

Parsons Wood - Cornwall

[Edit this wood](#)**FORESTS.CO.UK**
Woodland and forestry agents

Parsons Wood presents a unique opportunity to own an expansive woodland featuring a pond, stream, and a small meadow. Nestled deep in the Cornish countryside, this secluded property is accessed through a private gate and a wide track that leads down to the pond and main camp area. Included in the sale are a well-constructed compost loo, a wood store, and a caravan.

Meandering woodland paths wind through the site, circling the large spring-fed pond. A small stream runs along the northern boundary. The site is divided into three distinct areas: the main woodland and pond lie to the west, where cherry, oak, ash, hazel, chestnut, holly, spindle, and maple trees flourish. As you head east along the paths, you will encounter a wood bank running north to south, dividing the property. The northeastern section has been left untouched for some time and is currently dense and difficult to traverse in places. In the southeastern corner, you'll find a sizable meadow with lovely views across the valley.

The woodland is rich in wildlife, with frequent sightings of woodpeckers, kingfishers, tawny owls, bats, dormice, and nuthatches. The current owner has installed dormouse boxes, as well as nesting boxes for blue tits, great tits, nuthatches, and a large box for tawny owls. Additionally, there is a beehive located in the meadow.

The nearby village of Landrake is within walking distance and offers a good pub, shops, and other services. Saltash and the coast are just a short drive away, ideal for exploring and family days out at the beach.

The ward is St Germans and Landulph and the council is Cornwall

Boundaries: To the west, the boundary follows the lane and north and east follow the stream. To the south, the boundary is fenced and borders open fields.

Access: There is excellent vehicle access via a private gate. Parking is possible inside the woodland.

[Click HERE](#) to see the location with OS maps.

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.

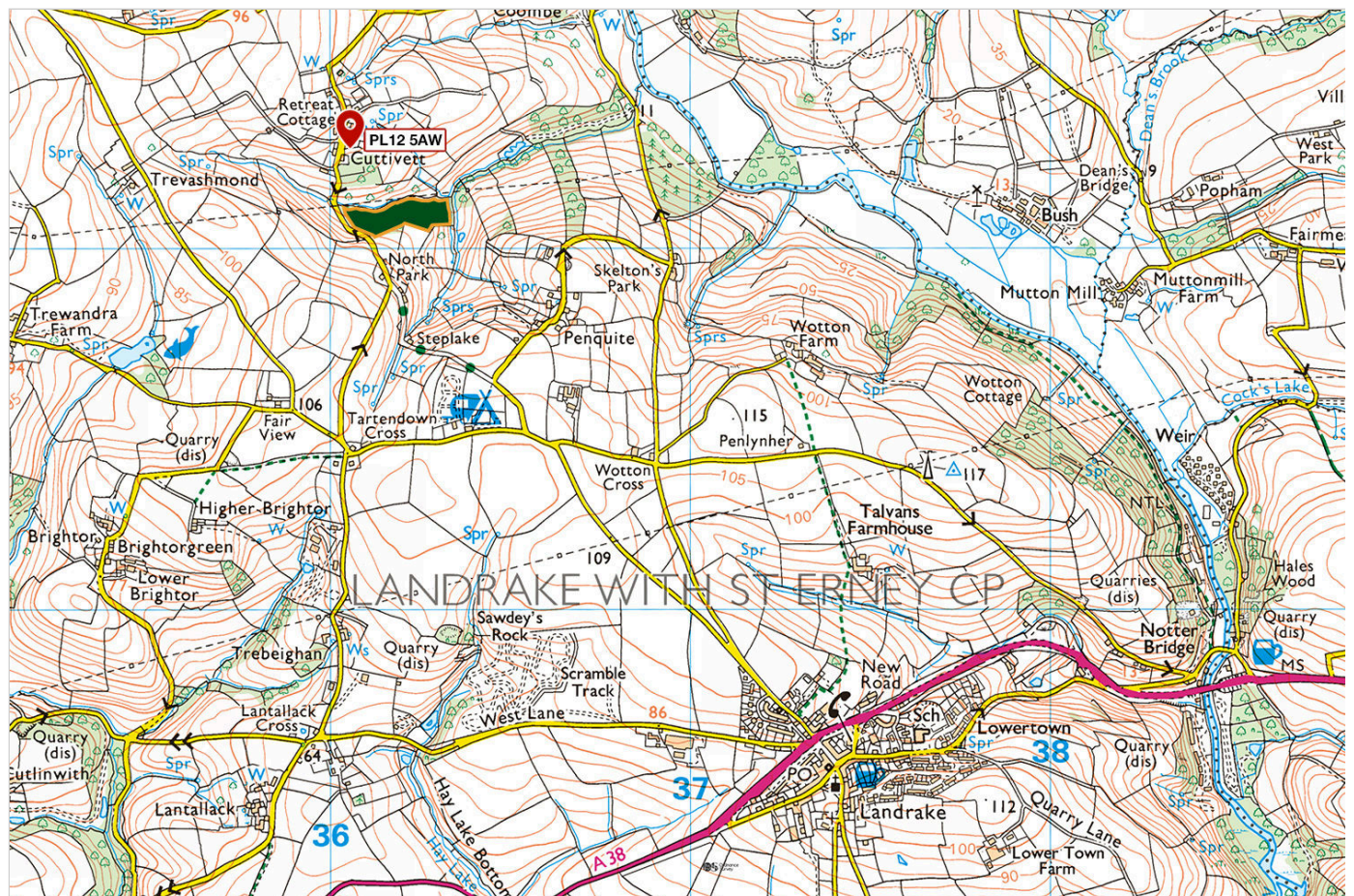
Details for this wood

Guide price: £80,000 - Freehold
Size: About 5¾ acres

Location: Cattivett, Saltash
OS Landranger: No 201
Grid ref: SX 36192 62105
Nearest post code: PL12 5AW

Contact: Ben Williamson
Phone: 07958 213 914
Email: ben@forests.co.uk

Our Maps





Directions

Parsons Wood, Cuttivet, Saltash

1. [Click here for Bing Maps Directions](#) enter your postcode, and click on the "Directions" box.

- For viewing purposes, park at the top of the hill in Cuttivet, as marked on the map.
- Walk down the hill heading south. After approx 170m the entrance to Parsons Wood will be on your left.

2. **For Satnav:** the nearest postcode is **PL12 5AW** as shown by the marker on the maps. The main coordinates for access are: **50.435788, -4.310409**. **W3W:** [///august.hesitate.replayed](#)

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.