

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.



May Wood

3.1 acres of mature beech woodland in Oxfordshire, a short distance from Reading in a rural location.

£46,000 (freehold)

An accessible and spectacular ancient beech woodland within the Chilterns benefiting from good vehicular access. Located 9 miles north from junction 12 of the M4.

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May Wood, Woodcote, Oxfordshire



Description

May Wood is a magnificent beech dominated woodland set within a wider forest, located in the south-western corner of the Chiltern Hills, an Area of Outstanding Natural Beauty. Ideally located, the woodland is a stone's throw from the quaint village of Woodcote and only nine miles north of Reading.

Beech woodlands of the Chilterns were historically managed for the furniture industry based in nearby High Wycombe, dating back from around the 1870s. The fine straight tree stems found in May Wood are testament to the past silvicultural management that serviced this local industry.

Since then, the woodland's flat fertile loamy soils have encouraged good natural beech regeneration as well as becoming home to some other fine mature specimens. These include oak and sweet chestnut in the upper canopy and some bushy patches of holly inhabiting the understory. The rich woodland habitat has a diverse mix of flora and fungi including artist's bracket and fly agaric. Birdlife and fauna such as kestrel, wren, muntjac and roe deer are also common in the locality.

From the woodland's northeast boundary there are extensive views across some well managed agricultural and equestrian land with further woodland beyond.

With easy access off a quiet country lane, a hard-surfaced track suitable for a two-wheel drive vehicle year-round leads to the woodland entrance.

If It Were Mine

I would take advantage of the uncluttered understory and open spaces to spend a weekend camping and building dens. A fungal foray in the later parts of the year would also provide an opportunity to survey the



array of species within the wood.

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 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

RG8 0RT (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///replaying.briefer.marzipan

Ordnance Survey Grid References

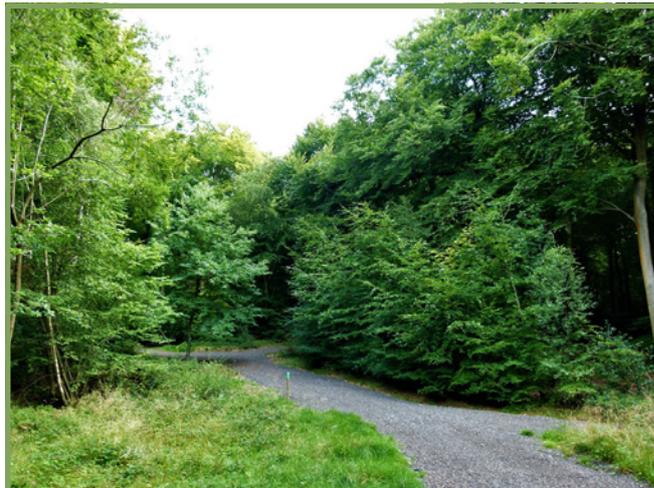
OS Landranger Series Sheet No: 175

- Roadside gate: SU 648 808
- Centre of wood: SU 648 809

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 locked steel gate (point **A** on the plan below).
- Please park in a suitable place not obstructing the

May Wood, Woodcote, Oxfordshire



gate. Sorry we do not provide keys for viewings.

- Continue along the track, keeping left at the junction for 90 metres where you will arrive at a track pull-in on the right, marked **X** on the plan.
- This is the entrance to May Wood.

Boundaries

- The northwest boundary is indicated by blue paint on occasional wooden posts and trees.
- The northeast boundary is the post and rail fence with fields beyond.
- The southeast boundary is in part indicated by yellow paint on occasional wooden posts and trees and a fence.
- The southwest boundary is the outside edge of the track, indicated by green paint on occasional wooden posts that maybe offset by a short distance.

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 bridleway that runs inside the northeast boundary.
- There is a right of way granted for all times and all purposes over the route **AB** on the plan below.
- A right of way is reserved for the benefit of other woodland over the route **BC**.
- There is a right of way granted over **CD** to turn only.
- A maintenance clause covers all the shared rights of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

The Transferees so as to bind the Property and The Transferee covenants with the Transferor, for the benefit of the Transferor's retained Land and each and every part of it:

