

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.**



## **Shrubbs Wood**

**near Tring, Hertfordshire. 4 acres of outstanding Ancient Woodland with recreational opportunities in a rural location, 15 miles from junction 20 of the M25. Offers in excess of £85,000 (freehold)**

**A lovely mixture of beech, oak and hazel coppice in the Chilterns Area of Outstanding Natural Beauty.**

**Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)**

## Shrubbs Wood, Tring, Hertfordshire



### Description

Found a short distance south from the market town of Tring in rural Hertfordshire, Shrubbs Wood forms part of a wider woodland and is accessed over a stone track via a locked gate.

The mature canopy largely consists of beech, complemented by oak, sweet chestnut coppice, ash, cherry and willow. A number of majestic veteran oaks also occupy throughout, giving an indication of its Ancient Woodland classification. Within the shrub layer is a blend of holly, younger oak and birch as well as some fairly old hazel coppice, circa 60 years or older. Now becoming rather overstood, this hazel could be coppiced by a new custodian, creating a fresh hazel rotation, with the resulting produce creating a good source of logs for the hearth. Come spring and summer the ground layer is transformed by a number of woodland indicators including bluebells, wood anemones, foxglove and primrose. Fern, grasses and rush also cover the woodland floor.

A number of open glades, if strimmed, could present lovely camping and stargazing possibilities. These areas could be used by day for woodland management purposes - perhaps selecting one of the oaks and milling on site. This could then be extracted using either of the access tracks to the northwest or southeast of Shrubbs Wood.

The varied mammal population includes muntjac and roe deer, badger, hare, fox and wood mouse while feathered locals include red kite, owl, buzzard, skylark, green woodpecker and many acoustic songsters. A friendly robin or two were encountered during our visit.

### If It Were Mine

Gathering some fuel would be high on my 'to do' list, the mature sweet chestnut might well be earmarked

for this. Improvement of the open glade areas would also be part of my plans, using either a tractor flail or petrol mower. I may look into perhaps installing a few beehives. Camping on warm summer nights is a tantalising prospect. A few trail cameras mounted to trees might well give greater insight to the goings on here come dusk. The possibilities at this woodland are endless!

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

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of 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.**

### Nearest Postcode

HP23 6LT (This is for the local area, not specific to the woodland).

### What3Words

Roadside gate: [///defended.grandest.responses](#)  
Centre of wood: [///rainwater.closes.branch](#)

### Ordnance Survey Grid References

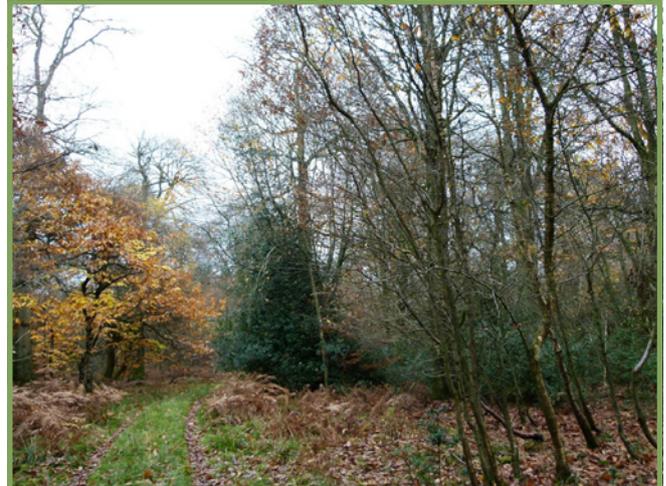
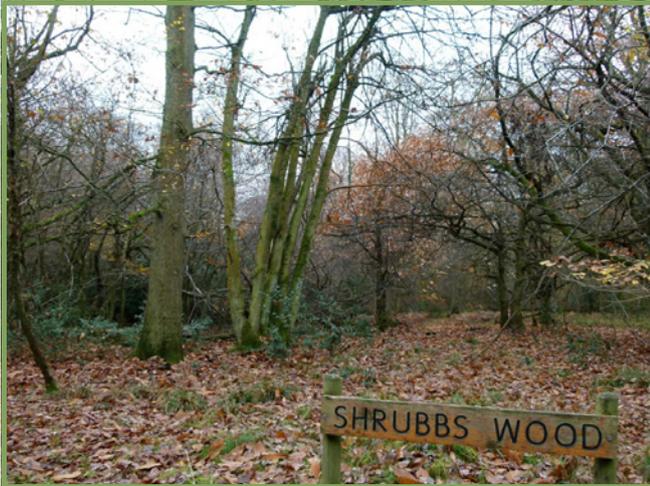
OS Landranger Series Sheet No: 165

- Roadside gate: SP 928 087
- Centre of wood: SP 924 086

### Directions & Access

- From the centre of Wigginton village at the war memorial, church and crossroads, head south on

## Shrubbs Wood, Tring, Hertfordshire



Chesham Road passing The Greyhound pub and continue though and out of the village, towards Cholesbury and Hawridge.

