

SIDMOUTH WOODS

Sidmouth, Devon


BIDWELLS

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Sidmouth • Devon

65.99 hectares (163.06 acres)

*Sidmouth 0.5 miles, Honiton 8 miles, Exeter 10 miles
(all distances are approximate)*

- Freehold with vacant possession
- Commercial conifer and broadleaved woodland with a diverse age structure and opportunities for income generation from timber harvesting
- Attractive and prominent coastal position with sea views
 - Available as a whole or in two lots

Guide price £750,000 for the whole

Lot 1 - £450,000

Lot 2 - £300,000





INTRODUCTION

Sidmouth Woods extends to approximately 65.99 hectares (163.06 acres) of attractive and well-managed commercial woodland, offering buyers the opportunity to acquire a significant forestry holding in a highly desirable location. With a long-standing management history and established programme of harvesting and thinning, the property combines immediate appeal with strong long-term investment potential.

Douglas fir is the principal species across Sidmouth Woods, providing a strong foundation for long-term timber production. Significant areas of Corsican pine and Scots pine add to the commercial opportunity, while smaller stands of Sitka spruce and Western red cedar add diversity to the woodland resource.

The woodland is divided into management compartments, many of which comprise well-structured mixed-species crops. Regular thinning over many years has created an attractive and productive forest, with much of the woodland now benefitting from established understorey regeneration and an increasing presence of native broadleaved species. This provides purchasers with considerable flexibility, whether seeking near-term income from timber production or focusing on long-term capital appreciation and future crop development.

A notable feature of Sidmouth Woods is its diversity. The woodland enjoys a broad age structure and varied species composition, combining productive conifers with a significant broadleaved component throughout. Impressive mature beech trees line the network of internal tracks, contributing both character and visual appeal to the property.

Predominantly gently sloping with an easterly aspect, the woodland benefits from free-draining soils and fertile growing conditions that have supported consistent productivity over many decades. Together, these characteristics create an attractive, resilient and highly manageable woodland investment with both commercial and amenity appeal.



LOCATION & ACCESS

The property sits on the eastern slopes of Peak Hill and Bulverton Hill less than a mile to the west of Sidmouth on the Devon Coast. Known for its timeless charm, Sidmouth is a haven for outdoor enthusiasts with its beautiful beaches and coastline.

- **Main access (A on sale map):** Grid Ref SY114887 | what3words: crunch.quite.rubble | Nearest postcode EX10 9EB
- **Secondary access (B on sale map):** Grid Ref SY110871 | what3words: whites.cuts.headed | Nearest postcode EX10 0NN

Use of public roads for timber haulage has been established over many years.

- **Lot 1** - access is taken from point A as shown on the sale map onto Peak Hill Road. There is additional access at point C to the east. More recently timber has been extracted across neighbouring land along neighbouring access tracks to point D in the south by mutual agreement with the landowner.
- **Lot 2** - access is taken from point B as shown on the sale map. Timber has been extracted across neighbouring land to the north and east from points marked X and Y on the sale map, and out along neighbouring access tracks to point D in the south of Lot 1 by mutual agreement with the landowner.

Internally each Lot has an extensive network of tracks and rides that have facilitated timber extraction in recent years.

THE PROPERTY

Planting records for the woodlands date from 1902, and there is a much longer history of plantation management from the 1800's. Throughout this time the woodlands have undergone significant restructuring and there is now a complex mosaic woodland structure.

Management records show the woodland breaks down as follows.

- **Conifer species:** 42.82 hectares (105.81 acres)
- **Broadleaf species:** 22.71 hectares (56.11 acres)
- **Mapped open ground:** 0.21 hectares (0.52 acres)

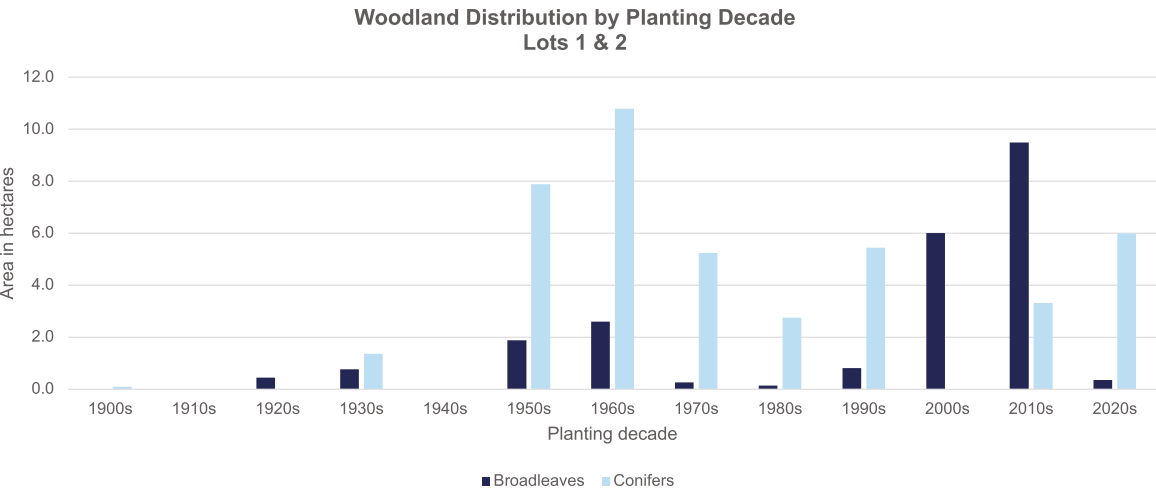
Where there is any difference between management records and Title the property will be sold according to Title.

