

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.



Frater Wood

Speen, 3.7 acres of Chiltern Beech woodland near to High Wycombe, Buckinghamshire, for £43,000 (freehold)

Stunning mature beech woodland with small groups of mature conifer. With excellent access and near to the busy market towns of High Wycombe and Princes Risborough.

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Frater Wood, High Wycombe, Buckinghamshire



Description

Frater Wood is a highly desirable lowland beech woodland set within a larger forest, amongst the beautiful Buckinghamshire countryside. The area has been woodland for hundreds of years and today is still one of the most wooded parts of England with over one fifth covered by trees.

Some 35 years ago parts of the wood were felled and replanted with groups of conifer. More recently, thinning of these now mature trees under a Forestry Commission thinning licence, has opened up the woodland to allow self-seeding trees to germinate.

Frater Wood is dominated by stunning mature beech trees with some lovely specimens of oak in the mixture. There are also small scattered groups of conifer trees in the wood composed of pine and larch.

Inside the wood is a developed understorey of young trees, mostly beech, but also holly, oak and birch, providing a secluded feel to this otherwise open woodland. There is a rich ground flora including grasses, fungi, ferns, wood anemones, and blue bells.

Walking amongst the splendid beech trees provides a real sense of grandeur and you will soon find discreet routes through them to explore. Frater Wood is perfect for those looking to own a beautiful piece of amenity woodland with scope for active management which will enhance the ecology of this beautiful place whilst producing quantities of firewood for the home.

If It Were Mine

Frater Wood has some impressive trees and excellent regeneration but a little help from a keen woodsman would allow emerging trees to reach their potential and produce some firewood or timber for crafts.

As a place of recreation, it's a great place for kids to build dens and perhaps camp out with a small fire and warm some marshmallows.

Residential Planning Permission

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

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.

Locators

OS Landranger Series Sheet No: 165.

Ordnance Survey Grid References:

- Roadside gate: SP 841 012.

- Centre of wood: SP 840 012.

Nearest postcode: HP27 0RS.

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 High Wycombe; leave town on the A4128 heading north.
- 1½ miles out of High Wycombe town you will come to a roundabout (not the mini-roundabouts inside the town), continue straight over the roundabout following signs for Hampden and Speen.
- Drive through the village of Hughenden Valley, continuing on to Hampden and Speen.
- Drive straight through the village of North Dean.
- In the centre of Speen, turn right onto Hampden Road, signed for Great Hampden.
- Follow the Hampden road to the crossroads and take a left on to Bryants Bottom road.
- After about 290 metres there is a set of wooden gates on the left (the third set of wooden gates from the crossroads). Please park safely without blocking access and climb the gate (sorry but we do not give out keys for viewings).
- Frater Wood is to the right of the gates.

Boundaries

- The northeast boundary is the agricultural fence along the road.
- The southeast boundary is indicated with pink paint on wooden posts and boundary trees
- The southwest boundary is indicated with green paint on wooden posts and boundary trees.
- The northwest boundary is indicated with white paint on wooden posts and boundary trees.

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Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

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

Rights Of Way

- A right of way is reserved through the gateway and to turn and park on the hard standing area through the entrance gates.
- A shared maintenance clause covers this right of way.
- There are no public rights of way within this 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:

- 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.
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

2. The transferees shall not erect on the Property any building or structure which requires planning permission for its erection provided that the transferees may:

- erect temporary structures or buildings or structures directly associated with woodland management or associated uses and
- erect buildings or structures which constitute

"Permitted Development" as defined or allowed by the Town and Country Planning (General Permitted Development) Order 1995.

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.

