

# 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.



## Basset Wood

around 1.6 acres of Ancient mixed broadleaf woodland, 7 miles north of Reading, Oxfordshire for £33,000 (freehold)

Predominately beech woodland in a lovely quiet location, with access taken directly from the main road via a private entrance.

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## Basset Wood, Reading, Oxfordshire



### Description

Basset Wood is classified as Ancient Woodland (which indicates that this area has been wooded since the 1600s), situated along a quiet country lane, just south of the Chilterns village of Stoke Row in Oxfordshire. With direct access off the public highway and no public rights of way across the woodland, this is a perfect location to get away from it all.

Beech is the predominant species in the woodland, along with a number of ash trees and even the occasional pedunculate oak. Holly, which grows very well in shaded areas and is very efficient at filling in the spaces, can be found growing under the beech canopy, creating some lovely private areas within the boundaries of the woodland.

Beech leaves take a long time to decompose, acting as a natural plant suppressant meaning that whilst there are still plenty of plants throughout, they do not take over like often seen in other woodlands.

In the absence of human visitors, animals and birds are frequently heard even if seldom seen. On our visit however, a buzzard was seen circling on the thermals overhead and squirrels scampering amongst the tree-tops. There were signs of foxes or badgers in the undergrowth and the sounds of numerous songbirds clearly heard. A few areas of browsing on young tree branches at the edges of the woodland indicates that deer could pass through here.

Basset Wood is basically flat with a gentle slope up towards the northwest corner. It has been used infrequently by the current owner and is therefore quite untouched in many ways and a blank slate for a new owner to restart some management.

### If It Were Mine

I would consider reinstalling a gate at the main

entrance near our 'Woodland For Sale' sign, and maybe creating a little area to park the car just inside to formalise the entrance. The trees are growing well and need very little in the way of intervention. However there are some self-seeded beech and ash that have begun to crowd some of the older trees and could be removed to produce a small amount of firewood.

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

RG9 5QB (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///fondest.mainly.seemingly](https://www.what3words.com/#!/en////fondest.mainly.seemingly)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 175

- Roadside gate: SU 680 834
- Centre of wood: SU 679 834

### Directions & Access

- Head to Stoke Row.
- Drive along the main road until you reach a crossroads with a red public phone box on the

## Basset Wood, Reading, Oxfordshire



north side of the road.

- Turn left or right (depending on the direction of travel), heading south on Busgrove Lane.
- Drive down this road for approximately 600 metres, passing a small industrial area and then a large agricultural field on the right-hand side.
- Immediately after the field on the right, you will see two 'Woodland for Sale' signs on trees either side of an old gateway (both trees also have an orange **X** on the stem).
- This is the entrance to Basset Wood, please pull off the road near the for sale sign and continue on foot.

### Boundaries

- The northeastern boundary is the barbed wire fence with fields beyond.
- The southwestern boundary is the partly dilapidated barbed wire fence indicated by blue paint on occasional fence posts with further woodland beyond.
- The southeastern boundary is the dilapidated fence on top of the earth bund with verge and council road beyond.
- The northwestern boundary is in part the barbed wire fence with further woodland beyond, along with stock proof post and rail fencing with further grassland beyond.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

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

### Rights Of Way

- There are no public rights of way within the woodland.

### Fencing Liabilities

There are no known fencing liabilities.