Conifers within the woodland have an average age of 46 years, broadleaves have an average age of 26 years, and the woodlands have a broad age class as well as a diverse range of species. Replanting undertaken in recent years is showing strong growth rates and will require ongoing management to deliver commercial objectives. The woodlands are not subject to an agreed management plan and prospective purchasers therefore have the opportunity to produce a plan suited to their preferences.

Property maps and data is available on request.



PROPERTY AREA (HECTARES) BY SPECIES & PLANTING DECADE

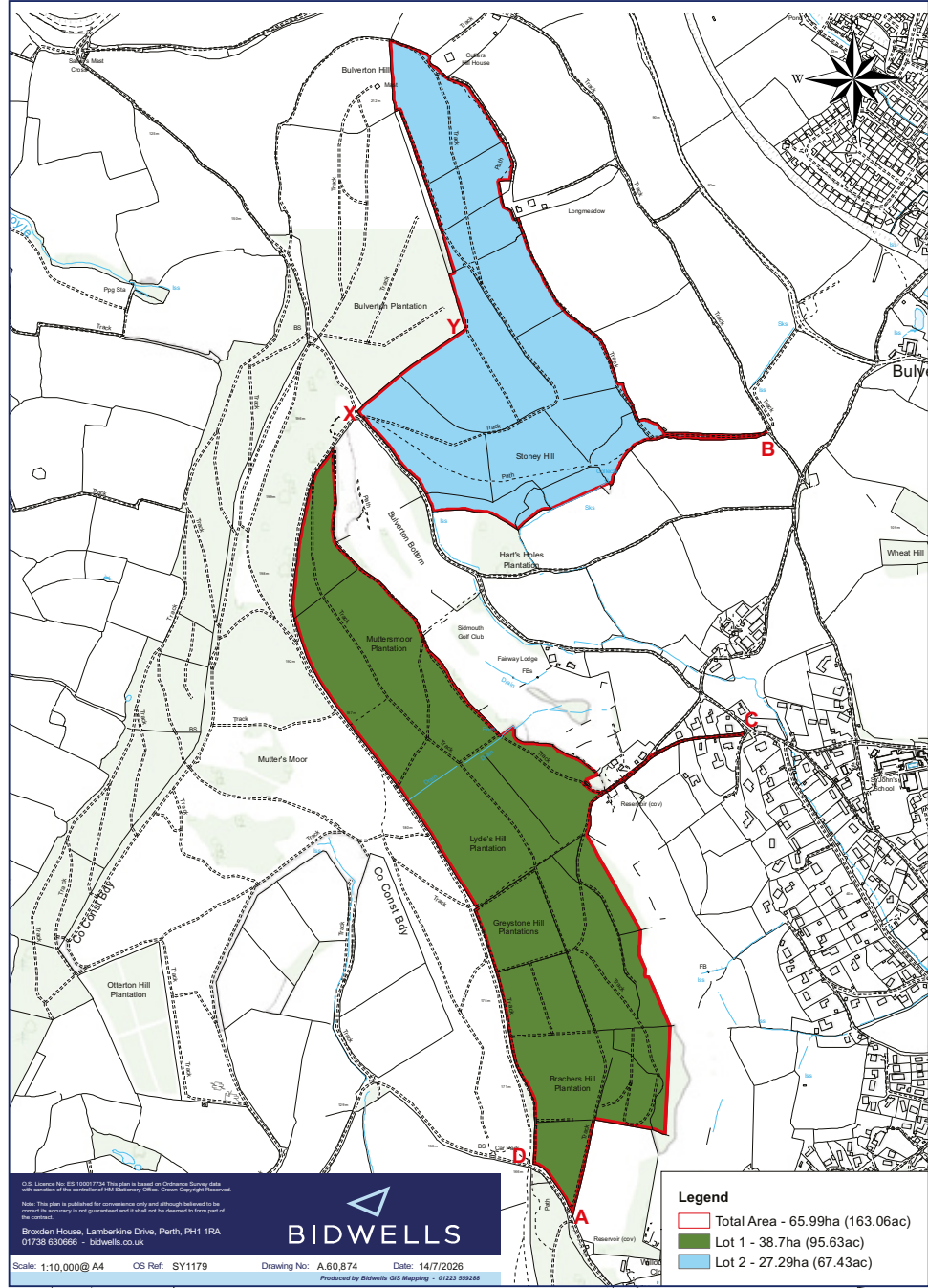
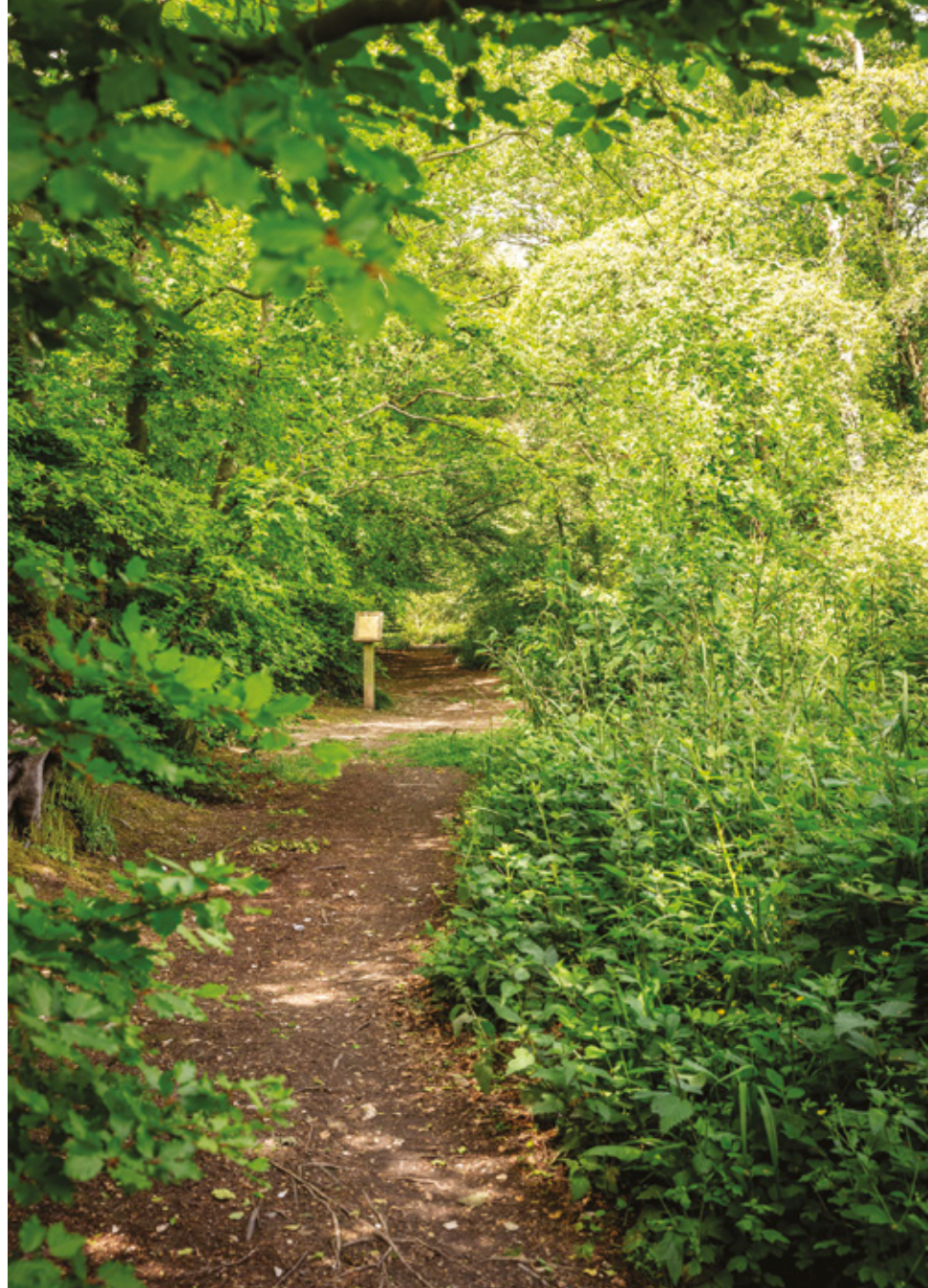




