

WOODS 4 SALE

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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.



Flint Wood

Wolverton, near Newbury, Hampshire. 5.36 acres of lovely mixed broadleaf and conifer woodland, 50 miles west of London. £46,000 (freehold)

A superb mixed woodland comprising oak, birch and western hemlock in a peaceful location. Within easy reach of both the M4 and M3.

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Flint Wood, Wolverton, Newbury, Hampshire



Description

Forming part of a wider forested area, Flint Wood stands in a quiet location on the edge of Wolverton village in rural Hampshire.

Situated on level loamy fertile soils, much of the woodland was part of an Ancient Woodland restoration programme, undertaken on a former conifer plantation and was subsequently replanted approximately 9 years ago with some now promising native oak. Natural succession of birch is showing strong establishment, whilst improving biodiversity.

An area towards the north encompasses older birch with occasional mature ash, western hemlock and Norway spruce, with a lush understorey of regenerating hemlock, sweet chestnut and beech; beech is a species known for its shade tolerance. In addition, the southern part of the woodland has a number of majestic poplar with hazel coppice below - the latter is often used for thumb sticks.

There is a number of secluded areas that would make good overnight spots with a small campfire. This is a great woodland for a new owner keen on bush craft with ample natural resources to hand.

A variety of wild fauna and flora can be found here including deer (roe and fallow), hedgehog, woodpecker, buzzard, heather, primrose, fern and blackberry.

Flint Wood offers a wonderful opportunity for an aspirational silviculturist to begin a methodical programme to favour the establishing oak as a primary objective. It benefits from good access via a hard track navigable with a 2WD vehicle.

If It Were Mine

Some silvicultural duties would include removing the

competing birch in and around the establishing oak trees. A few of the mature birch would make useful fuel for the hearth at home. A clearing amongst the western hemlock understorey and tall birch could make a discreet camping spot too.

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.

Locators

OS Landranger Series Sheet No: 174

Ordnance Survey Grid References:

- Roadside gate: SU 548 591

- Centre of wood: SU 553 590

Nearest postcode: RG26 5RU

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 Newbury, head south east on the A339.
- After you leave the residential area of Newbury drive for about 7½ miles. Turn left onto the minor road called Crabs Hill, signed for Wolverton Common and Axmansford.
- If you miss this turn, don't take the next one which is signed for Wolverton. Turn around and go back to Crabs Hill.

Flint Wood, Wolverton, Newbury, Hampshire



- After 0.3 miles turn left into Church Lane (opposite the church).
- Drive down this lane until the tarmac runs out passing a large green barn on the left and then continue for 300 metres until you come into the woodland.
- Keep right when the track splits and park next to the locked steel gate, indicated by an orange X on the gate post (point **A** on the plan below). Please take care not to obstruct vehicle access.
- Climb the gate, (sorry we do not supply keys for viewings) and continue down the forest track for 225 metres and turn right (point **B**).
- Continue for 215 metres and you will arrive at the woodland (point **C**), indicated by red paint on a wooden post.

Boundaries

- The northwest boundary **CD** follows a path indicated by wooden posts, **DE** is indicated by a brash bund and occasional wooden posts on the outside edge of the path.
- The northeast boundary **EF** is indicated by red paint on occasional wooden posts and trees, **FG** is indicated by pink paint on occasional trees.
- The southeast boundary **GH** is the wooden pale fence.
- The southwest boundary **HC** is indicated by red paint on occasional wooden posts.

Sporting Rights

The sporting rights are reserved to another party. But we believe they are rarely, if ever exercised.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights Of Way

- There is a right of way for all times and all purposes

marked **ABC** on the plan.

- A maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing obligations.

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.

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

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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.

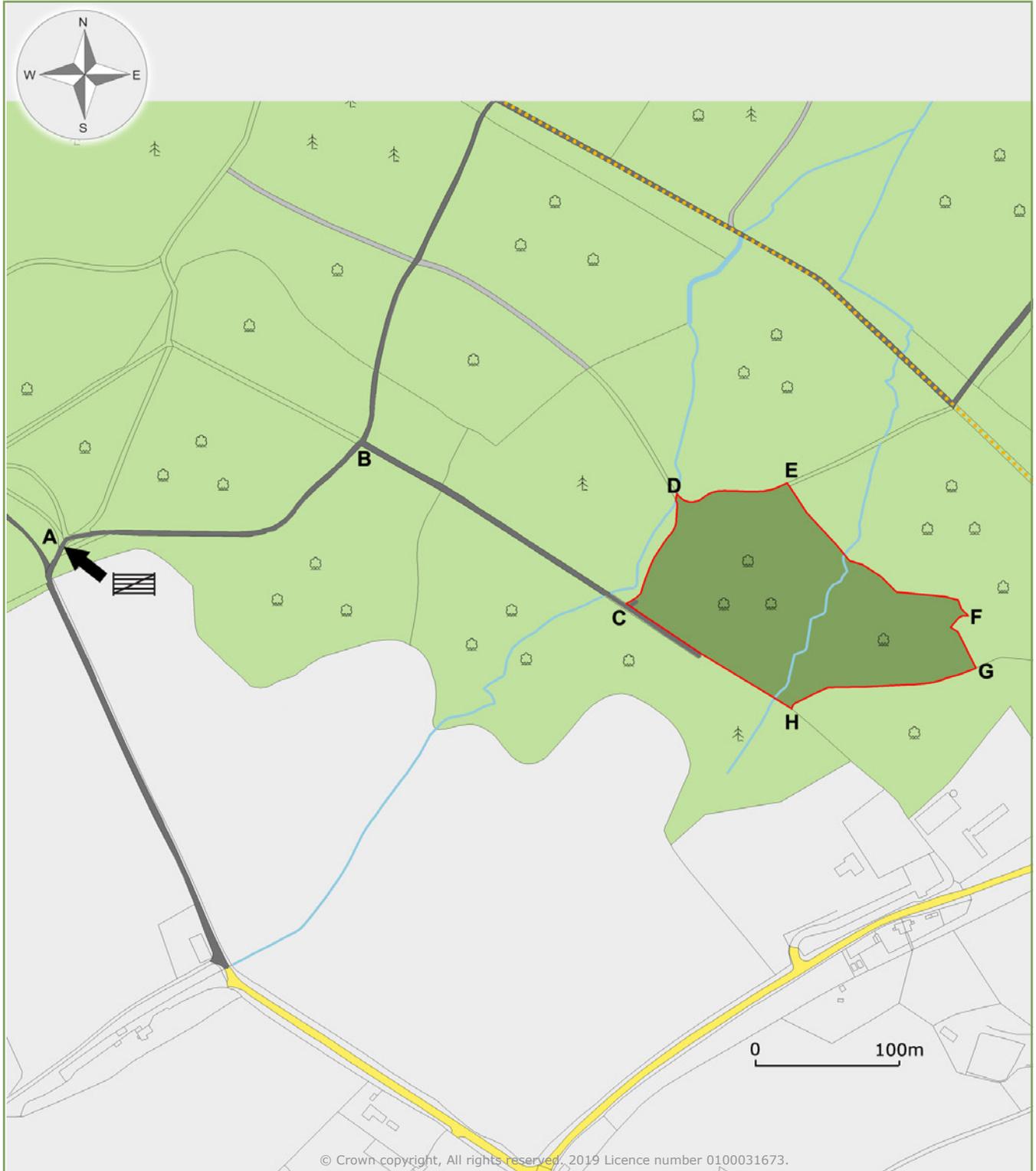
Note

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.

Flint Wood, Wolverton, Newbury, Hampshire



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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				