

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Prime Wood

Speen, 2.48 acres of Chiltern beech woodland within easy reach of High Wycombe in Buckinghamshire for £29,000 (freehold)

Superb Chiltern beech woodland with great character located in the heart of rural Buckinghamshire, suitable for leisure use and a supply of firewood.

Prime Wood, High Wycombe, Buckinghamshire



Description

Prime Wood is a beautiful mature broadleaf woodland with a few conifers set within a large ancient forest. It is a splendid example of a managed Chiltern beech woodland, which also contains scattered birch, oak and hornbeam. Around 40 years ago, the surrounding woodland was in part replanted with small groups of conifer. Now mature, these tall trees (notably larch, spruce and fir) add a great diversity to the area which is credited by the rich variety of bird species observed. I'm certain there is a Goshawk in the vicinity!

Walking through this quiet woodland, the silence is disturbed only by the rustle of leaves underfoot and the call of birds. Prime Wood is abundant in flora and fauna with a rich display of grasses, fungi and ferns underfoot. You are likely to come across roe and muntjac deer and the tell-tale signs of the fox and badger are evident.

The woodland can easily be accessed by two wheeled drive vehicles from the council road via a hard surfaced track and benefits from useful turning and parking areas.

Prime Wood is the perfect choice for those looking to own a beautiful amenity woodland with the potential to produce good quantities of firewood for the family home or even some timber through active management.

If It Were Mine

I would clear a discreet path to a location suitable for a den or camp and find a tree suitable for a rope swing. Tree wise, I'd identify any trees with poor health and consider felling them, followed by planting a few saplings with suitable guards.

Please remember some management operations require approval and/or a licence.

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.

After ½ mile you will see a set of double steel gates on your left with our For Sale sign attached.

Park where it is safe to do so, without blocking access, and climb the gate into the woodland (point **A** on the plan). I'm sorry but we do not give out keys for viewing.

Walk following the track for about 260 metres to where the wood starts on the right (point **B** on plan) and continues for 65 metres on the right of the track (to point **C** on the plan).

Locators

OS Landranger Series Sheet No: 165.

Ordnance Survey Grid References:

- Roadside gate: SP 843 007.

- Centre of wood: SP 841 009.

Nearest postcode: HP27 0RS.

Boundaries

The north west boundary is indicated by red paint on boundary trees and wooden posts.

The north east boundary is indicated by green paint on boundary trees and wooden posts.

The south east boundary is the plain wire fence.

The south west boundary is indicated by blue paint on wooden posts along the northern edge of the forest road.

Prime Wood, High Wycombe, Buckinghamshire



Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

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

Rights of Way

There are no public rights of way inside this wood. A right of way is granted for this wood from the roadside gate up to the far woodland boundary (marked **ABC** on the plan). A shared maintenance clause covers these rights of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants by the Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

(i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
(ii) use the Property as a commercial campsite; or
(iii) unreasonably damage the said tracks.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

2. The transferees shall not erect on the Property any building or structure which requires planning permission for its erection provided that the transferees may:

(i) erect temporary structures or buildings or

structures directly associated with woodland management or associated uses and
(ii) erect buildings or structures which constitute "Permitted Development" as defined or allowed by the Town and Country Planning (General Permitted Development) Order 1995.

