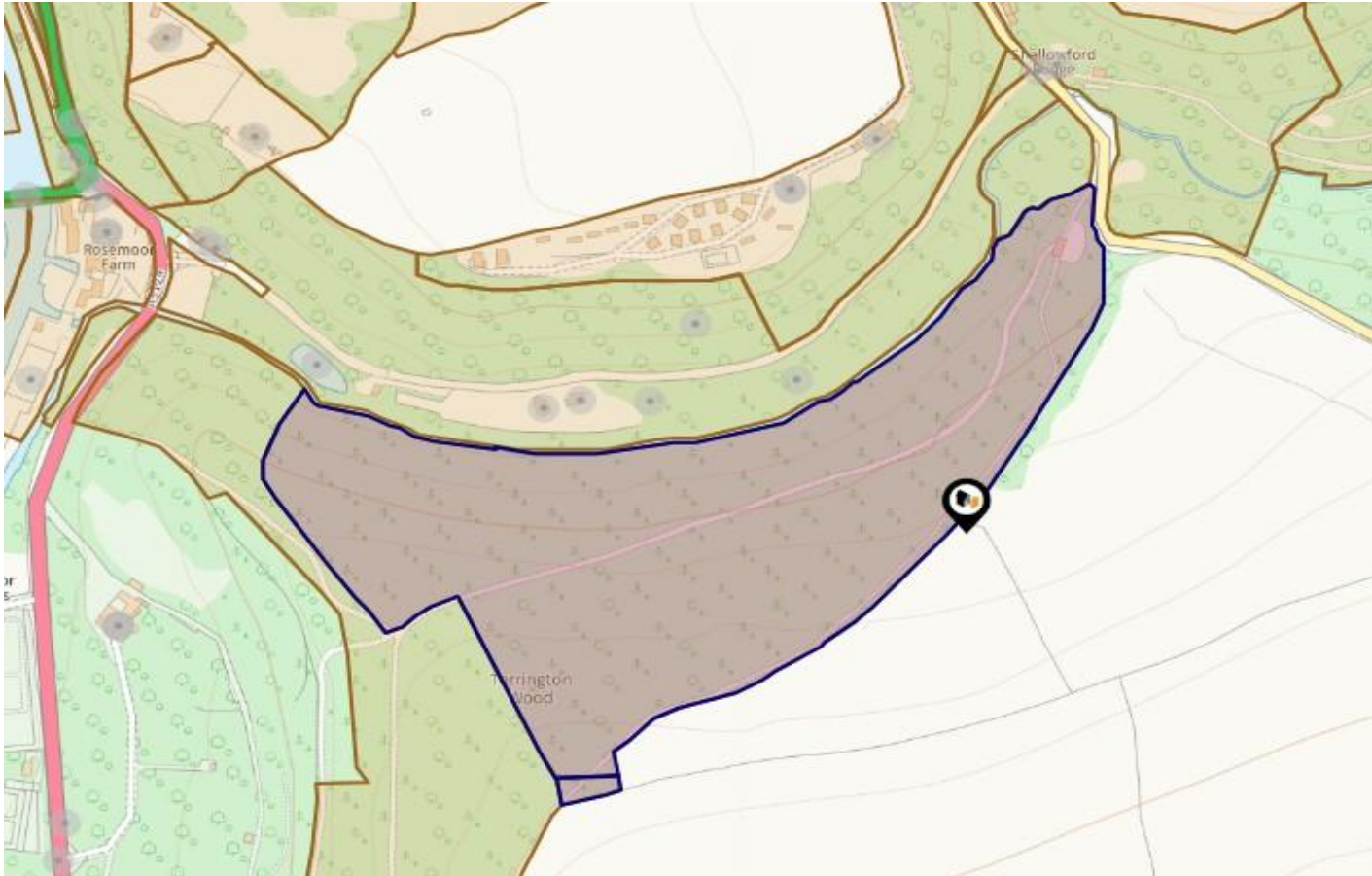


East Torrington Woods
Caddywell Lane
Torrington
Devon
EX38 7EW

Offers In Excess Of: £240,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

East Torrington Woods, Caddywell Lane, Torrington, Devon, EX38 7EW

- Amenity and enjoyment woodland
- Site approaching 20 acres (8 hectares)
- Good sized work and storage yard
- Plenty of parking
- Good access through the site
- Felling licence granted until 15th Oct 2026
- Income potential
- EPC: N/A
- Council Tax Band: N/A

Can be divided into separate lots of smaller parcels by negotiation.



A fantastic opportunity to acquire an attractive gladed woodland approaching 20 acres. It contains some excellent crops dating from 1939.

A felling licence is currently in place, expiring on 15th Oct 2026 allowing for an effective thinning programme to yield an income before re-planting for future years to come. There is an attractive mix of hard and softwood on site from a variety of specimens that include European larch, Scots pine, Beech, Western hemlock, Japanese larch, western red cedar and Sequoia, the latter of which is famous for its very large specimens in California.

There is a five bar gated access onto the site from the lane where ample space for parking multiple vehicles is found along with various storage structures and wood stores. The woodland is easy to navigate with two stoned tracks running through both the centre and the Eastern boundary.

A small stream to the Northern boundary adds to this beautiful woodlands charm and enjoyment, it really is a wonderful retreat not to be missed.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.



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Directions

From our office continue down Well Street to the crossroads where you turn left onto New Road. At the mini roundabout take the second exit onto Calf Street and continue to the next roundabout, again taking the second exit sign posted South Molton. Just after the pedestrian crossing turn right into Borough Road and continue to the bottom of the hill turning left onto Caddywell Lane. Follow Caddywell Lane towards Greenways Valley Holiday Park where you bear left. Follow down the hill crossing a bridge over a small stream before ascending to a sharp left hand bend where the entrance to the site is located on your right hand side.

What3words: havens.tailwind.cars

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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