

Blackchurch Rock Wood - Bideford



Blackchurch Rock Wood is a truly unique space with outstanding coastal views set within the [North Devon Coast AONB](#) on the [Hartland Heritage Coast](#).

The woodland itself is predominantly sitka spruce which lies on two sides of the plot. In the central area, a wide grass meadow opens up to reveal wonderful views of Bideford Bay. Within the meadow, a fire pit, bench and static home (included in the sale) can be found, making an ideal space for camping and activities. A borehole has also been installed towards the top of the meadow which could provide a valuable water supply to the site.

In addition to the plentiful supply of sitka timber, pockets of larch, hazel and hawthorne can also be found at the edges of the wood. As you would expect in such open countryside, deer, foxes and badgers are common. Being some distance from any main roads, the wood is extremely peaceful and an array of birdsong can be heard.

Native hedgerow planting at an early stage has been completed at each end of the open area to naturally separate the plot from neighbouring meadows. There are no public footpaths through or near the woodland.

Ideally placed for those looking to explore the local area and beaches, [The South West Coast Path](#) is within walking distance and the picturesque fishing village of [Clovelly](#) can be reached in under an hour. The village of Hartland and Hartland Quay with shops, pubs and restaurants is just a short drive away.

Ward is Hartland and the County Council is Devon

Boundaries: The northern boundary follows the main track. The east and west sides border neighbouring woodland and meadow and are staked and marked orange. The southern boundary is fenced and follows the road leading to Yapham Farm.

Access: There is excellent vehicle access all year round via a shared locked gate. Parking is also possible inside the woodland itself. There are also two private parking areas on the main track.

Details for this wood

Guide price: £75,000 - Freehold

Size: About 3½ acres

Location: Hartland, Bideford, Devon

OS Landranger: OS No 190

Grid ref: SS 28611 25396

Nearest post code: EX39 6AN

Contact: Ben Williamson

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[Click HERE](#) to see free OS maps.

Covenant There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

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Our Maps





Directions

Blackchurch Rock Wood, Hartland, Bideford, Devon

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.
 - For viewing purposes, park at the main entrance as marked on the map. Please don't block the gate.
 - To access the woodland, climb over the gate and follow the track.
 - After the right hand bend, continue for approx 80 metres, Blackchurch Rock Wood will be on your right.
2. **For Satnav:** the nearest postcode is **EX39 6AN** as shown by the marker on the maps. The main coordinates for access are: **51.001985, -4.449289. W3W: ///senior.sinkhole.universe**

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.