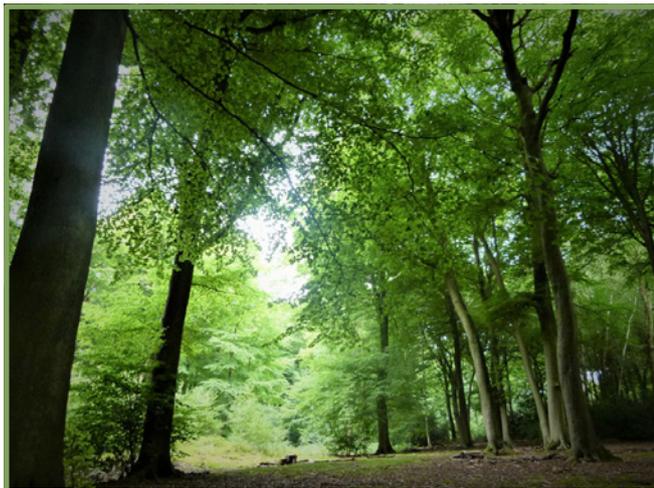
1. not to do anything at the Property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Transferor, the owners of the Neighbouring Land or the owners or occupiers of any other neighbouring property or to any other person entitled to the Rights in common with the Transferee;
2. not to use the Property for any sort of racing whether with motorcycles, cars or any other vehicle;
3. not to use the property as a commercial campsite;
4. not to cause unreasonable damage to the Accessway (except for reasonable wear and tear);
5. not to make any Disposal of part or parts only of the Property; and
6. not to park any motor vehicle on the Accessway nor erect any gate, fence, barrier or hedge or otherwise obstruct or allow any obstruction of the Accessway.

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

May Wood, Woodcote, Oxfordshire



- 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.