	Planting Decade														
Primary species/land use	Open	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	2020s	Grand Total
Lot 1															
Douglas fir							4.24	5.08	2.26		1.45		2.05	0.99	16.07
Corsican pine					1.25			3.89							5.14
Japanese larch							2.08		0.85		1.58				4.51
Western red cedar							0.70	0.71					2.27		3.68
Scots pine					0.29			0.81						1.42	2.52
Mixed broadleaves												0.19	2.10		2.29
Mixed conifer											0.82			0.93	1.75
Sycamore													1.37		1.37
Small-leaved lime													0.67		0.67
Beech				0.44											0.44
Sweet chestnut							0.24								0.24
Sub total - Lot 1	0	0	0	0.44	1.54	0	7.26	10.49	3.11	0	3.85	0.19	8.46	3.34	38.68
Lot 2															
Mixed broadleaves					0.30			1.29	0.11			5.81	1.29		8.80
Japanese larch									2.02	2.26	1.43				5.71
Douglas fir								2.87					0.92	1.86	5.65
Scots pine							1.96								1.96
Corsican pine										0.63	0.48				1.11
Sitka spruce											0.48			0.62	1.10
Sycamore													0.88		0.88
Western red cedar													0.71		0.71
Poplar							0.54								0.54
Japanese red cedar														0.30	0.30
Open ground	0.21														0.21
Mixed conifer		0.09													0.09
Sub total - Lot 2	0.21	0.09	0	0	0.30	0	2.50	4.16	2.13	2.89	2.39	5.81	3.80	2.78	27.06
Grand Total - Whole	0.21	0.09	0	0.44	1.84	0	9.76	14.65	5.24	2.89	6.24	6.00	12.26	6.12	65.74



Note: The property will be sold according to title.



GENERAL INFORMATION

TENURE & POSSESSION

The property is offered freehold with vacant possession.

METHOD OF SALE

Sidmouth Woods are offered for sale by Private Treaty as a whole or in two Lots.

DESIGNATIONS

The woodland lies immediately adjacent to, but outside of the Pebbled Heaths National Nature Reserve. The property is wholly within the East Devon National Landscape (formerly Area of Outstanding Natural Beauty).

JAPANESE KNOTWEED

Japanese Knotweed has been identified and mapped within Lot 1. Treatment with glyphosate has been undertaken in recent years. Further information regarding its location is available from the selling agent upon request.

REGISTERED TITLE

The land is registered under Title Numbers DN385322 and DN368688.

Administrators have been appointed over the selling company. The Joint Administrators act as agents of the Company and without personal liability.

WAYLEAVES, RIGHTS & EASEMENTS

The Property will be sold subject to and with the benefit of all rights, burdens, covenants, reservations easements and any other third-party rights howsoever constituted.

Title documents are available in the data room.

DATA ROOM

Property information is available on request. The dataroom includes plans, crop data, and title information.

BOUNDARIES

The vendors and the vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries. The fences around the Property may not be located on the boundaries of the registered title. Plans are based on the Ordnance Survey and are for reference only. While they have been carefully checked, the purchaser shall be deemed to have satisfied themselves as to the description of the Property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. Should there be any discrepancy between these particulars, stipulations, special conditions of sale and the agreement for sale, the last shall prevail.

GRANT SCHEMES, APPROVALS & CERTIFICATION

- There is no approved management plan for the woodlands
- There are no active grant schemes

Further information is available via the Forestry Commission and Rural Payments.

<https://www.gov.uk/government/organisations/forestry-commission>

<https://www.ruralpayments.service.gov.uk/>

AUTHORITIES

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East Devon Council
Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ
W: www.eastdevon.gov.uk

VIEWING

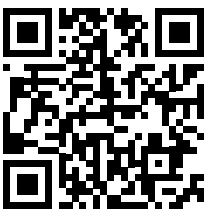
Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the Property and please ensure good forest hygiene measures are followed, such as cleaning boots, equipment, vehicles and machinery, which will help protect woodlands from potentially damaging pests and diseases.

A video and 360 images of the property can be viewed by scanning the QR codes.

360 PANORAMAS



VIDEO



CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the Property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the Property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

If you wish to make an offer, please contact the selling agents to note your interest and to obtain further information. All offers are to be submitted to the selling agent. Anti-Money Laundering details will be required from a purchaser prior to accepting any offer, and parties are asked to satisfy themselves that they fully understand the implication of offering. The seller's reserve the right not to accept the highest or indeed any offer. Completion Date to be mutually agreed in writing.

TAXATION

UK commercial forestry can offer notable tax benefits. Any prospective purchaser should seek independent advice in relation to tax.

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

ANTI-MONEY LAUNDERING

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless of whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

SELLING AGENT

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