

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.



Glenisters Copse **Woodcote, Oxfordshire, 2.97 acres of** **excellent mature beech, 9 miles from** **Reading. £34,000 (freehold)**

A glorious ancient broadleaf woodland with tall beech and sweet chestnut in rural Oxfordshire. Only 13 miles from junction 11 of the M4 and just over an hour from Greater London.

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Glenisters Copse, Woodcote, Oxfordshire



Description

Located towards the southern end of the beautiful Chiltern Hills, Glenisters Copse is an excellent illustration of beech woodland that fringes the sleepy village of Woodcote in Oxfordshire.

The fine tree stems display skilled silvicultural management that was more than likely to have serviced the thriving furniture industry in nearby High Wycombe during the 1870s. The rich clay soils common to the area have also produced some grand looking specimens of sweet chestnut complementing the lush beech canopy. There is a healthy understory of large holly and strong beech regeneration as well as some tranquil open spaces that would make weekend camping a pleasure in the summer.

Brachythecium moss decorates the woodland floor where bountiful wildlife can also be heard amongst the understory. Sightings of roe and muntjac deer are not uncommon and abundant songbirds and the occasional hoot of an owl can be heard echoing through the trees.

The southeast boundary has recently been re-fenced to a high standard with the plot also benefiting from very good access via a hard-surfaced track, navigable by a 2WD vehicle throughout the seasons.

If It Were Mine

I would certainly take full advantage of the open spaces of this peaceful woodland for summer camping. I would also thin out some of the holly and use it for its good burning efficacy, fuelling the log burner at home.

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 print 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: 175

Ordnance Survey Grid References:

- Roadside gate: SU 648 808

- Centre of wood: SU 652 806

Nearest postcode: RG8 0RT

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 the edge of Reading take the A4074 north towards Wallingford and Oxford.
- Approximately 1 mile past Cane End turn left onto the B4526.
- Follow this road for another mile and then turn right for Woodcote. The entrance for the wood can be seen on the right-hand side of the road after 550 metres indicated by a Woods4Sale sign (point **A** on the plan below).
- Please park in a suitable place not obstructing the gate. Sorry we do not provide keys for viewings.
- Climb the gate and continue along the track for 50 metres, keeping right at the junction (point **B**).
- Then after approximately 130 metres turn left (point **C**).
- Continue for approximately 270 metres. This is the entrance to Glenisters Copse, indicated by a pull-in and wooden post painted blue on the righthand side (point **D**).

Boundaries

- The northwest boundary is marked with blue paint on trees and wooden stakes.
- The northeast boundary is marked with green paint on trees and wooden stakes.
- The southeast boundary is marked by the fence.
- The southwest boundary is marked with yellow paint on trees and wooden stakes.

Glenisters Copse, Woodcote, Oxfordshire



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 is a right of way granted for all times and all purposes over the route **ABCD** on the plan below.
- A shared maintenance clause covers all the 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 liabilities.

Restrictive Covenants

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.
- (iv) 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.

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.