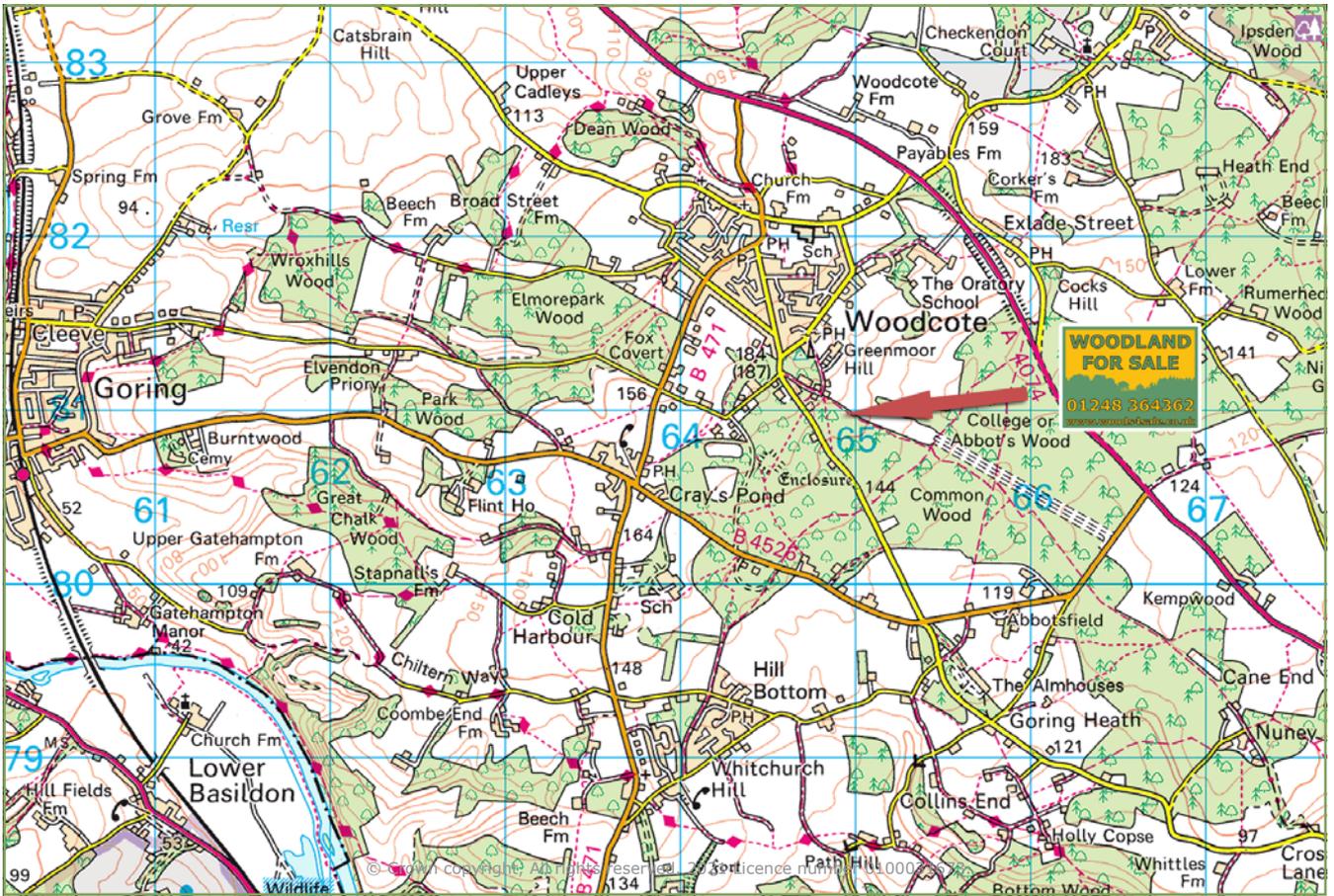
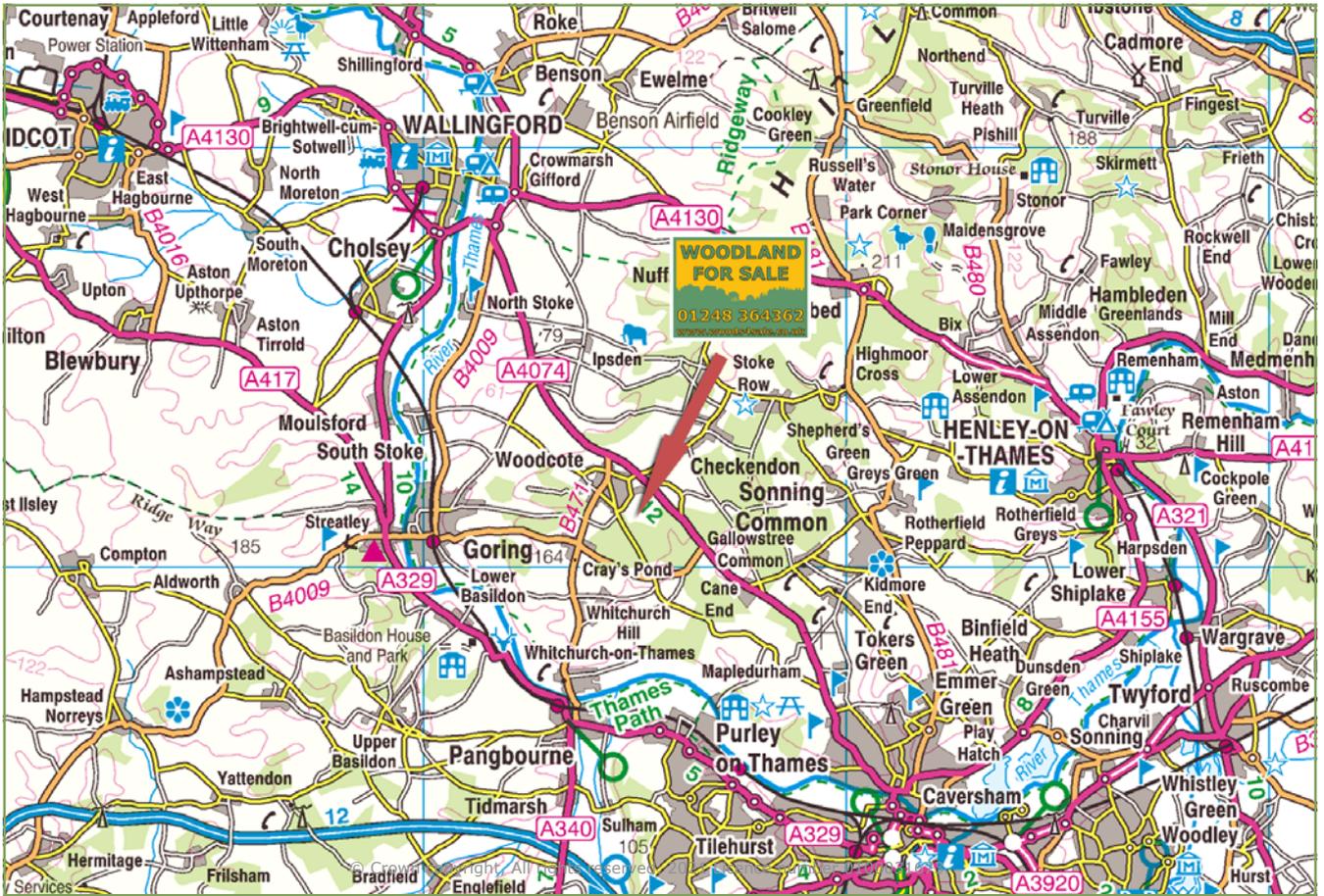
Note

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.

