

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.



Deer Park Wood near Fair Oak, Southampton. Approx. 5½ acres of oak woodland and nearly 3 acres of meadow for £94,500 (freehold)

A beautiful mature oak woodland with nearly 3 acres of meadow and a shed, on a flat site 10 minutes drive from the M3, 15 minutes from Southampton and 1½ hours from London. The woodland is in a peaceful and quiet location on the edge of the village. It has excellent access along a hard road.

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Deer Park Wood, Fair Oak, Hampshire



Description

A beautiful mature oak woodland growing on a flat fertile clay site. This wood contains mainly large mature oaks, many of which will be greater than 100 years old. There is a healthy understorey of young oak and ash seedlings as well as many minor tree species such as field maple, hazel, holly and birch.

The woodland has the benefit of a very peaceful location, well away from the village. It has good access along a private tarmac road and then an excellent new hard woodland road. The good sized shed is a valuable asset to any new owner and perfect for storing wood and tools.

A meadow runs from the wood to the road under the power cables. A slight hummock in the ground can be seen running through here and then inside the woodland along its eastern boundary. This is the remains of the old "Deer Pale", which we are told was the boundary of a deer park when this land was part of a much larger estate many years ago.

The meadow has been planted with a dozen heritage apple trees to create an orchard which looks most appealing during the warmer months and provides a useful open space.

Deer Park Wood is full of wildlife, including a local herd of fallow deer that can be seen on a regular basis. The woodland is designated as Ancient Semi Natural Woodland, indicating continuous woodland cover since 1600 AD. Hampshire County Council has recently designated the wood as a Site of Importance for Nature Conservation.

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.

Locators

OS Landranger Series Sheet No: 185.

Ordnance Survey Grid References:

- Roadside gate: SU 504 196.

- Centre of wood: SU 509 198.

Nearest postcode: SO32 1HG.

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

- Exit the M3 at junction 11.
- Head east on the B3335 for Bishop's Waltham.
- Go through the village of Colden Common.
- At the first roundabout take the first exit.
- At the traffic lights go straight over for Fair Oak on the B3354.
- As you come into Fair Oak turn left onto a minor road called Mortimers Lane, signed for Bishops Waltham.
- Continue 400 metres up this road turn left just after the 40mph sign onto Hall Ends Lane.
- Go up this narrow road keeping to the right, until you reach the gate at the very end (with our Woods4Sale sign on it).
- Park just before this gate where the road is wide enough and walk through the gate, across the field on the track and up to a second gate (**A** on the plan below).
- On this woodland gate you will find a sign that says "PRIVATE KEEP OUT and WILDLIFE CONSERVATION AREA".
- Walk around this gate through the gap, follow the hard forest road round to your right and continue on it for about 1300 metres.
- You will arrive at a junction with a wooden stake to the right painted blue and red. Opposite there is a Woods4Sale sign on a tree (point **B**).
- Walk straight along the track and you will come into the paddock area of Deer Park Wood. The best

Deer Park Wood, Fair Oak, Hampshire



indicator is the power lines overhead.

Boundaries

- The western boundary of the woodland is identified by blue marker posts, as is the northern and southern boundary of the paddock.
- The short western end of the paddock is alongside the road and is indicated by red marker posts.
- The northern and eastern boundary of the woodland is the stock fence along the field edges.

Sporting Rights

The woodland comes with full sporting rights and these are included in the sale.

Mineral Rights

These are owned and included in the sale. However, a former owner has reserved the right to 25% of the value of any oil extracted from the property, should any new owner decide to venture into the oil business!

Rights Of Way

- There is a right of way at all times and for all purposes for Deer Park Wood from the roadside gate up to the woodland boundary (marked **AB** on the plan).
- A right of way is reserved over the route **BC**.
- All shared rights of way are covered by a maintenance clause, with liability according to use.
- There are no public rights of way within the woodland.

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.

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.

