UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.

Herders Dell

near Hemel Hempstead, Hertfordshire.
3.74 acres of mixed broadleaf and larch woodland with great access.
£48,500 (freehold)

A combination of mature larch and mixed aged and species broadleaf woodland in a perfect location, with a good hard access track suitable for a 2WD vehicle.

Herders Dell, Hemel Hempstead, Hertfordshire

Description
Shrubbs Wood is in a lovely leafy region of the Chilterns Herders Dell is a fine mixed woodland in rural Hertfordshire. The historic town of Tring is three miles to the south, whilst the larger towns of Hemel Hempstead and Aylesbury in Buckinghamshire are roughly equidistant at around 10 miles away.

The woodland is accessed via a quiet country lane. Leading to the woodland's edge is a short section of good quality hard track, which is surfaced with granite and fronted by a secure metal gate.

There are signs of previous woodland management at various places within the wood, as indicated by an old track to the eastern boundary, evidence of earlier pheasant rearing and an occasional old tree stump. Another feature of the woodland is an interesting hollow to the north. Despite this land formation, the site has a level floor and is easily traversed by foot.

To the west of the wood, the upper canopy is dominated by mature larch interspersed with beech, whereas the east is predominantly beech and oak, with birch, hazel, sycamore and cherry as minor species. The broadleaf element is mixed age class, including some fine mature trees.

A program of light halo thinning of the larch surrounding the quality broadleaf trees would be beneficial. The site is recorded as being wooded for over 400 years and there may be grants or support available to assist in restoring the woodland to fully native species. Many bird species are known to the area, such as owls and various warblers. Woodland mammals, for example, deer, foxes and badgers also inhabit the wider woodland.

If It Were Mine
I would consider lightly thinning the larch to encourage broadleaf trees, with the long-term aim of returning the woodland wholly deciduous. Larch is a very useful timber, both for carpentry and woodfuel. Herders Dell is a delightful historic woodland in a great location, ideal perhaps for a family wild camping expedition.

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 ¾ of a mile passing the sign to Tring take the second right called Park Road.
Continue along Park Road for ½ 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 ¼ miles passing the turning to your right. You will see a metal gate on the right with a 'Red Rock Forestry' sign.
Park in a suitable location, being careful not to obstruct the road.
Climb the gate, sorry we do not supply keys for viewings.
Continue along the track for 100 metres.
On your right, you will see a sign with 'Herders Dell' the woodland is beyond.

Locators
OS Landranger Series Sheet No: 165.
Ordnance Survey Grid References:
- Roadside gate: SP 929 086.
- Centre of wood: SP 928 086.
Nearest postcode: HP23 6LT.

Boundaries
The northwest and southeast boundaries are the inside of the forest track.
The north and northeast boundary is marked by trees and wooden posts with blue paint.
The southwest boundary is marked by trees and wooden posts with yellow 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

Herders Dell, Hemel Hempstead, Hertfordshire

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 Herders Dell from the roadside gate up to the woodland boundary marked ABC on the plan.
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 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.

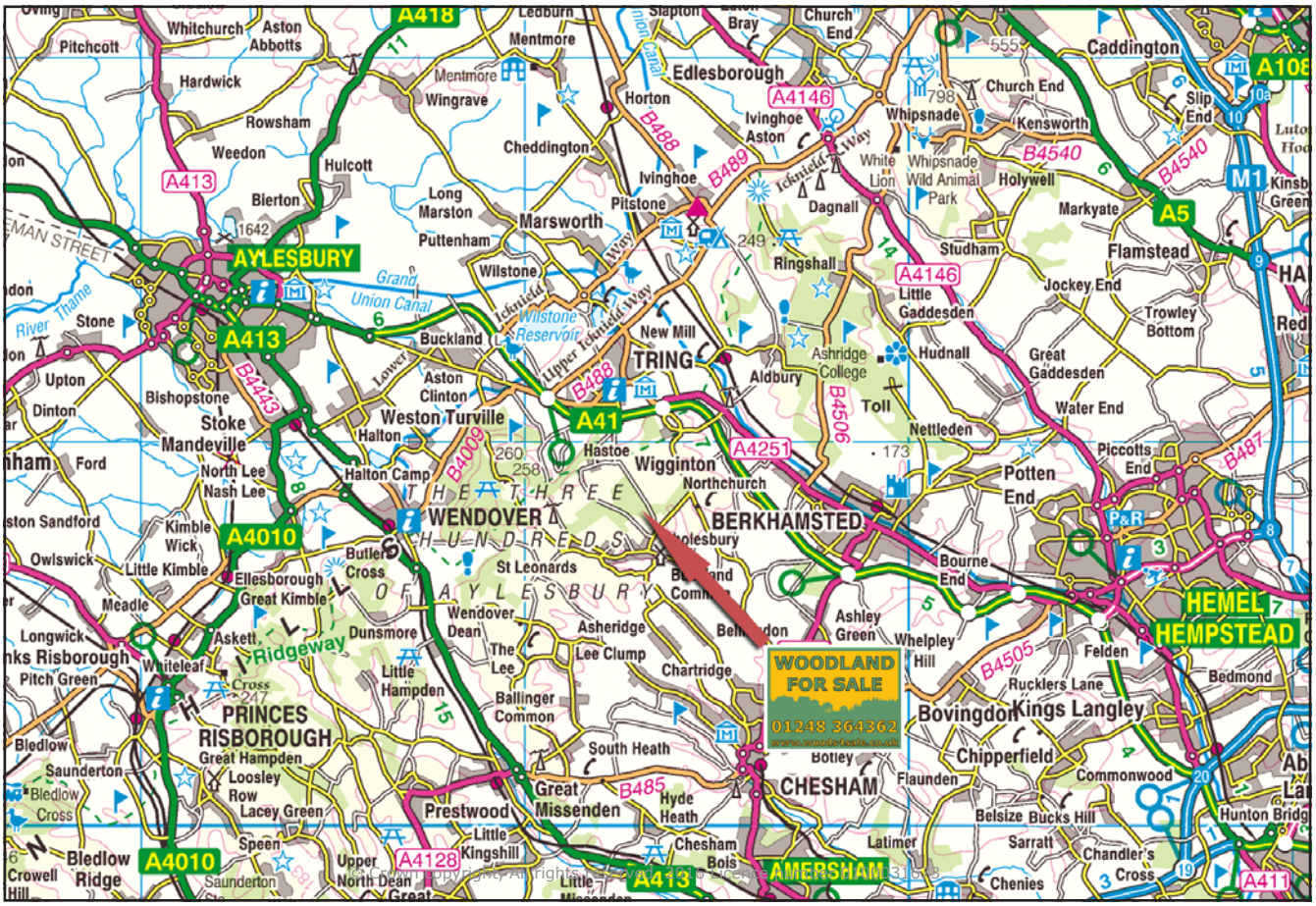
Contact
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