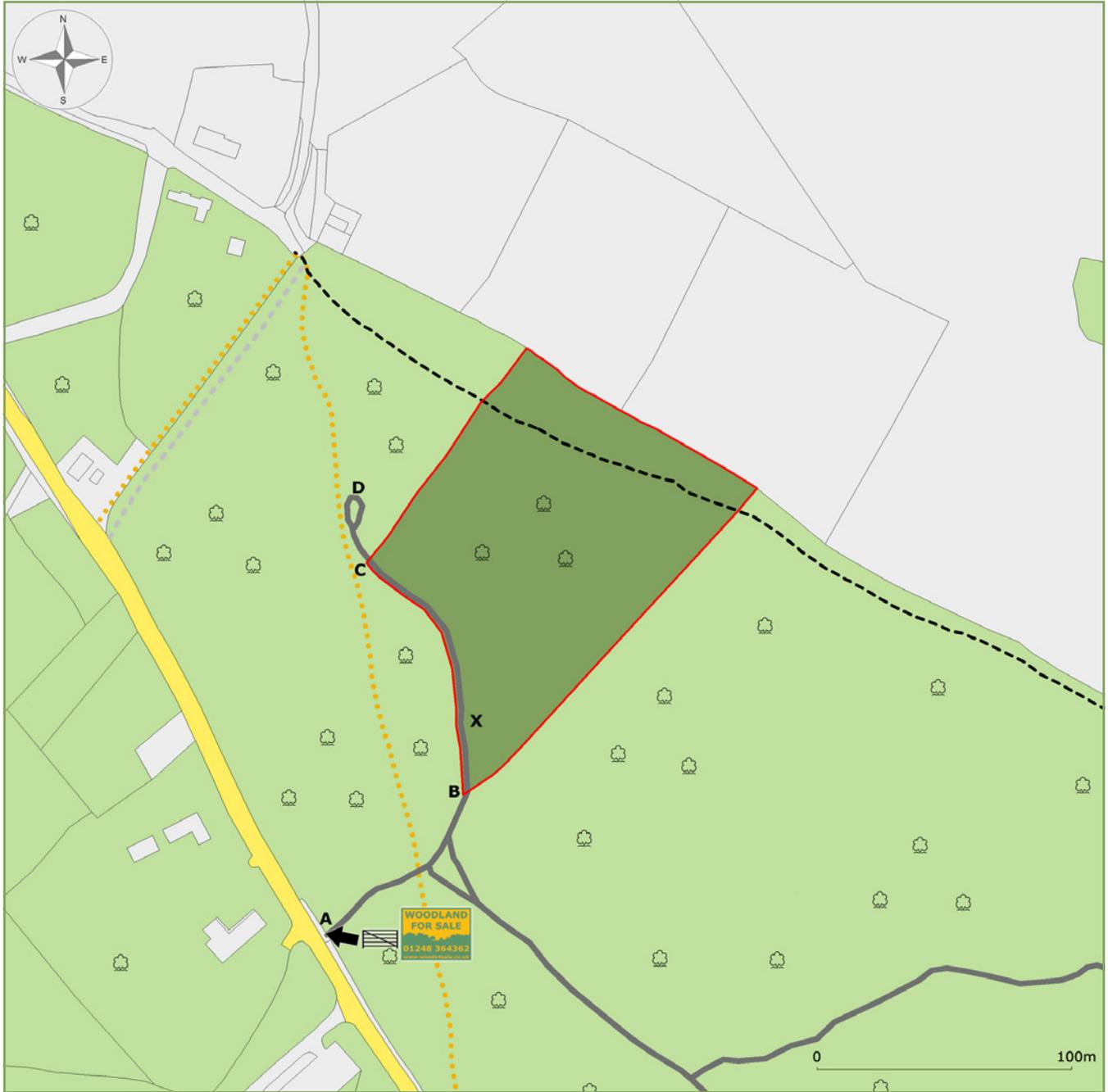
Contact

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

May Wood, Woodcote, Oxfordshire



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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		