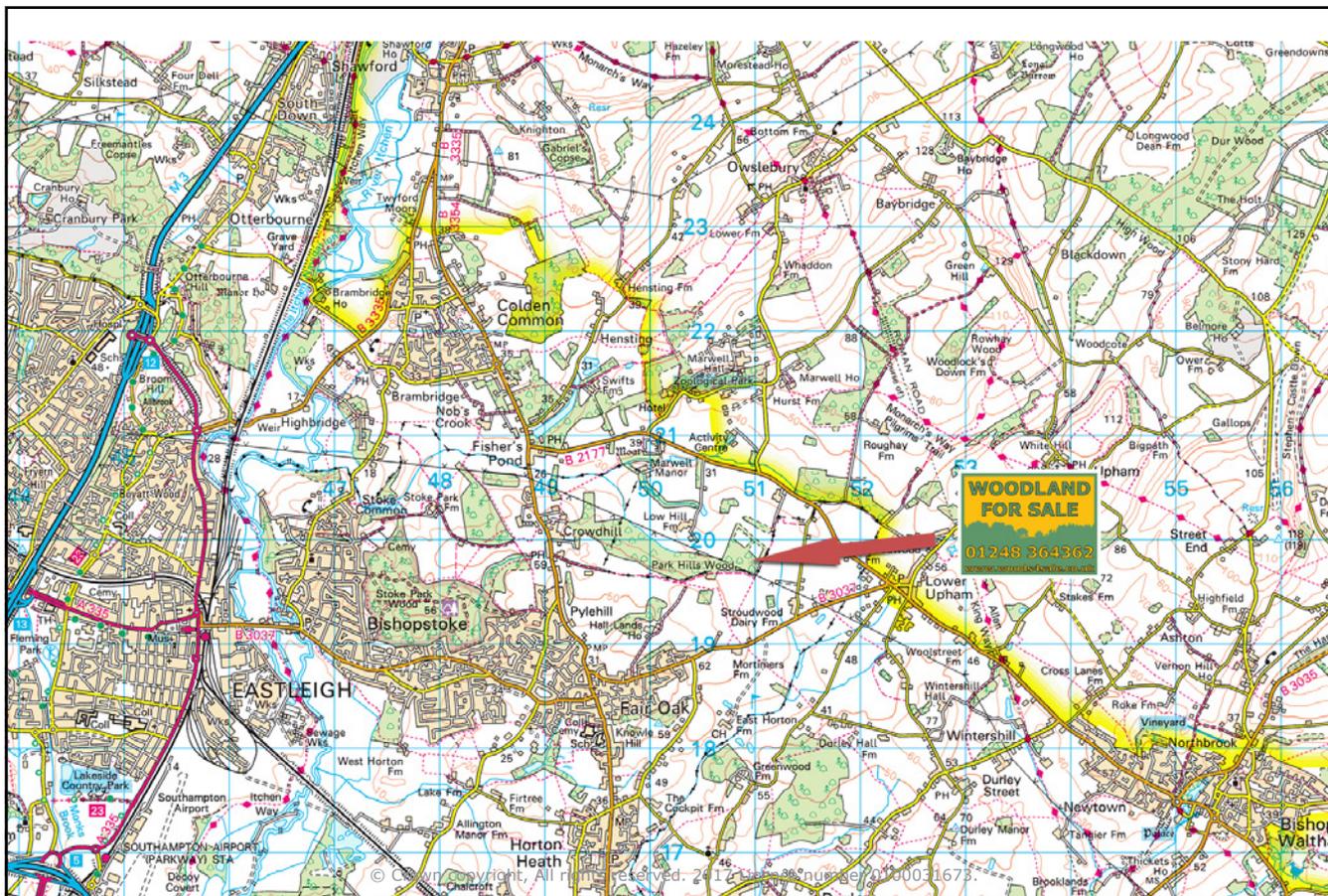
Note

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.

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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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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				