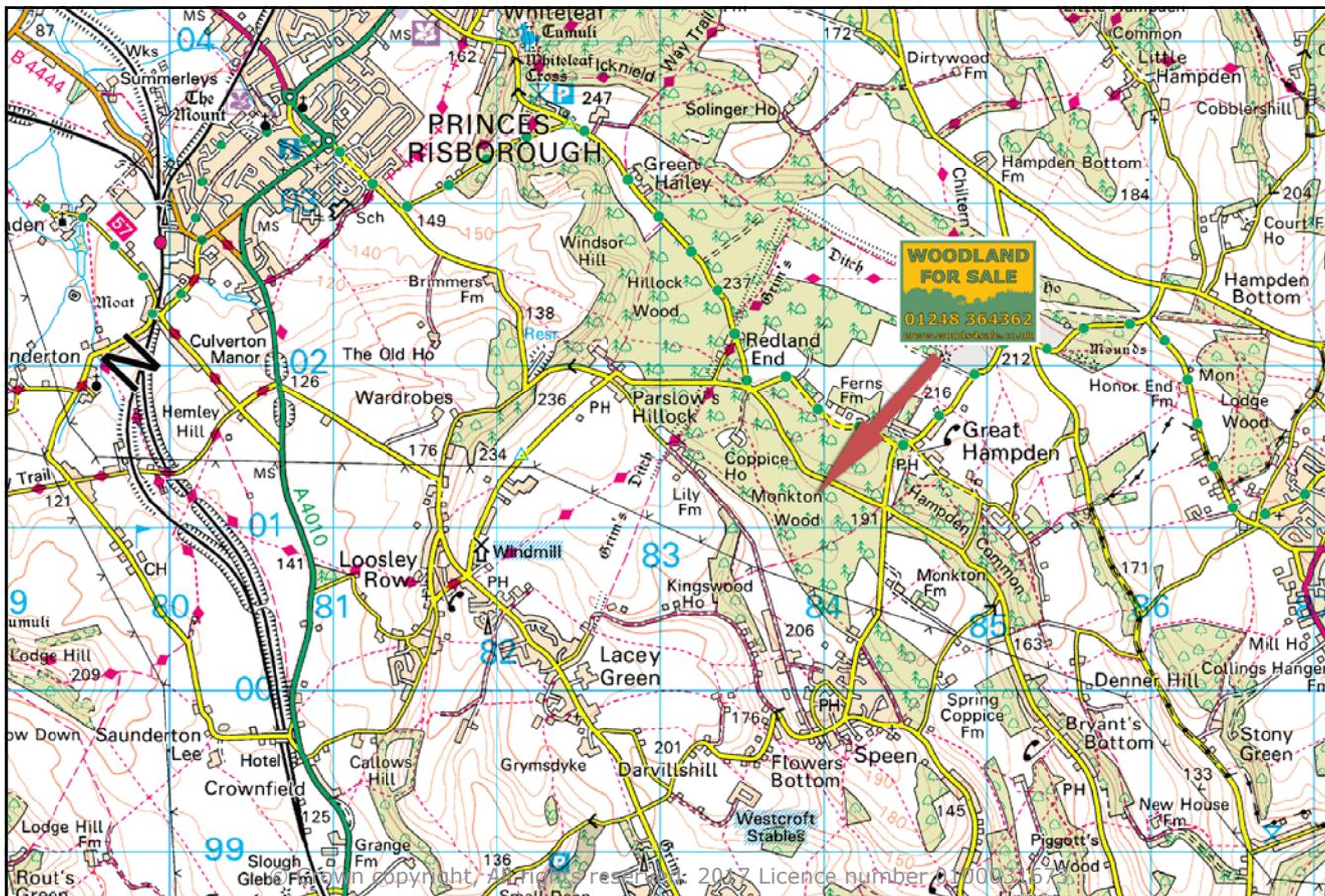
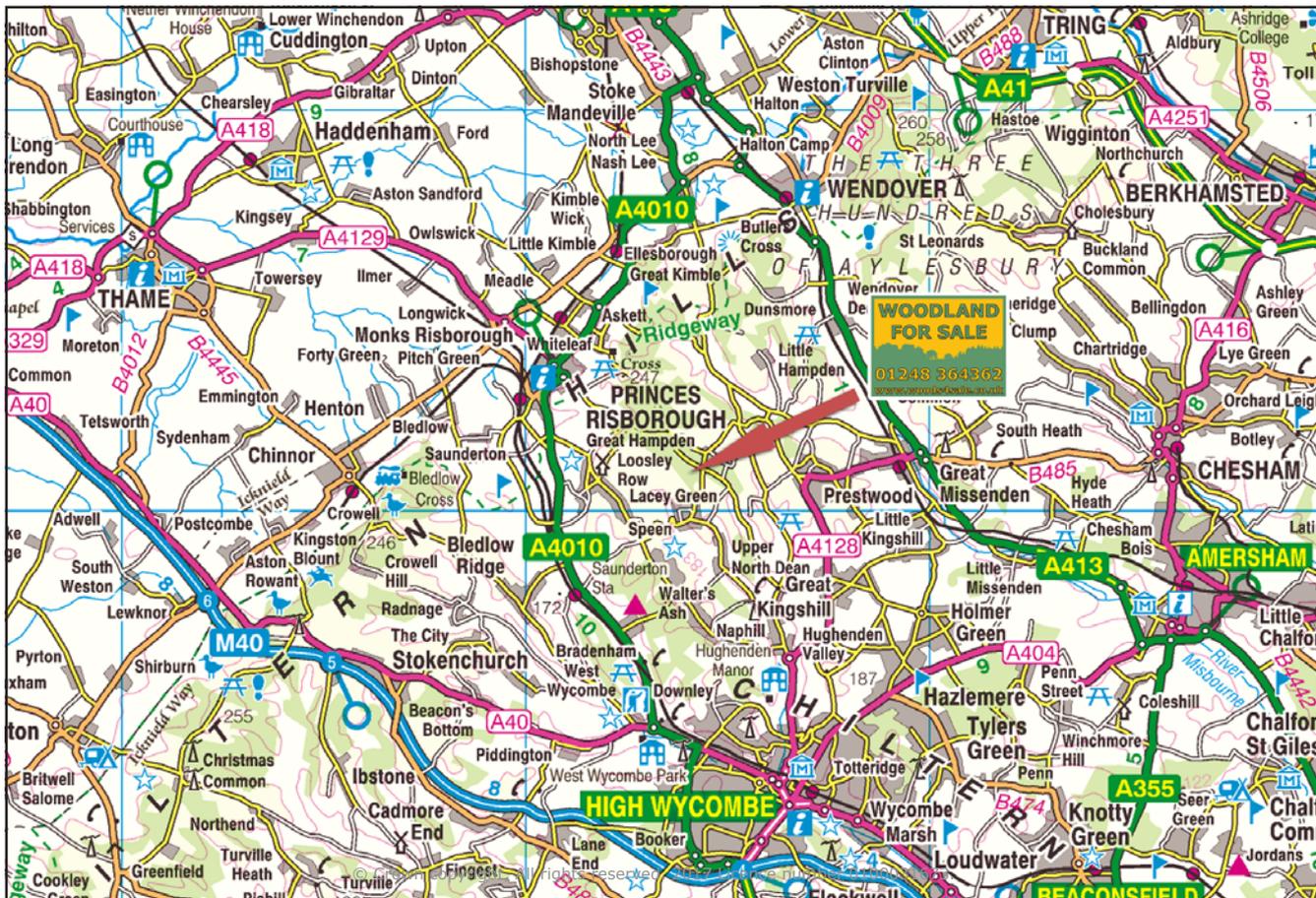
Woods4Sale Interest