- After a mile, you will pass a white gate lodge and estate entrance with tall gates and iron fencing on the left, continue for a further 175 metres and then turn right onto Cholesbury Road, signposted to Cholesbury and Hawridge.
- Continue along Cholesbury Road for 0.8 miles, and turn right at the grassed triangular junction onto Kiln Road, signposted to Hastoe and Tring.
- Soon after you will see an access ahead into the woodland for a Public Byway, however bear right, staying on Kiln Road.
- Drive past 3 steel gates into the woodland on the left, until you arrive at the 4th steel gate with some post and rail fence either side and a 'Hickwall Glade' wooden sign attached (point **A** on the plan) (opposite the entrance to Kiln Farm and a large Scots pine tree).
- Please park in a suitable place not obstructing the road or any access.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the stone track into the woodland.
- After 225 metres, turn right (point **B**) and continue along the track following the occasional white arrows on trees.
- Continue along the track crossing over the public footpath (point **C**) following the white arrows.
- After a further 140 metres, take the left fork (point **D**) and you will arrive at the woodland on the left, indicated by our Woods4Sale sign on a tree and orange paint on wooden posts.

### Boundaries

- The northeast boundary **DF** is indicated by orange paint on occasional wooden posts and trees.
- The southeast boundary **FG** is the eastern edge of the track.
- The southwest boundary **GX** is indicated by blue

paint on occasional wooden posts and trees, **XE** is indicated by green paint on occasional wooden posts and trees.

- The northwest boundary **DE** is the northwestern edge of the track.

### Sporting Rights

We believe the sporting rights are owned and included in the sale of this woodland.

### Mineral Rights

We believe the mineral rights are owned and included in the sale of this woodland.

### Rights Of Way

- There is a right of way at all times and for all purposes for Shrubbs Wood over the routes **ABCD** and **CF**.
- A right of way is reserved over the routes **DE** and **FG** for the benefit of the woodland beyond.
- A maintenance clause covers all the shared rights of way with liability according to use.
- There is a public footpath between **FG**.

### Fencing Liabilities

There are no fencing liabilities. Please note that 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

## Shrubbs Wood, Tring, Hertfordshire



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.

### 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.

Offers are being invited in excess of the guide price stated above. Should you wish to make an offer for this property please click on the link below.

Please see the 'Buying a Woodland' section of our website for details.

