



Yellen Wood Cornwall

Yellen Wood is located in a gently sloping valley with an attractive stream along its western boundary.

Details

Price: £69,000 Freehold

Location: Pipers Pool, Launceston, Cornwall

Size: Nearly 3 acres for sale

OS Landranger: OS No 201

Grid ref: SX 250 848

Nearest post code: PL15 8QG

Local manager

Stuart Brooking

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Description

Set on the side of a quiet valley and surrounded by woodland and farmland, Yellen Wood is an attractive woodland with numerous features and plenty of wildlife.

The woodland forms part of the Tregear Woodlands, most of which are subject to a Tree Preservation Order, protecting the amenity of the whole area. The location is also recognised by Cornwall Wildlife Trust as an important wildlife site (Site 21) which reflects the high wildlife status.

Woodland enjoyment and management fits well with this important place and trees can still be maintained or coppiced with a license from the Forestry Commission.

Additional biodiversity can be promoted by installing wooden boxes to encourage bats, birds and dormice.

The upper eastern part of Yellen Wood was planted and regenerated around 1990 and has thrived, growing into this varied woodland.

An attractive stream flows along the western boundary.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The larger trees in the top area of Yellen Wood were felled around 30 years ago after which some planting of oak and sweet chestnut took place with the remaining trees by natural regeneration; these consisting of mostly beech, oak, sycamore and willow. All the trees have flourished in the fertile soils producing an attractive woodland that we have today.

Within the lower, western part of the woodland there are some well spaced towering mature trees that form an impressive canopy, this creates a sheltered ground floor with good open access.

Wildlife

A plethora of flora and fauna inhabit this special place and over time recorded observations of wildlife have included:

Woodland dwelling mammals such as red and roe deer, badgers, foxes and pipistelle bats.

Bird species include wren, treecreeper, nuthatch, jay, great tit and tawny owl.

A variety of butterflies including speckled wood, common blue and red admirals.

Common lizard and toads.

Southern hawker dragonfly and the 'beautiful demoiselle' damselfly.

Numerous plants and fungi includes hard ferns, sulphur tuft fungi plus a variety of plants including the foxglove and bugle.

Features

Located along the western edge is an attractive spring fed stream that flows north to the River Kensey, and then east where it joins the River Tamar to head south to the English Channel.

A recently created pond in the south west corner provides a good habitat for the frogs that frequent the wet woodland area. This will help to encourage other pond dwelling species including dragonflies and damselflies as the pond becomes more established.

Access, tracks and footpaths

Access is from the well-made private track off the A395, which is for the use of the woodland owners and for the occupants of Westdownend Farm.

There is good access within the woodland via a stoned forestry track that follows the top edge of Yellen Wood.

Rights and covenants

Such is the importance of this natural environment that it carries a special local authority Tree Preservation Order designation aimed at ensuring its continued existence as an important area of woodland. This will also encourage good woodland management practice as the local Forestry Commission representative and Local Authority Tree Officer are on hand to advise on how best to achieve this.

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Activities

Perfect as a haven for outdoor family enjoyment such as camping overnight, camp fires and stargazing in the clear night skies.

The relaxing environment is good for the soul and wellbeing where [forest bathing](#), woodland yoga and meditation can be practiced in a natural setting.

A small scale sustainable firewood resource can be achieved with the practice of [coppicing](#) the smaller trees within the upper woodland area - this is a process where suitable tree species are selected such as hazel, willow, sweet chestnut and field maple - and they are cut to the base and allowed to regrow into a multi stemmed tree and then can be cut on a cycle ever few years to provide a long term supply of timber for firewood of woodland crafts.

Local area and history

Having once formed part of the Tregear Estate, the surrounding area of Kensey Wood is steeped in history. An earthworks at nearby Tregear-down Beacon dates back to the Iron Age. There are records of Tregear as a surname in this area as far back as 1284 formed from the Cornish word for dwelling (tre) and fort, or castle town (caer).

Tregear House was built in the late 1700s by Joseph Baron, a family that had lived in the nearby village of Egloskerry (Cornish for 'Church of Keri). This village was once given away by the first Norman King of England, William the Conqueror, to his half brother Robert Moreton, the Earl of Cornwall.

Kensey Wood is well located with easy access to the stunning north Cornish coast with the surfing beaches of Crackington Haven and Widemouth within a half hour drive. The coastal town of Bude has 2 magnificent beaches. The fishing port of Boscastle is another great place to visit and here you can also visit the [Museum of Witchcraft and Magic](#).

Particulars and plans were prepared by our local manager, Stuart Brooking.

How to find this woodland

You are welcome to visit this wood by yourself, but please 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/tablet/laptop.