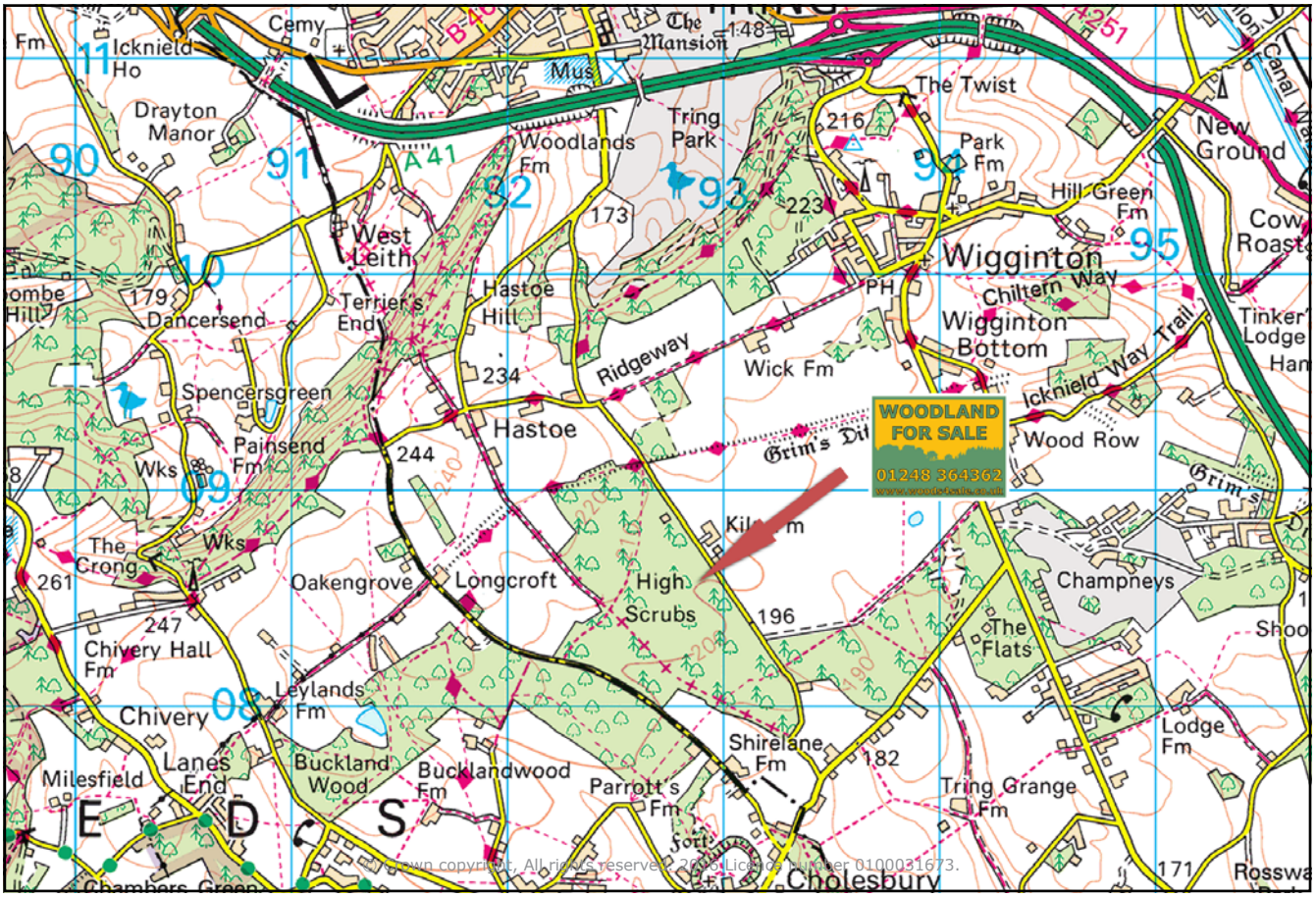
How to Buy this Woodland
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces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

Herders Dell, Hemel Hempstead, Hertfordshire





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