

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.



Goshawk Glade

**Hastoe, near Tring, Hertfordshire. 5.9 acres
of Ancient Woodland with excellent access.
£67,500 (freehold)**

An outstanding Ancient mixed broadleaf woodland in the Chiltern Area of Outstanding Natural Beauty, with many veteran beech and oak trees. Benefiting from excellent vehicular access.

Goshawk Glade, Tring, Hertfordshire



Description

A magnificent oak tree greets you at the entrance to Goshawk Glade. This fine sentinel tree towers high over the upper canopy with its large straight stem and is one of the many high quality (and valuable) oaks within this expansive woodland.

A recently upgraded track, surfaced with granite, flanks the western boundary. This track is suitable for a 2WD vehicle all year round. The woodland also benefits from a secondary access via a track that follows part of the southeast boundary.

The topography features an occasional dip or hollow common to wooded landscapes of this region. However, the woodland floor is mostly level and easily traversed by foot, having several informal paths, former management tracks and routes which can be followed within the wood.

A particular feature of Goshawk Glade is that there are several openings in the canopy, which provide an open glade-like atmosphere in parts. Widely spaced veteran beech and oak provide perches and nesting places for a diversity of birdlife known to the area, including the Goshawk and other birds of prey.

Towards the east there are denser thickets of younger birch and holly with hazel and an occasional mature sweet chestnut stool. Further north are some impressive veteran birch trees, some of which must be over 100 years old and reaching the end of their life cycle. The occasional fallen tree provides deadwood, further enriching this natural ecosystem. Numerous fungi, insects and interesting flora can be found.

A band of laurel fringes part of the northern boundary, probably originally planted as cover for game birds. This spot is a lovely, peaceful and secluded area with several stunning beech trees. There is also an area of ash towards the northwest and even a surprising cedar and some larch trees.

If It Were Mine

I would maintain the glades and tracks through periodic flailing and in the medium term I would look

to thin and coppice where suitable. Goshawk Glade is a glorious woodland with abundant character and charm, representing a sound investment.

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

Directions & Access

From Junction 11 of the A41 take the B4635 (or Aylesbury Road) towards Tring.

After $\frac{3}{4}$ of a mile passing the sign to Tring take the second right called Park Road.

Continue along Park Road for $\frac{1}{2}$ a mile passing The Castle pub on the right.

Take the next right along Hastoe Lane and continue for 800 metres passing under a bridge.

Turn left and continue for $1\frac{1}{4}$ miles passing the turning to your right. You will see a metal gate on the right with our 'Woods4Sale' sign (point **A**).

Park in a suitable location, being careful not to obstruct the road. Climb the gate, sorry we do not supply keys for viewings.

Follow the track for 220 metres continuing ahead at the junction (point **B**).

Continue for 90 metres and continue ahead at the junction (point **C**).

After 150 metres bear right and continue for 20 metres you will see wooden posts with blue paint (point **D**).

Just ahead on the right you will see a sign with Goshawk Glade.

Locators

OS Landranger Series Sheet No: 165.

Ordnance Survey Grid References:

- Roadside gate: SP 928 087.

- Centre of wood: SP 924 088.

Nearest postcode: HP23 6LT.

Boundaries

The northeast boundary is marked by wooden posts and trees with green paint.

The east boundary is the outside edge of the track.

The southeast boundary is marked with wooden posts and trees with blue paint.

The southwest boundary is the outside of the track.

The northwest boundary is marked by wooden posts

Goshawk Glade, Tring, Hertfordshire



and trees with red paint.

Sporting Rights

We believe the sporting rights are owned and included in the sale of this woodland. We have no evidence to indicate otherwise. Part of the larger property may have been Copyhold and subject to Manorial Rights. There is an Indemnity Policy in place to insure against this possibility.

Mineral Rights

We believe the mineral rights are owned and included in the sale of this woodland. We have no evidence to indicate otherwise. Part of the larger property may have been Copyhold and subject to Manorial Rights. There is an Indemnity Policy in place to insure against this possibility.

Rights of Way

There is a right of way at all times and for all purposes for Goshawk Glade from the roadside gate up to the woodland boundary marked **ABCD** and over **FG** and **HC**.