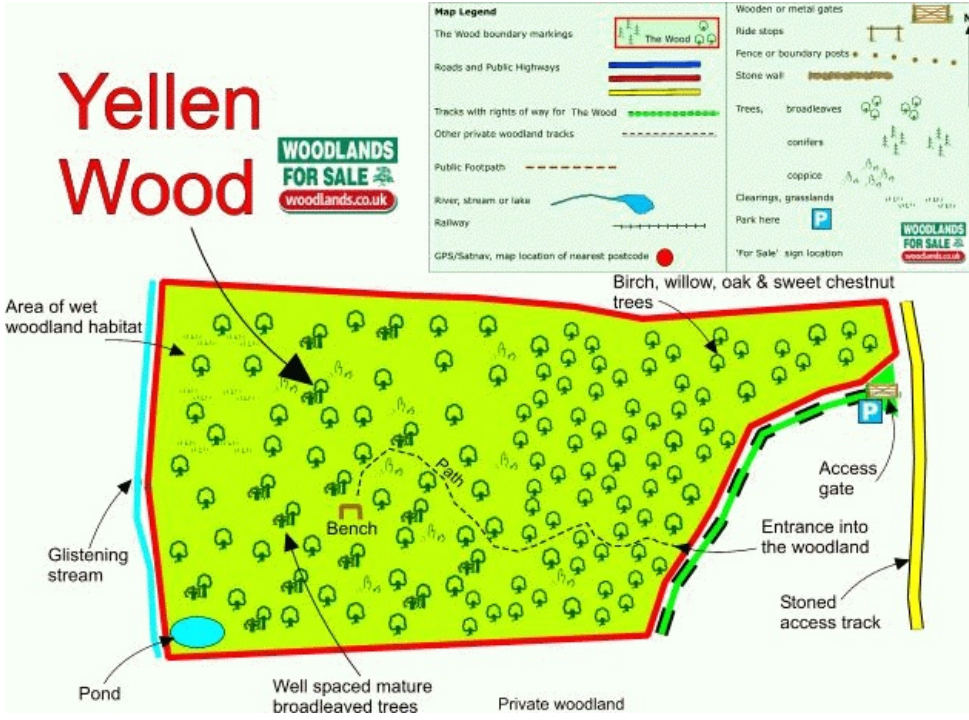
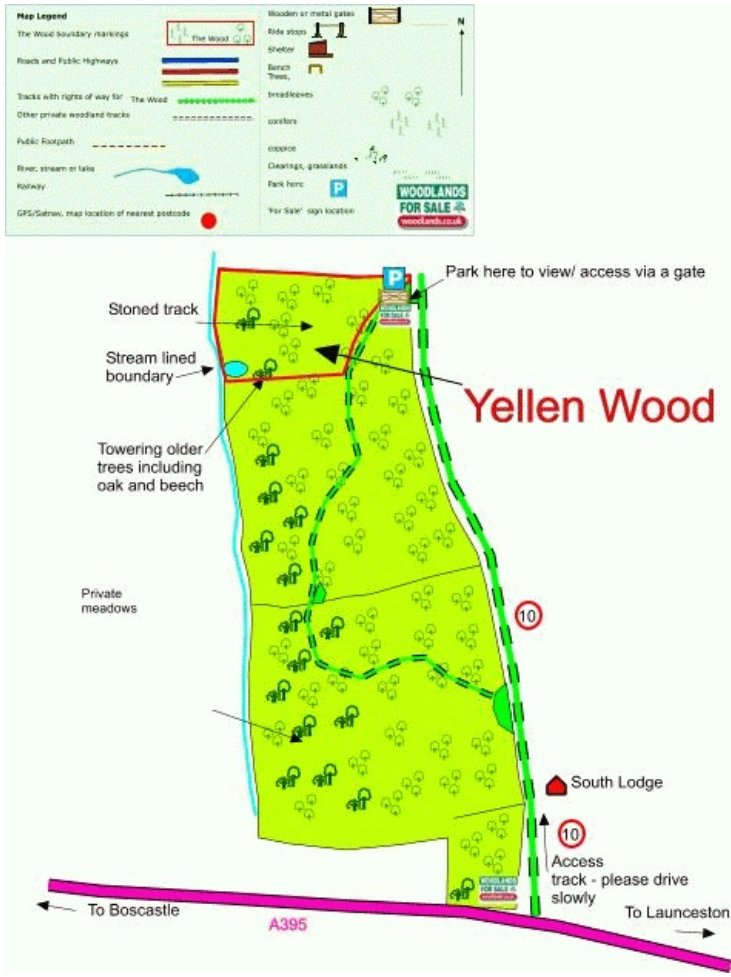
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

- Leave the A30 at the Kennards House Junction signposted to the A395/Wadebridge/Camelford/A39.
- You will then need to join the A395 towards North Cornwall and Camelford/Wadebridge.
- Once on the A395 travelling towards Camelford, continue for around 3 miles, passing through the village of Pipers Pool.
- Shortly after you leave the village look out for a turn on your right into a wooded area by the sign for 'West Down End' where you will see a 'woodlands for sale' sign.
- Drive carefully along the access track passing 'South Lodge' and continue for around 400 metres until you see a gateway on your left with a 'woodlands for sale' sign. Park here to view the woodland.
- Climb carefully over the gate. Walk along the track until you see the 'Yellen Wood' name sign where you can access a cut path into the woodland.

Satnav/GPS note: the postcode PL15 8QG is for the point shown by the red dot on map 3.

What3words: kneeled.tidying.throwaway



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.