

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.



Primrose Heath near Tring, Hertfordshire. 1.85 acres of Ancient Woodland for £28,000 (freehold)

Nestled in the Chilterns Area of Outstanding Natural Beauty in Hertfordshire, this delightful wildlife rich copse benefits from private gated vehicular access.

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Primrose Heath, Tring, Hertfordshire



Description

Primrose Heath is a delightful small amenity woodland, benefiting from its own private access and featuring a broad mix of tree species and ages. It is a very peaceful woodland with excellent accessibility to much of the southeast and central England. The charming historic town of Tring is a few miles to the north.

The woodland features a number of handsome mature oaks. A couple of these, close to the secure gated entrance, have large distinctive burrs. In this spot, there is also a useful granite hardstanding. Towards the north of the woodland is an interesting topographical hollow, possibly relating to historic kiln works once common to the region.

Other tree species include sweet chestnut, wild cherry, beech and birch. There is an open feel to the woodland along with areas of dense natural regeneration to the southwest. Some very tall mature holly can be found reaching up high into the canopy.

In places, there are signs of wildlife such as an old badger set and the ample decaying deadwood support a rich insect population. This in turn supports the bird community, which includes nightingales and owls. Other woodland mammals include a number of bat and deer species.

The open nature of the woodland results in a ground vegetation which includes gorse, bramble and ferns and in some spots you will find primroses and other wildflowers.

If It Were Mine

I would continue to sustainably manage the woodland, ensuring that the younger trees grow on successfully towards maturity.

To View This Woodland

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.

Residential Planning Permission

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

Locators

OS Landranger Series Sheet No: 165.

Ordnance Survey Grid References:

- Roadside gate: SP 926 091.

- Centre of wood: SP 926 090.

Nearest postcode: HP23 6LT.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From Junction 11 of the A41 take the B4635 (or Aylesbury Road) towards Tring.
- After $\frac{3}{4}$ of a mile passing the sign to Tring take the second right called Park Road.
- Continue along Park Road for $\frac{1}{2}$ a mile passing The Castle pub on the right.
- Take the next right along Hastoe Lane and continue for 800 metres passing under a bridge.
- Turn left and continue for $1 \frac{1}{4}$ miles passing the turning to your right.
- You will see a metal gate on the right with our 'Woods4Sale' sign attached, please park here being careful not to obstruct the lane or the gate.
- Walk up the road (Kiln Lane) for 450 metres passing a house and a gate to your left.
- The next gate is point **A** on the plan. Please climb the gate, sorry we do not provide keys for viewings.
- Primrose Heath is ahead.

Boundaries

- The northeast boundary is marked by a plain metal fence which is in need of repair in places.
- The northwest boundary is the inside of the track.
- The southern boundary is marked by wooden posts with green paint.

Sporting Rights

We believe the sporting rights are owned and included in the sale of this woodland. We have no evidence to

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indicate otherwise. Part of the larger property may have been Copyhold and subject to Manorial Rights. There is an Indemnity Policy in place to insure against this possibility.

Mineral Rights

We believe the mineral rights are owned and included in the sale of this woodland. We have no evidence to indicate otherwise. Part of the larger property may have been Copyhold and subject to Manorial Rights. There is an Indemnity Policy in place to insure against this possibility.

Rights of Way

- There are no public rights of way within the woodland.
- The track that defines the northwest boundary is a public footpath.

Fencing Liabilities

- There are no fencing liabilities.
- A planning condition prevents this woodland from having a new fence erected on the unfenced boundaries.

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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- 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.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

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.