A right of way is reserved over the routes **DE** and **GH** for the benefit of the woodlands beyond.

The track that defines the southeast boundary is a public footpath.

A shared maintenance clause covers these rights of way.

Fencing Liabilities

There are no fencing liabilities.

A planning condition prevents this woodland from having a new fence erected on the unfenced boundaries.

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.

Viewing

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.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How to Buy this Woodland

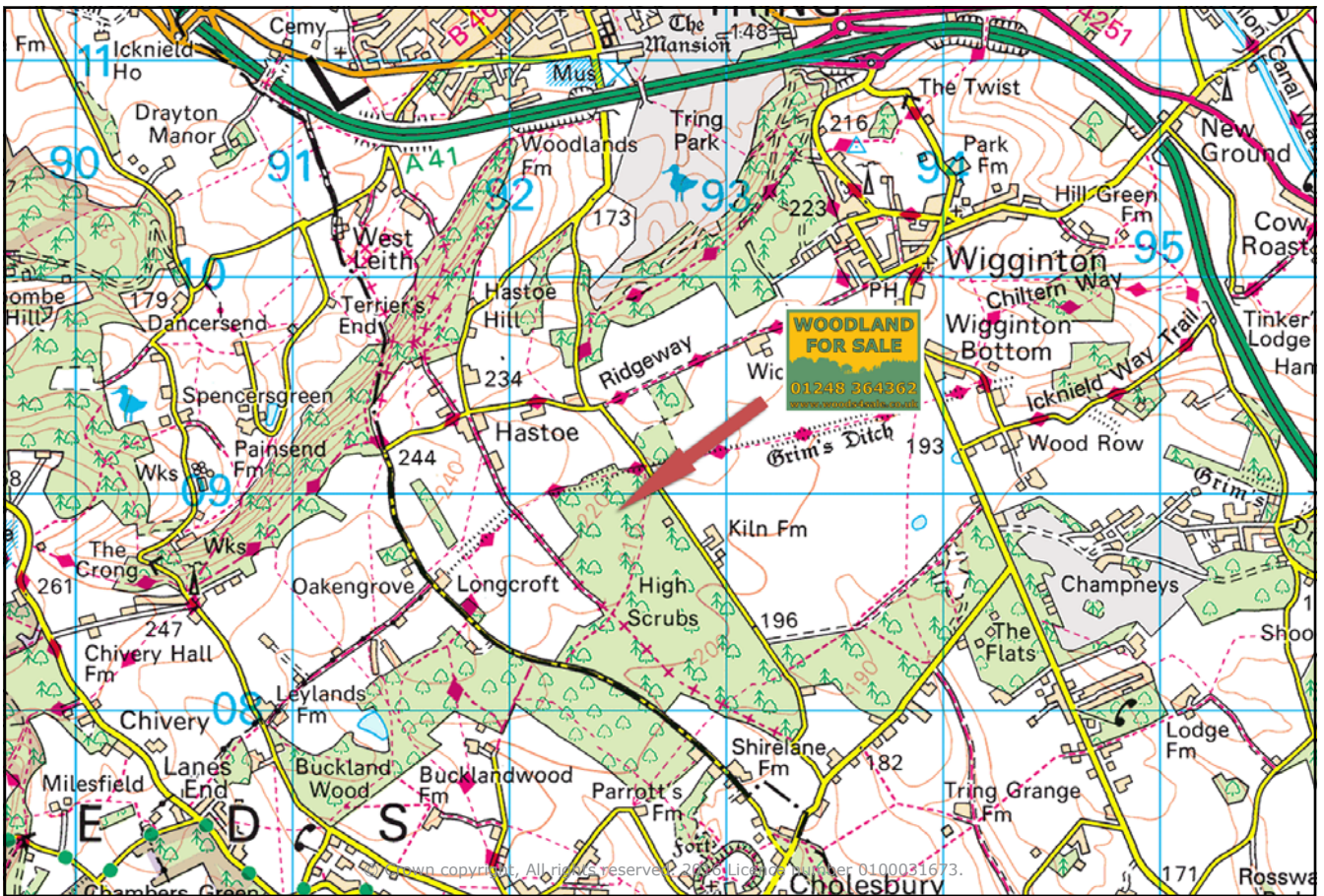
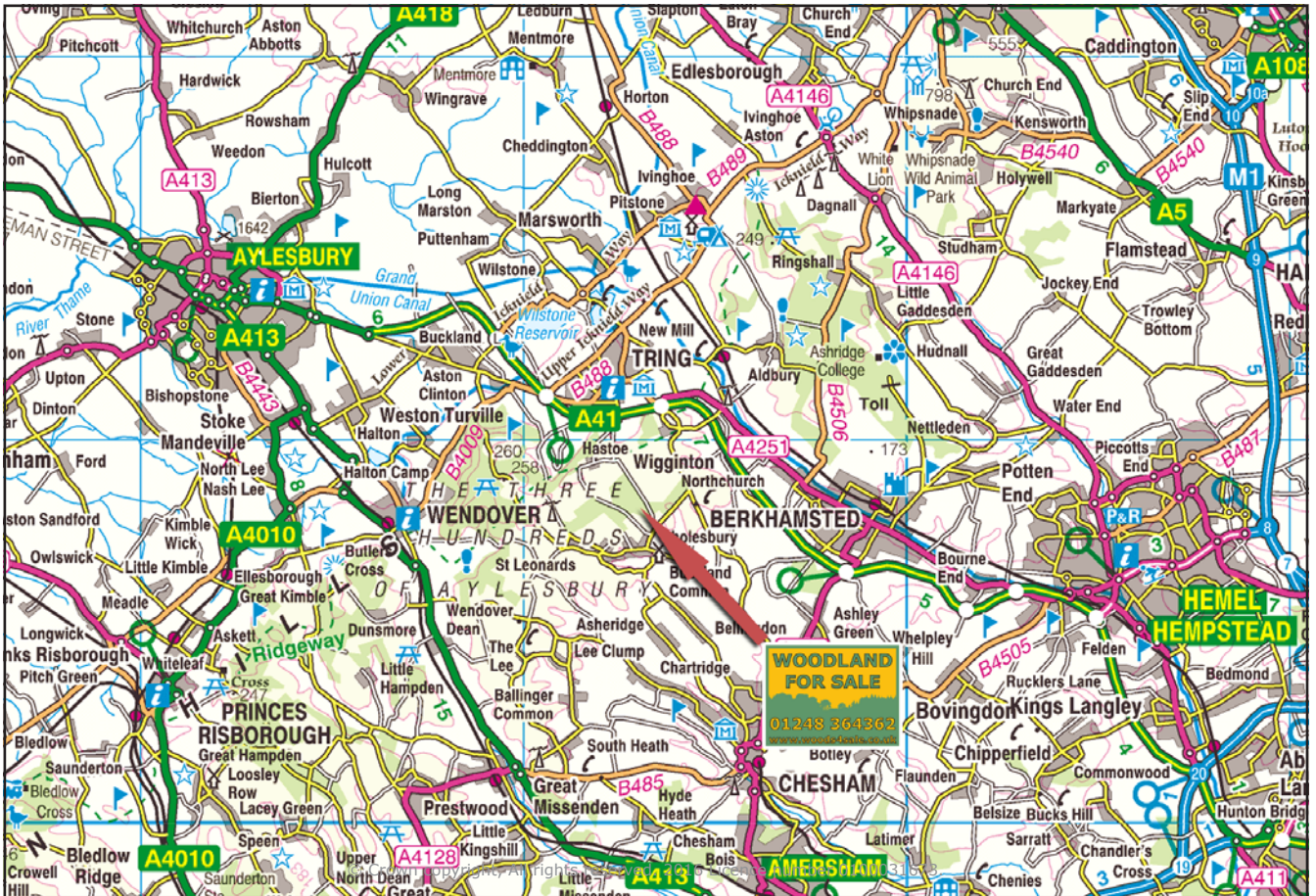
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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