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

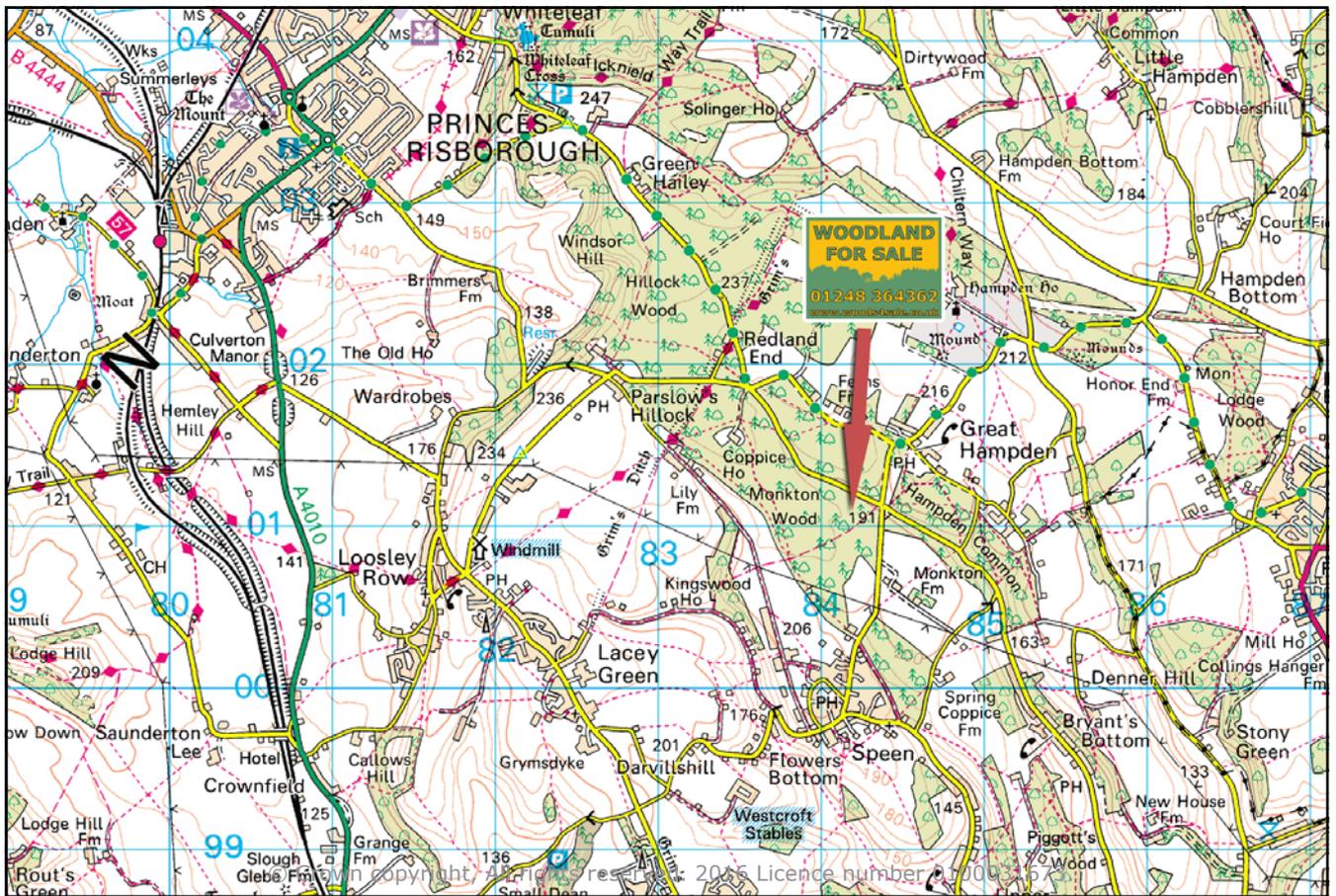
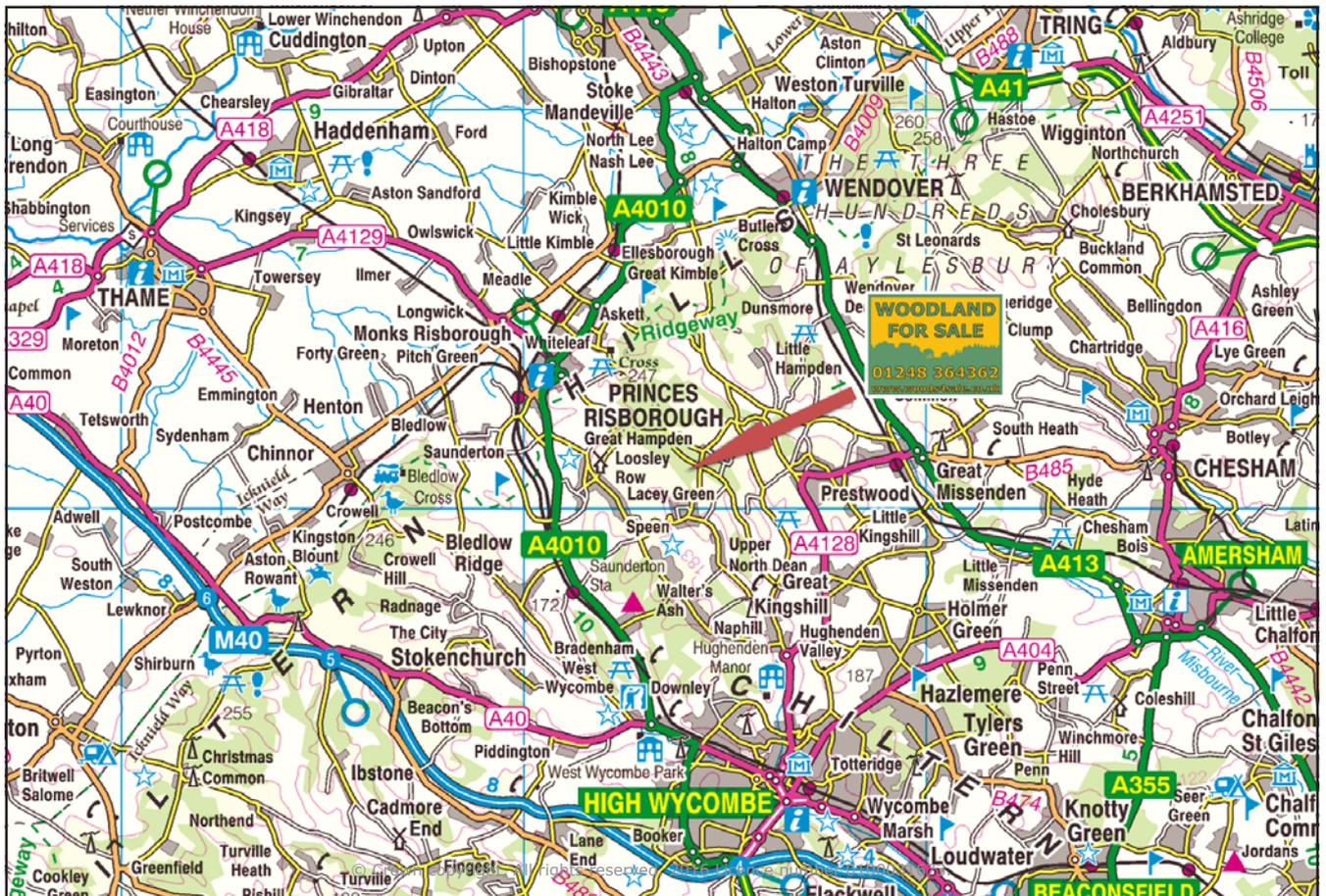
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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.

Prime Wood, High Wycombe, Buckinghamshire



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