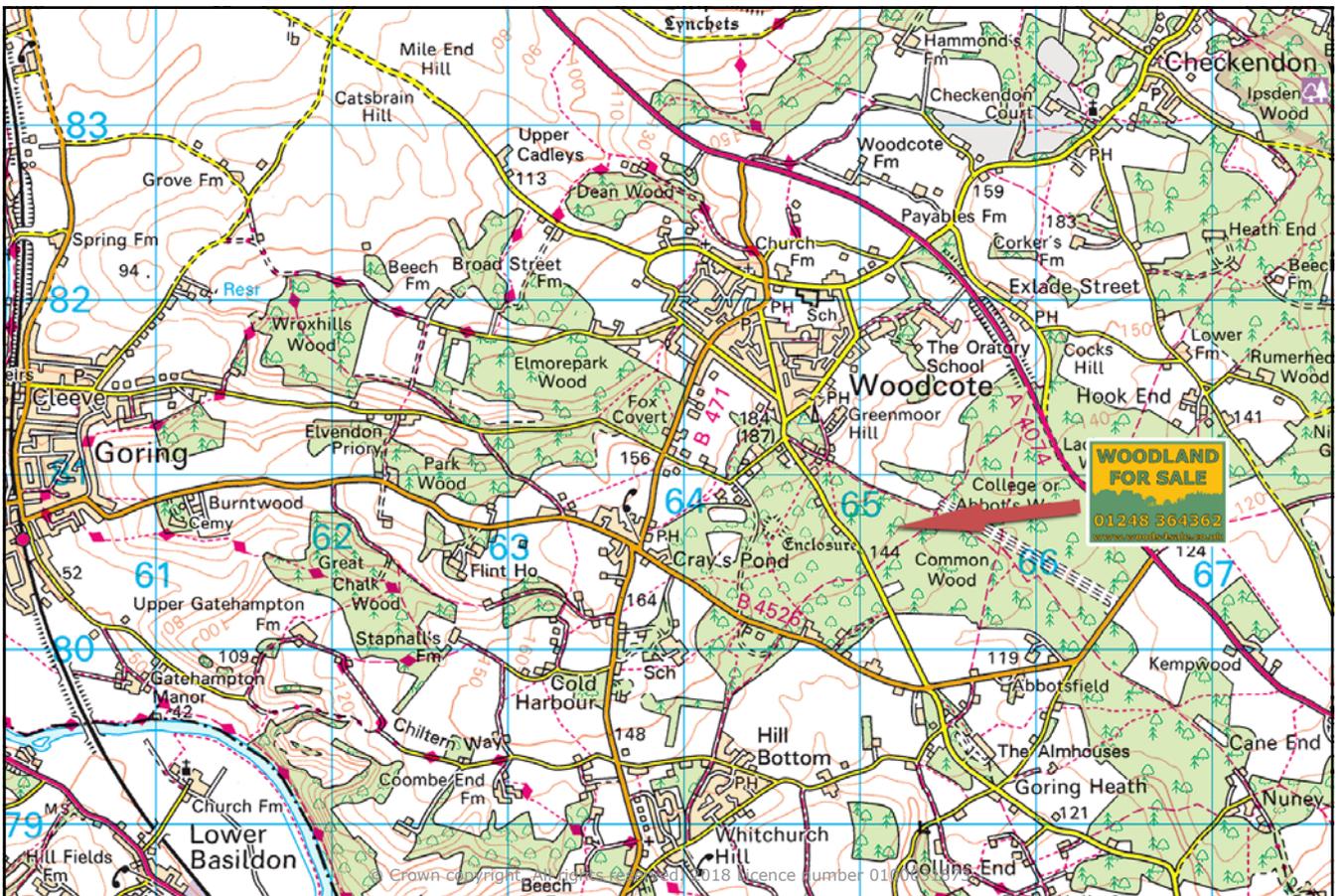
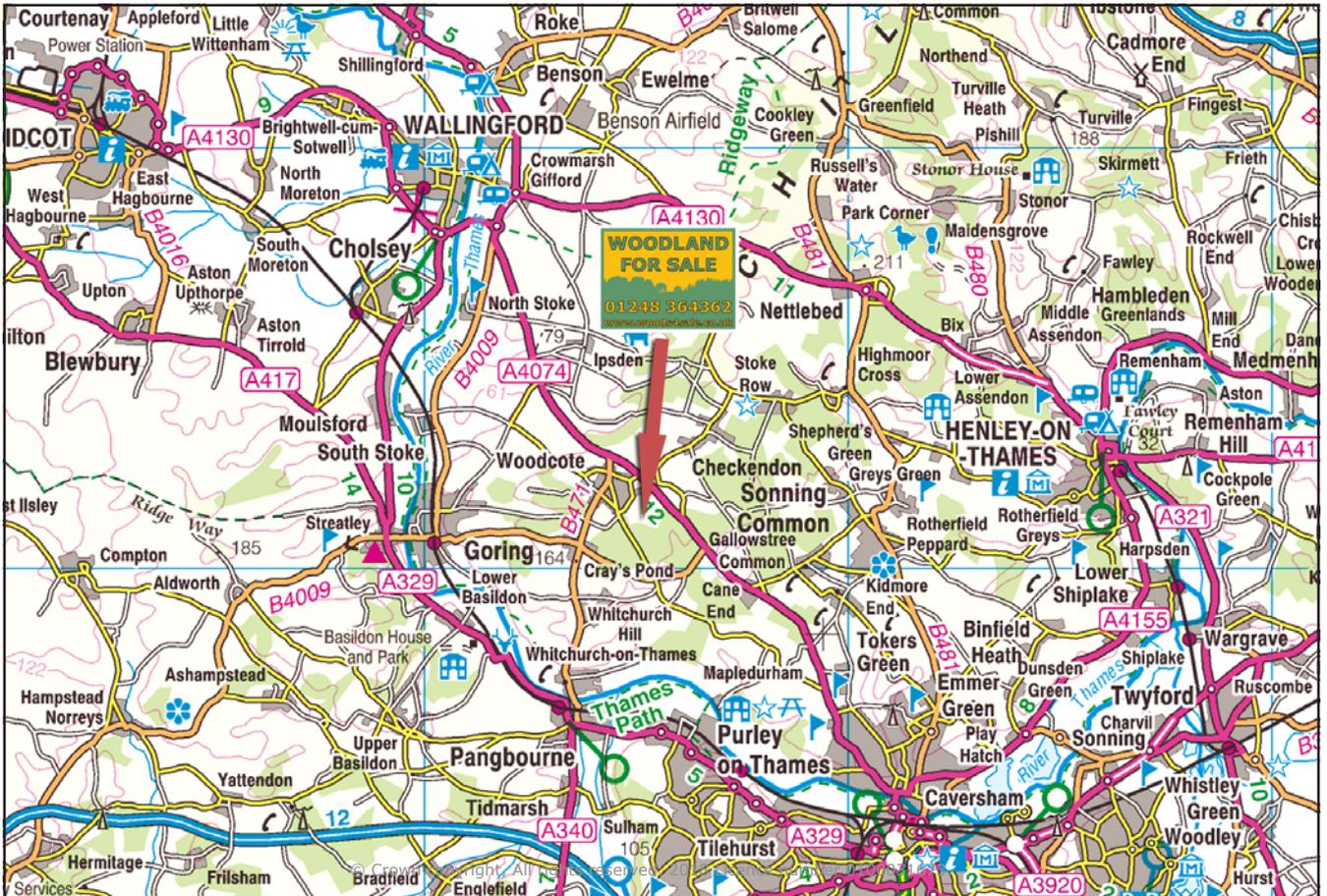
Note