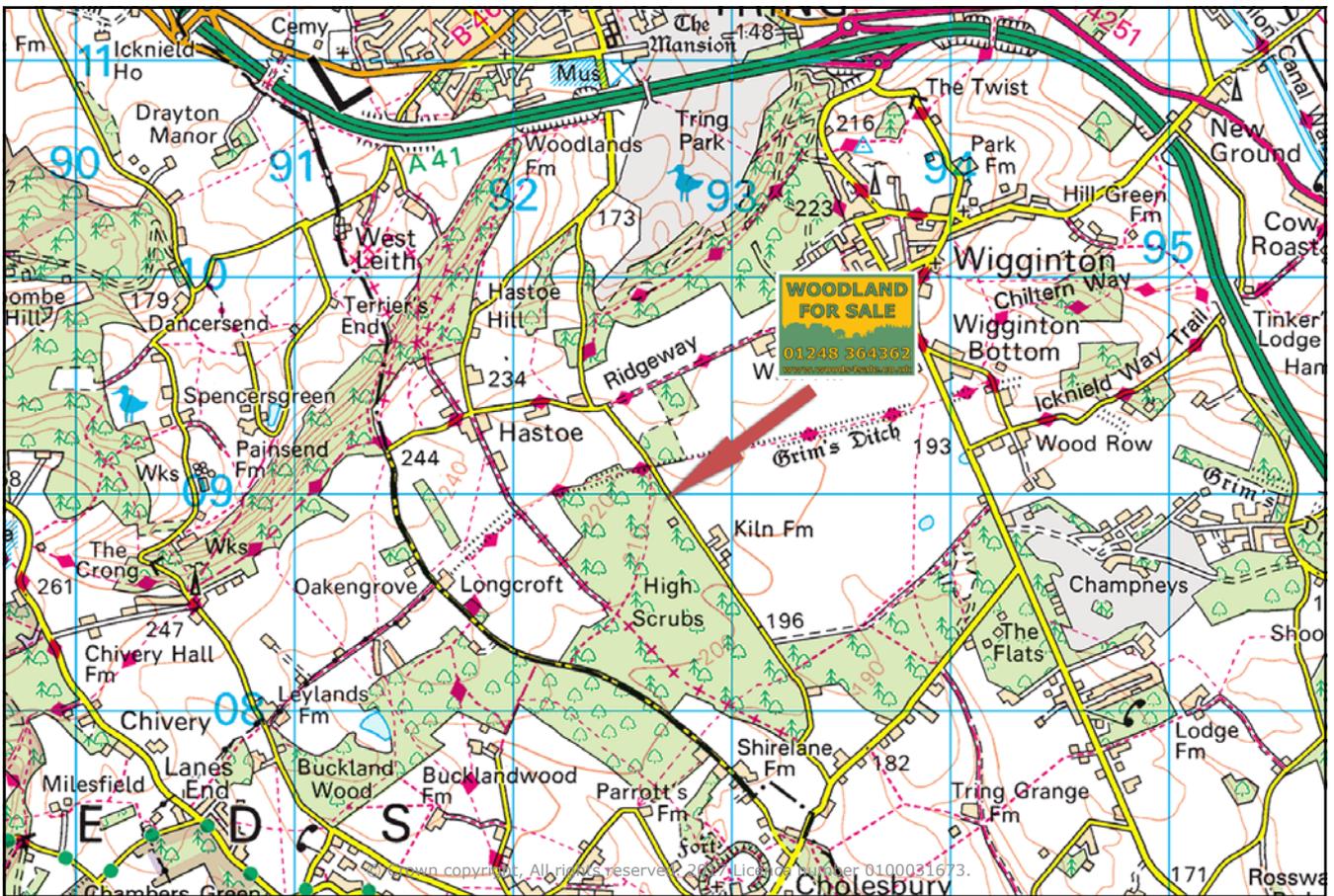
Woods4Sale Interest

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

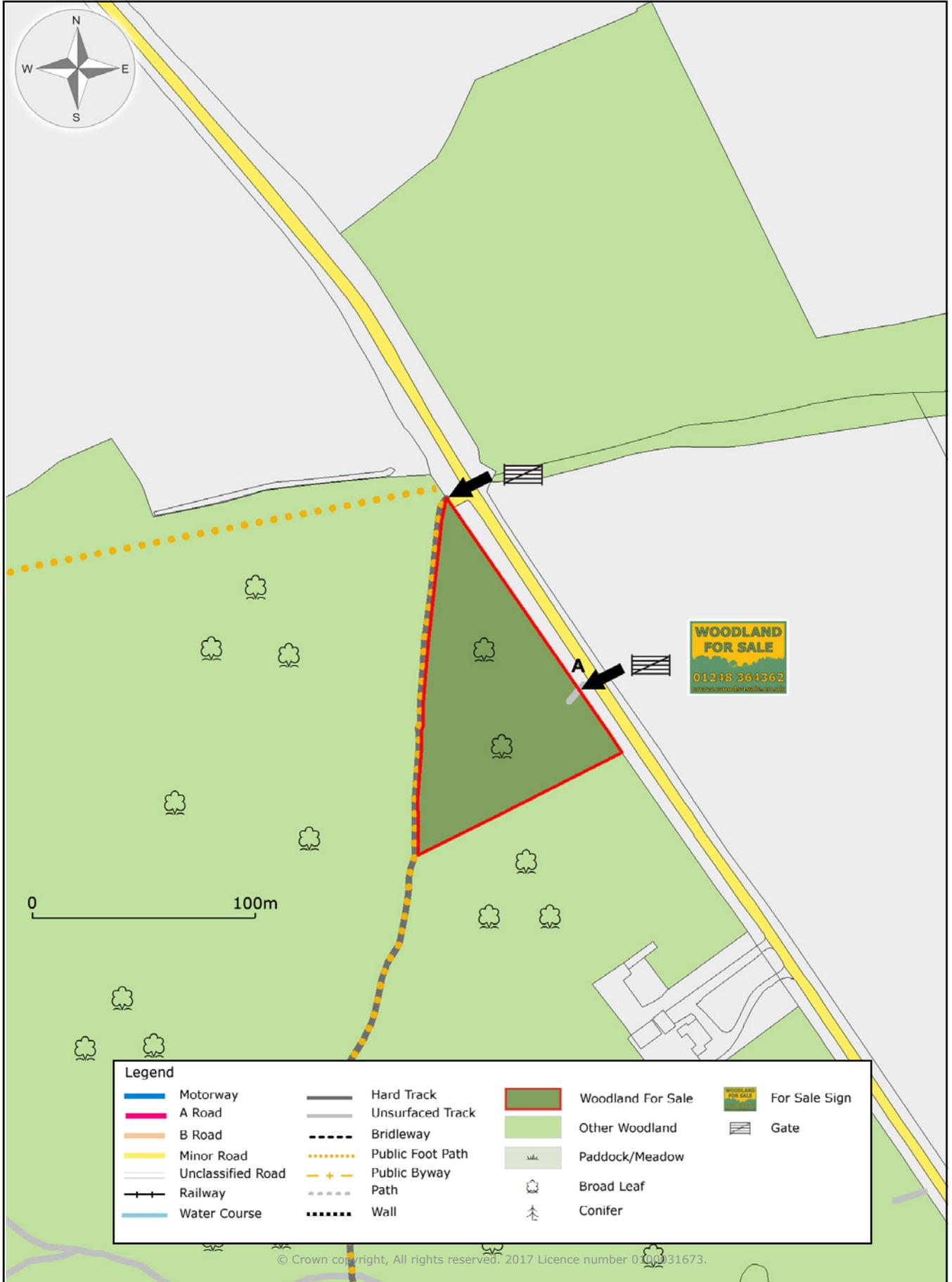
Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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