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

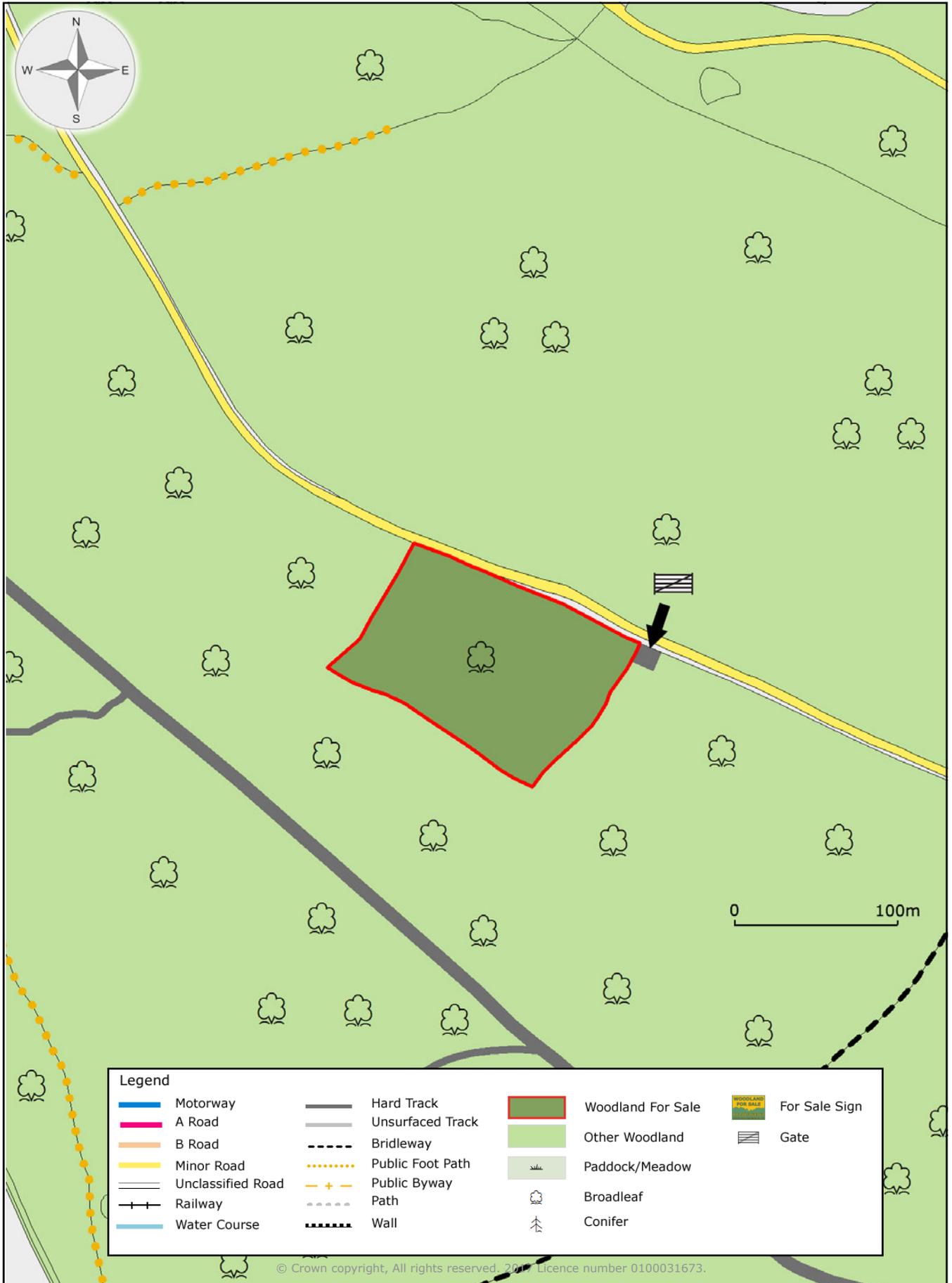
Contact

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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