### 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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

### 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.

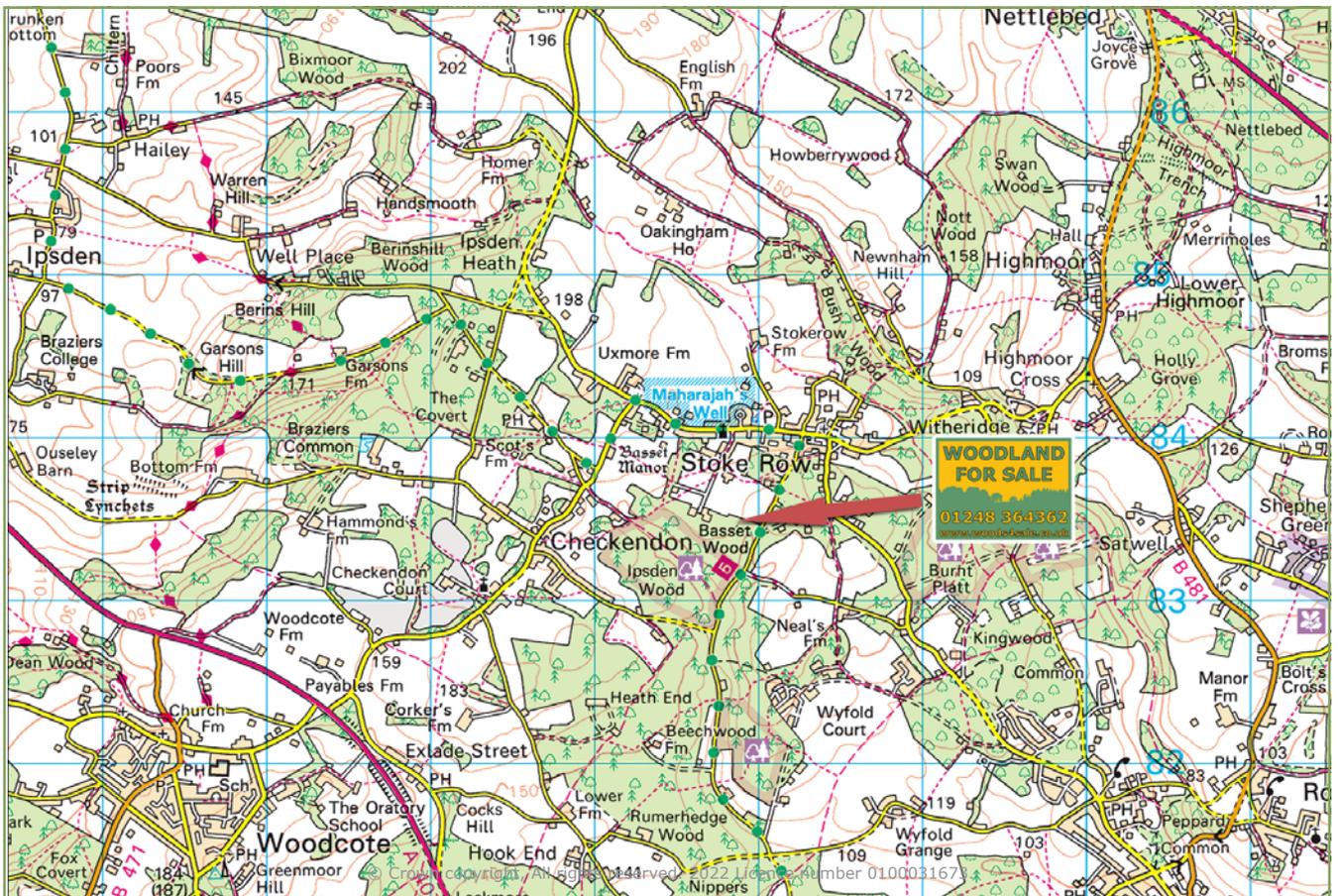
## Basset Wood, Reading, Oxfordshire



### Contact

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

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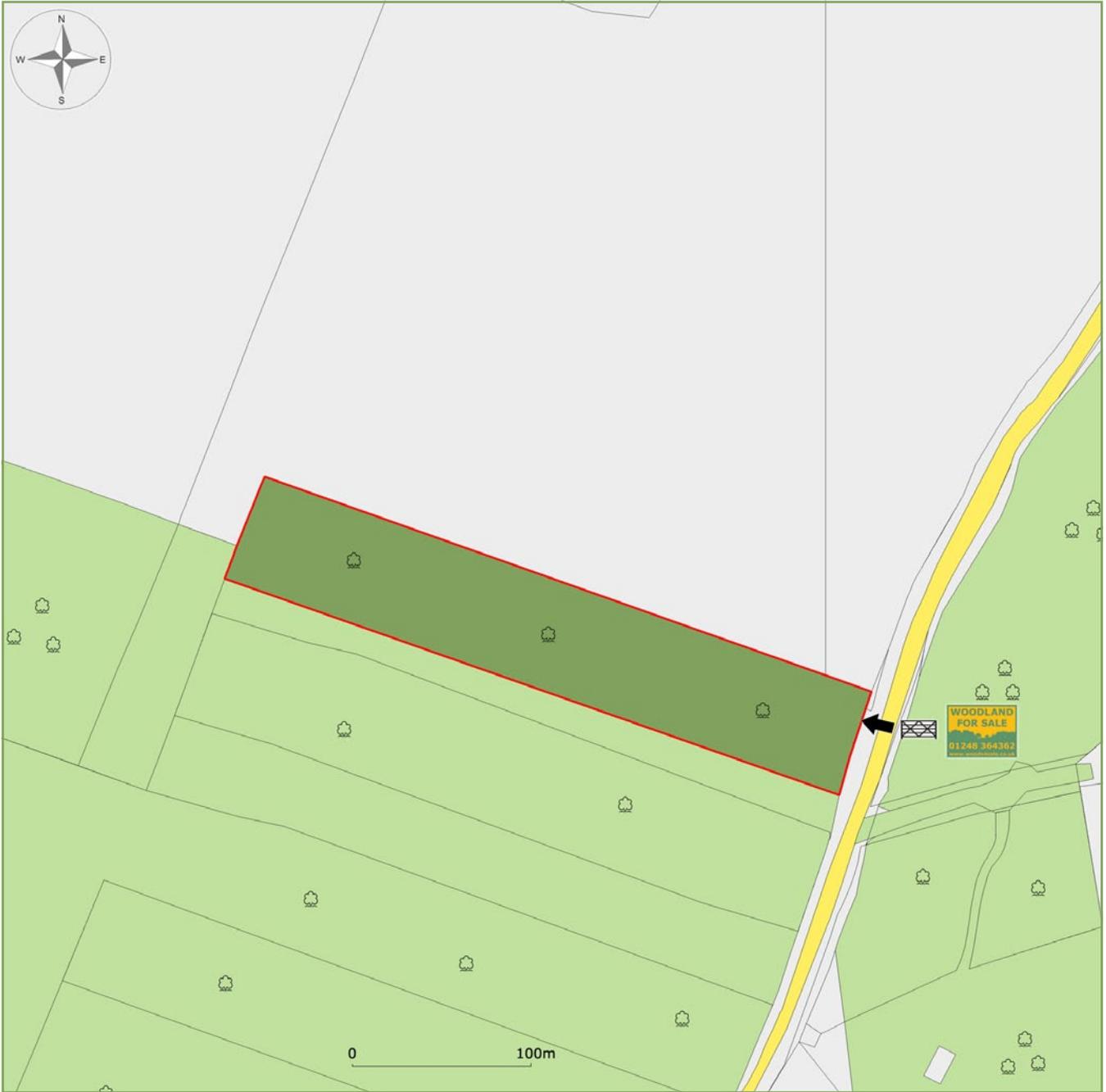


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## Legend

 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		

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