

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.



Hudson Wood

near New Alresford, Hampshire. 2.28 acres of marvellous broadleaves with recreational possibilities, 12 miles from Winchester. £38,000 (freehold)

A mature mix of beech, ash and oak with countryside views, 9 miles from junction 9 of the M3.

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Hudson Wood, New Alresford, Hampshire



Description

Situated on the southeastern side of a wider woodland known as Bowers Grove Wood, Hudson Wood is located 2 miles to the west of Four Marks village in rural Hampshire. Access into the woodland is along an unsurfaced track.

Sloping gently southeast and amongst chalky loamy soils, the mature canopy consists of majestic beech, ash, oak, sycamore and birch. In the shrub layer below you will find hazel coppice (a very handy bushcraft material), holly with regeneration of ash, sycamore and beech. The ground layer is awash with colourful bluebells, wood anemones, primrose and dog's mercury - all looking particularly picturesque come spring and summer.

There are a number of open spaces under the tall canopy that a new custodian could clear for a decent camping area to enjoy with family. A stem or two of beech could also be considered for wood smoking chips, using the Forestry Commission thinning licence currently in place. In addition, you might also glimpse a vintage locomotive puffing by along the heritage Watercress Line close to the southeastern boundary.

An assortment of feathered visitors such as greenfinch, tree creeper, woodpecker, owl and countless harmonious songbirds have been seen and heard in this serene location. Woodland mammals include muntjac, roe and fallow deer, yellow-necked mouse, badger, hare and fox.

If It Were Mine

A hammock or two between some sturdy stems would be high on my list; this is a lovely place to relax with a book amongst nature. Overnights under the stars with family would definitely feature along with some firewood gathering for the hearth at home.

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.

Nearest Postcode

SO24 0DF (This is for the local area, not specific to the woodland).

What3Words

Entrance: [:///widgets.repaying.calculate](https://www.what3words.com/entry/:///widgets.repaying.calculate)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 185

- Roadside gate: SU 638 333
- Centre of wood: SU 634 328

Directions & Access

- From Four Marks, drive west on the A31 out of the village and along the short stretch of dual carriageway.
- Shortly after the road returns to a single carriageway, turn right just after a bus stop and opposite a red brick and flint wall, sign posted towards Bighton.
- Continue along Bowers Grove Lane passing under a railway bridge.
- After 0.4 miles where the road bears sharply right, continue straight ahead onto the track into the woodland arriving at a locked gate with post and rail fencing, next to recently planted trees and a Woods4Sale board (point **A** on the plan below).
- Please park in a safe place not obstructing any

Hudson Wood, New Alresford, Hampshire



traffic, the gate or access points.

- Climb over the gate (sorry we do not provide keys for viewings) and continue along the track southwest through the woodland.
- After 655 metres you will arrive Hudson Wood on the left, indicated by green, yellow and orange paint on a wooden post (point **B**).

Boundaries

- The northeast boundary is indicated by yellow paint on occasional wooden posts and trees.
- The northwest boundary is the inside edge of the track indicated by green paint on occasional trees and wooden posts that may be offset by a short distance.
- The southwest boundary is indicated by white paint on occasional wooden posts and trees.
- The southeast boundary is the wire fence with concrete posts and heritage railway beyond.

Sporting Rights

- The shooting rights are owned and included in the sale. They are not let.
- The hunting rights are reserved to a third party who is permitted to access this woodland and wider woodland to hunt up 6 times between 1st September and 31st March. A maintenance clause covers all the rights of way within the woodland, with liability according to use and this also applies to the hunt.

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 for all purposes over the route **ABC**.
- There are no public rights of way within this woodland.

- A maintenance clause covers all the shared rights of way with liability according to use.

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
 - (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 woodland is being sold on a fixed price basis. We require the following information in writing before we

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mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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.

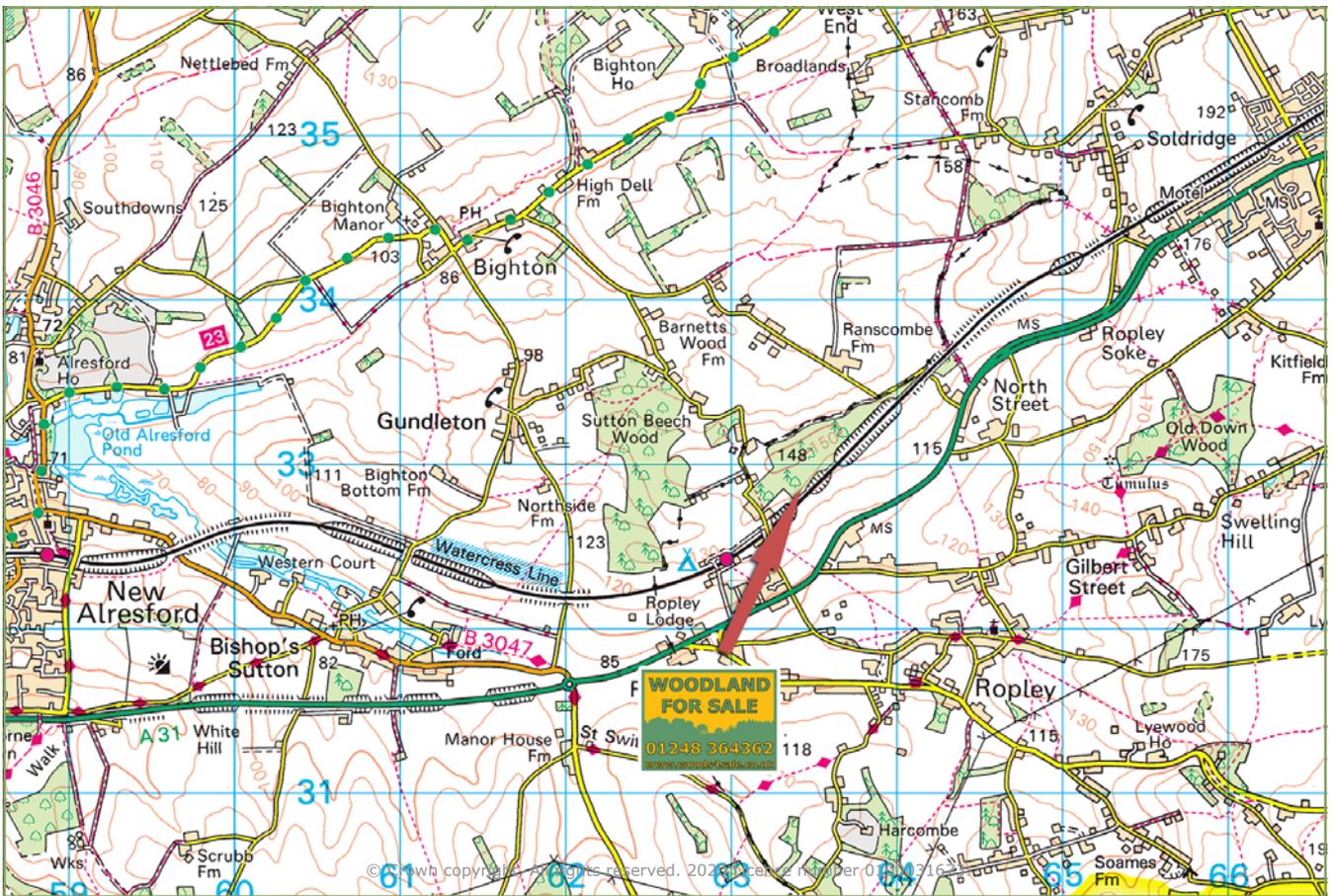
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		