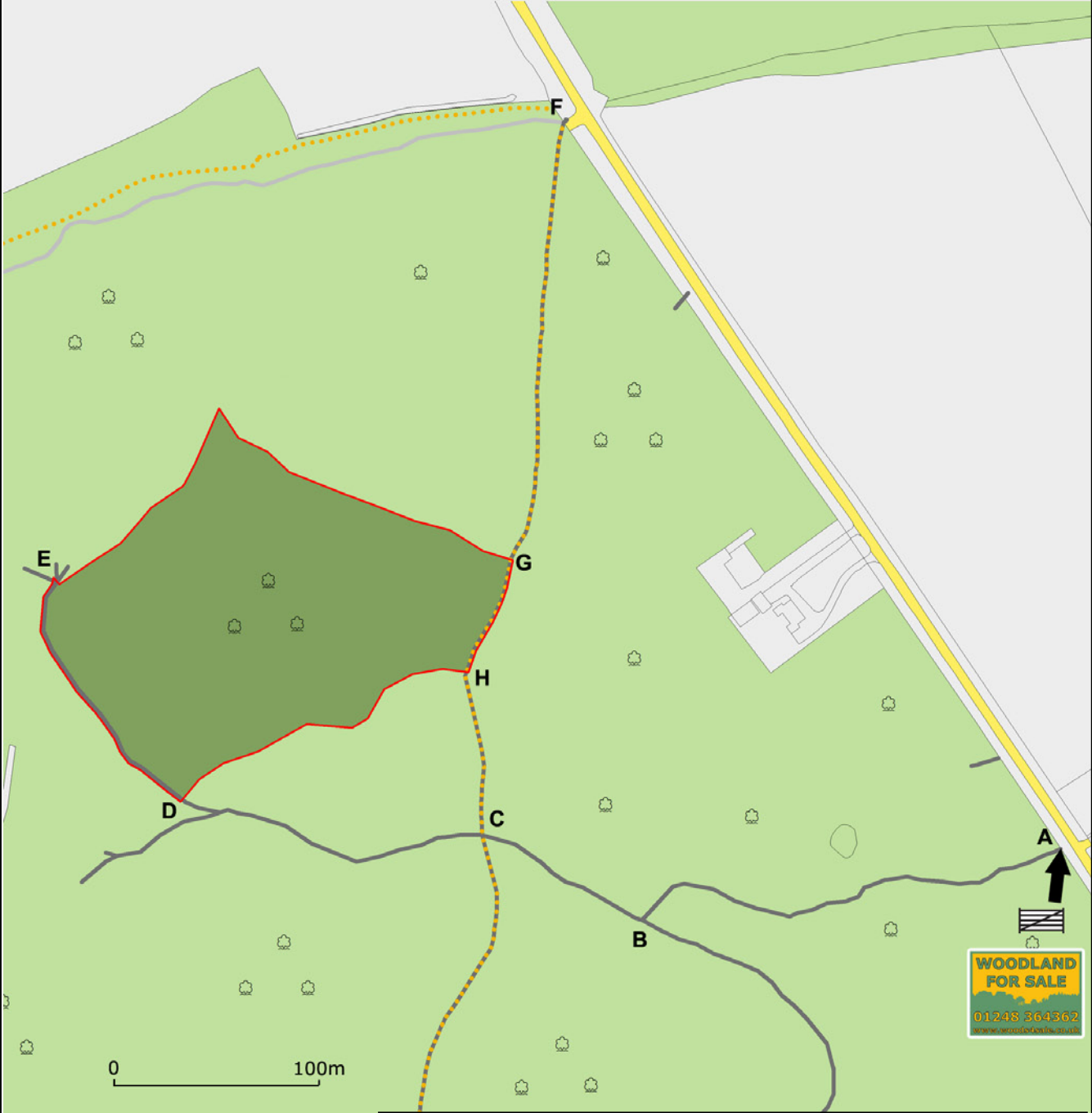
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

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

Goshawk Glade, Tring, Hertfordshire



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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Paddock/Meadow
	Minor Road		Broad Leaf
	Unclassified Road		Conifer
	Railway		Public Foot Path
	Water Course		Foot Path
	Hard Track		Public Byway
	Unsurfaced Track		Foot Path
	Bridleway		Wall
	Public Foot Path		For Sale Sign
	Public Byway		Gate
	Foot Path		Parking

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