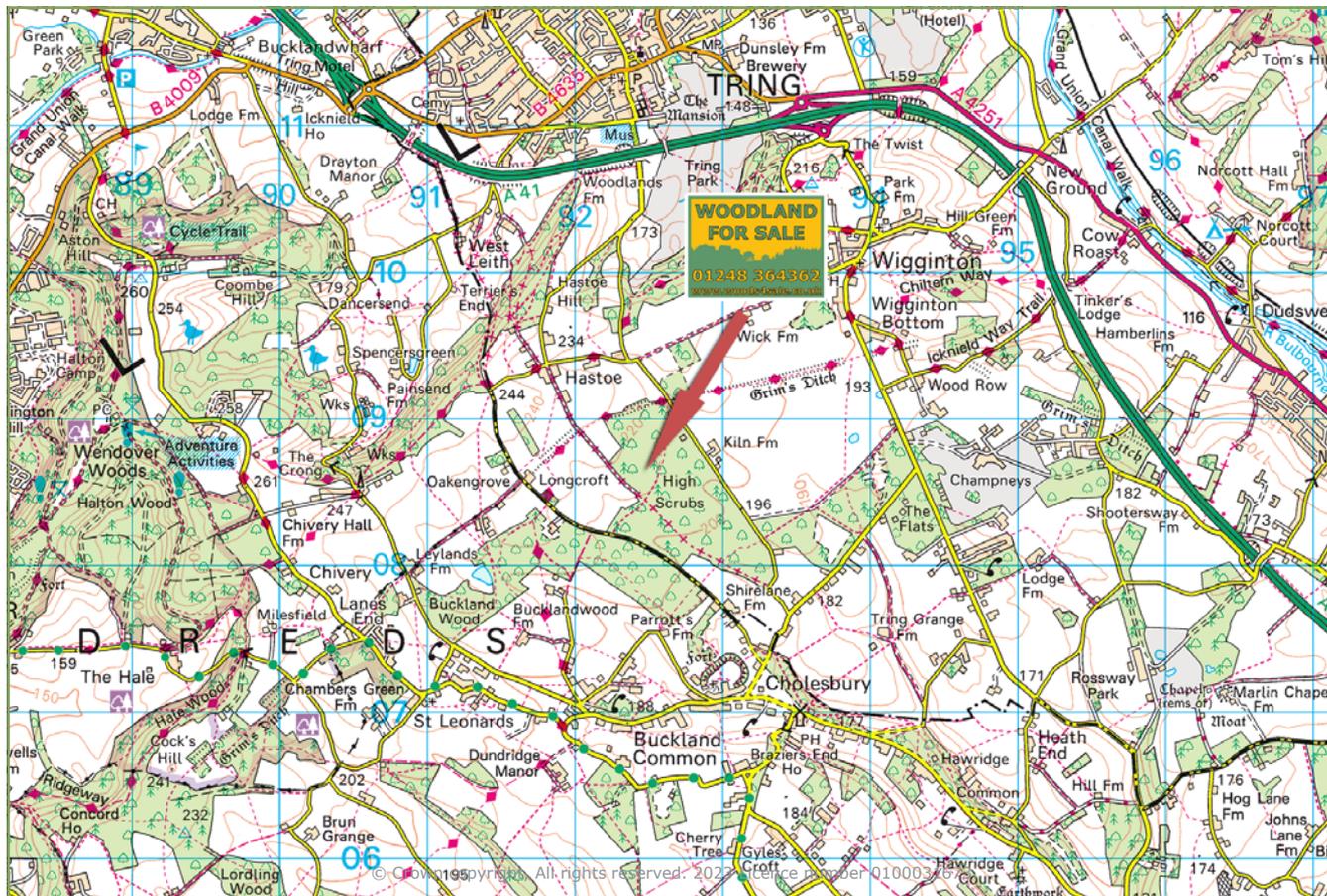
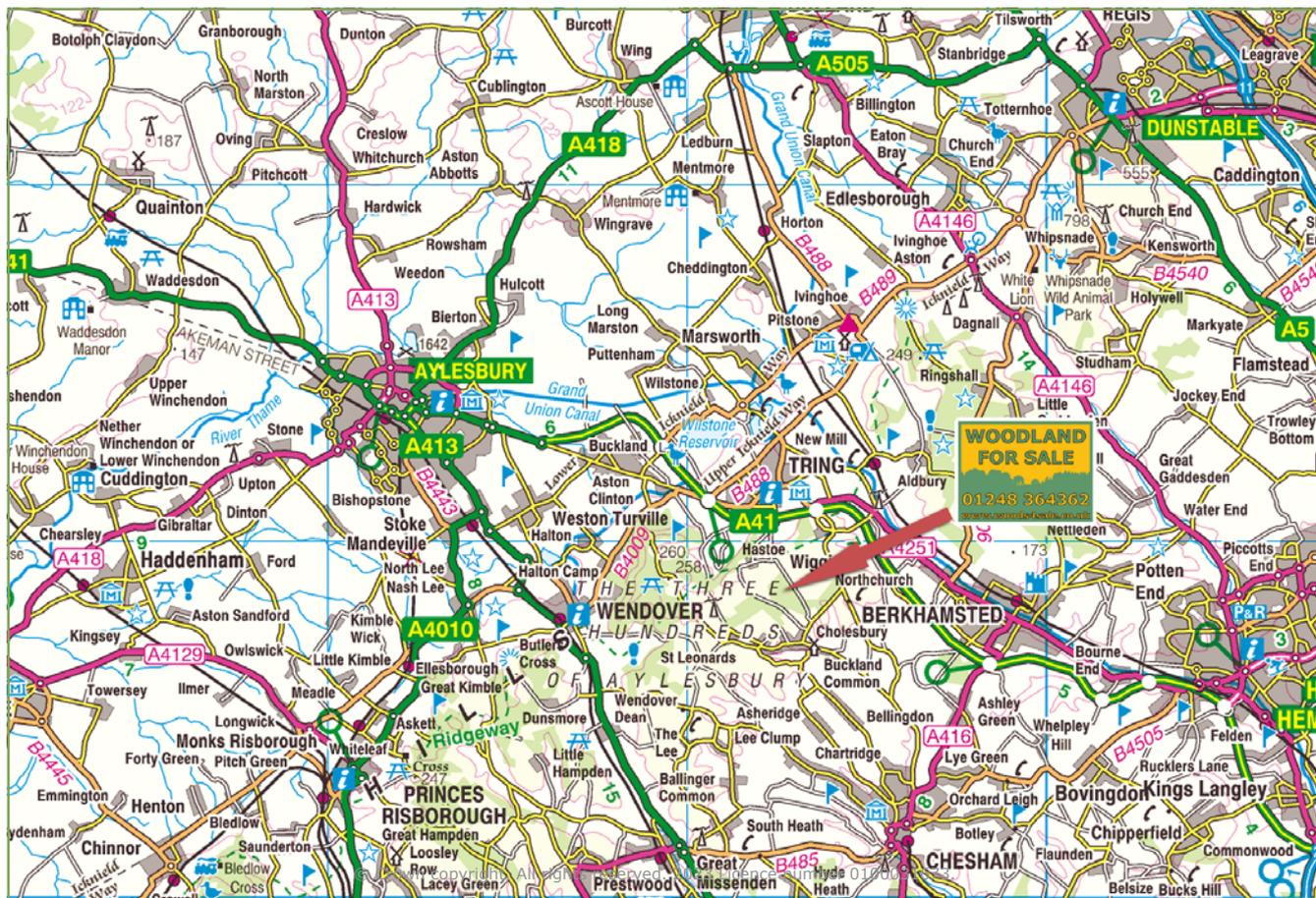
### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Shrubbs Wood, Tring, Hertfordshire



