

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Dorter Wood

Speen, 3.52 acres of ancient beech woodland set in the Chiltern Hills near to High Wycombe, Buckinghamshire for **£42,000 (freehold)**

A superb mature beech woodland directly accessible off a quiet country lane. Situated close to the bustling market towns of High Wycombe and Princes Risborough.

Dorter Wood, High Wycombe, Buckinghamshire



Description

Dorter Wood is a highly desirable lowland beech woodland set within a larger forest, amongst the beautiful Buckinghamshire countryside. The area has been woodland for hundreds of years and today is still one of the most wooded parts of England with over one fifth covered by trees.

This wood is dominated by stunning mature beech trees with some lovely specimens of cherry and oak in the mixture. There is also a small group of conifer trees, notably larch that were planted around 35 years to increase the diversity of trees within the wood.

Inside Dorter Wood is a developed understorey of young trees, mostly beech, but also holly, oak and birch, providing a secluded feel to this otherwise open woodland. There is a rich ground flora including grasses, fungi, ferns, wood anemones and bluebells where the canopy gives way. Elsewhere the forest floor is unhindered by vegetation and has a familiar rustle as you saunter through the leaves.

Access to the wood is through locked gates directly from the unclassified council road. There is a hard surfaced area just through the gates suitable for a car at all times of the year. Leading away from the gates, an open ride draws you into more heavily treed areas.

Dorter Wood is the perfect choice for those looking to own a beautiful piece of small amenity woodland. There is plenty of scope for the new owner to actively manage the woodland to produce quantities of firewood for the home and to enhance the ecology of this beautiful wood.

If It Were Mine:

Dorter Wood has some impressive trees and excellent regeneration but a little help from a skilled woodsman

would allow emerging trees to reach their potential. This would also produce some firewood for your log burner or to supply the local firewood market.

I would also find a sturdy oak tree to hang a rope swing, perhaps dig a fire pit and create somewhere to camp out on the odd summer night.

You are extremely unlikely to get residential planning permission for this woodland.

Directions & Access

From High Wycombe; leave town on the A4128 heading north.

1½ miles out of High Wycombe town you will come to a roundabout (not the mini-roundabouts inside the town), continue straight over the roundabout following signs for Hampden and Speen.

Drive through the village of Hughenden Valley, continuing on to Hampden and Speen.

Drive straight through the village of North Dean.

In the centre of Speen, turn right onto Hampden Road, signed for Great Hampden.

Follow the Hampden road down to the crossroads and take a left on to Bryants Bottom road.

After about 400 metres there is a set of wooden gates on the left (the third set of wooden gates from the crossroads). Facing the gates Dorter Wood is in front of you. Please park safely without blocking access I'm sorry but we do not give out keys for viewing.

Locators

OS Landranger Series Sheet No: 165.

Ordnance Survey Grid References:

- Roadside gate: SP 838 013.

- Centre of wood: SP 838 013.

Nearest postcode: HP27 0RS.

Dorter Wood, High Wycombe, Buckinghamshire



Boundaries

The north west boundary is indicated with white paint on wooden posts and boundary trees
The south west boundary is indicated with blue paint on wooden posts and boundary trees.
The south east boundary is indicated with yellow paint on wooden posts and boundary trees.
The north east boundary is the agricultural fence along the road.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

Rights of Way

A right of way is granted through the gates and on the hard surfaced area immediately behind them to access the wood, turn and to park a vehicle.
A shared maintenance clause covers this right of way.
There are no public rights of way inside this wood.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at

info@woods4sale.co.uk.

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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