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.

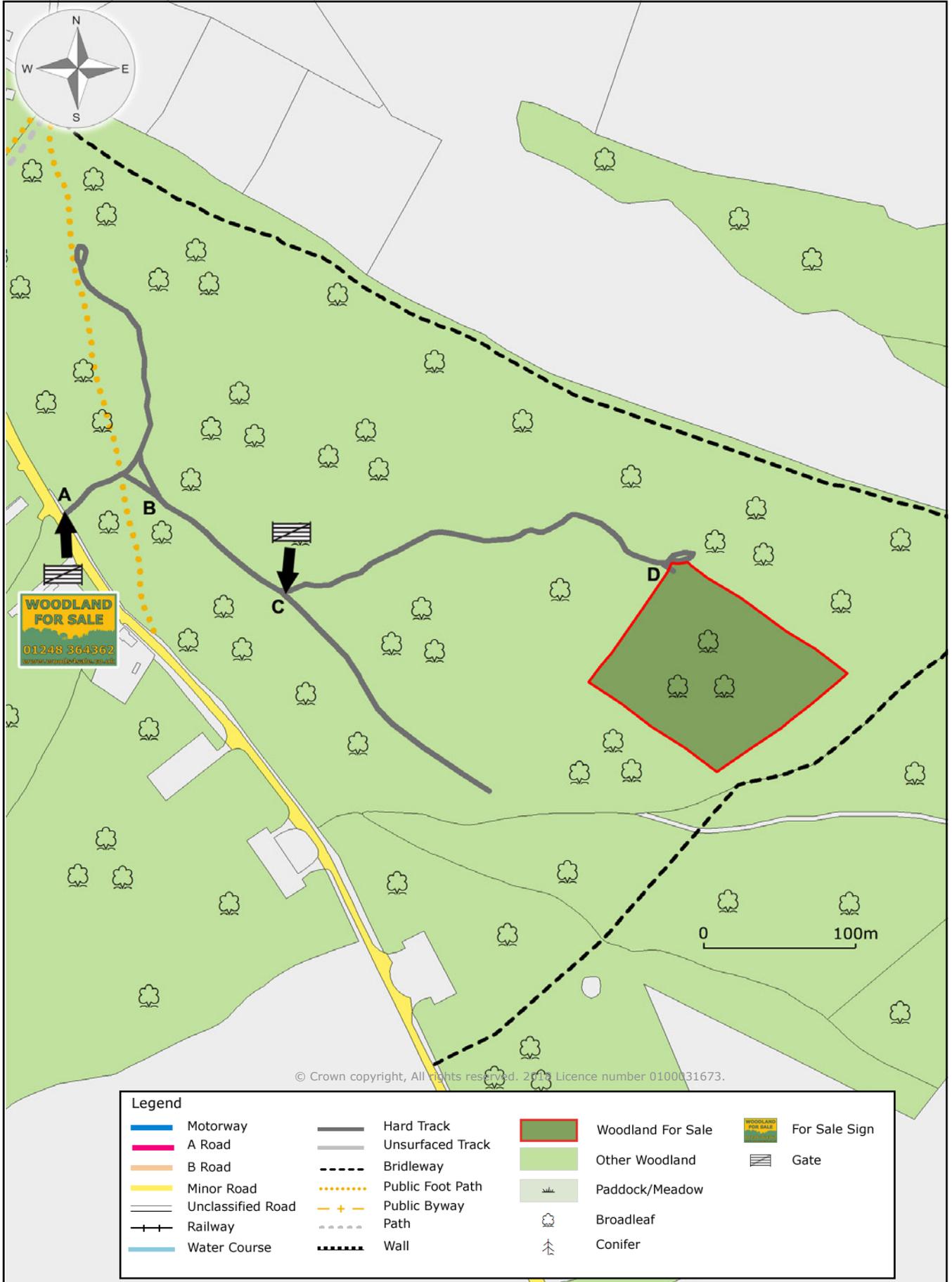
Contact

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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