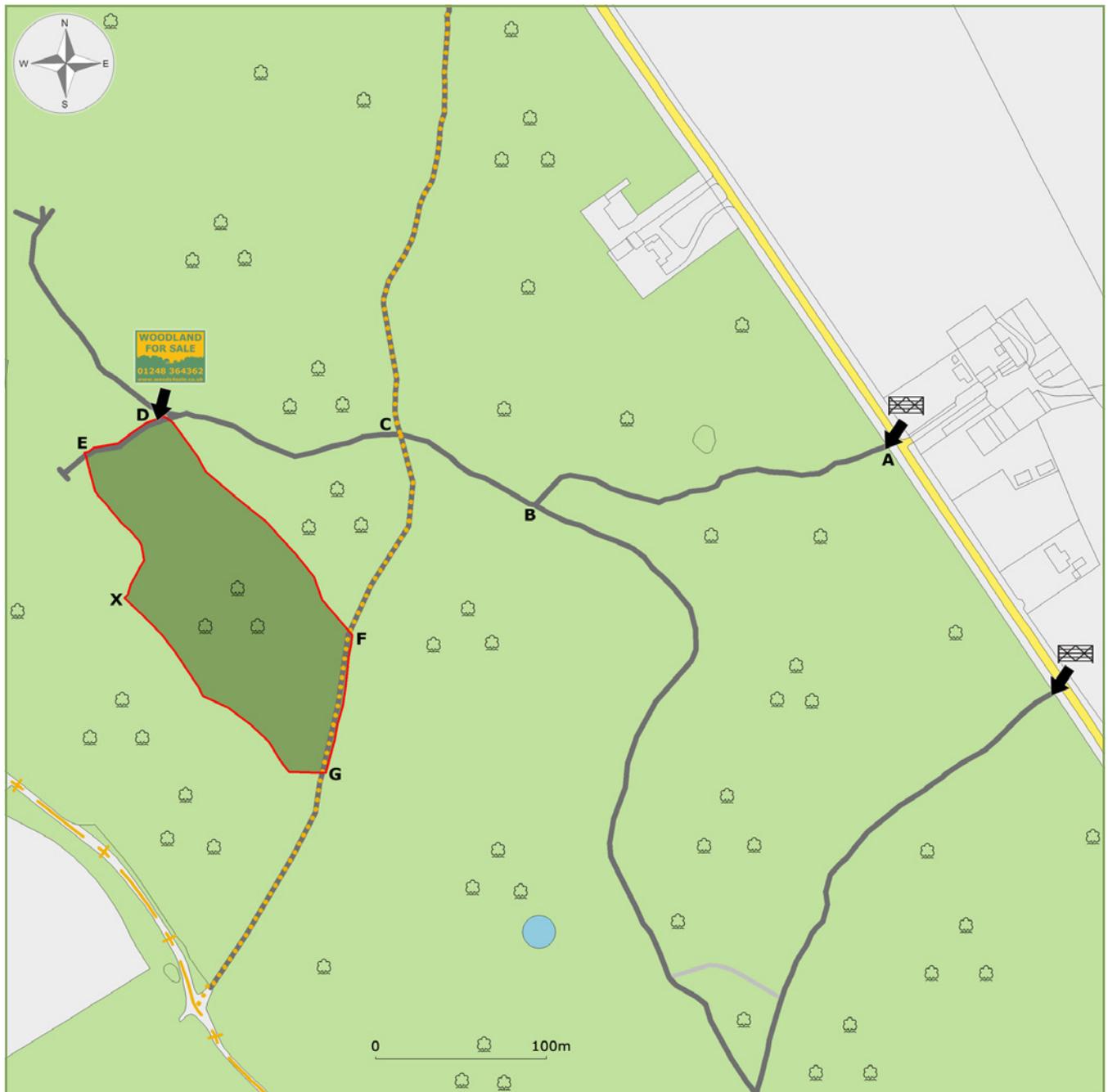
Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Shrubbs Wood, Tring, Hertfordshire



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

# Shrubbs Wood, Tring, Hertfordshire



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

## Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		