

WOODS 4 SALE

Phone: 01248 364 362
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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.



Monk Wood

SOLD
Speen, 3.17 acres of Chiltern Beech woodland near to High Wycombe, Buckinghamshire, for £47,000 (freehold)

Ancient Woodland in the Chilterns with mature beech and a small group of conifer with excellent roadside access. Close to High Wycombe and Princes Risborough in Buckinghamshire.

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Monk Wood, High Wycombe, Buckinghamshire



Description

Monk Wood combines many features desirable in a small versatile woodland. It is in principal a beautiful mature beech wood with a small group of mature conifer, namely Norway spruce, larch and western hemlock. Hence it has potential for timber production as well as beautiful areas for amenity and recreation.

Entering the property from the quiet council road, there is a hardstanding area through locked double wooden gates, a soft track then draws you along the boundaries where you can dip into the wood. The groups of conifer are as a result of some 'pocket' felling 35 years ago that was re-planted with these fast growing trees. This area was thinned about 5-6 years ago and the trees are now well spaced. They could be grown on for many more years or alternatively a new owner might consider removing some or all earlier if deemed a good option.

Inside the wood a developed understorey of young trees, mostly beech, but also holly, oak and birch provide a secluded feel to this otherwise open woodland. There is a rich ground flora including grasses, fungi, ferns, wood anemones and bluebells. Monk Wood has a slight incline from the road but is otherwise level. The soils are moist and fertile with flint occurring throughout, excellent for growing healthy trees.

If It Were Mine

Monk Wood has some impressive trees and excellent regeneration but a little help from a skilled woodsman would allow emerging trees to reach their potential. This would also produce some fuel for your log burner or to supply the local firewood market.

I would also find a sturdy oak tree to hang a rope swing, perhaps dig a fire pit and create somewhere to camp out on the odd summer night.

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.

Locators

OS Landranger Series Sheet No: 165

Ordnance Survey Grid References:

- Roadside gate: SP 841 012

- Centre of wood: SP 840 012

Nearest postcode: HP27 0RS

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 High Wycombe; leave town on the A4128 heading north.
- 1½ miles out of High Wycombe town you will come to a roundabout (not the mini-roundabouts inside the town), continue straight over the roundabout following signs for Hampden and Speen
- Drive through the village of Hughenden Valley, continuing on to Hampden and Speen.
- Drive straight through the village of North Dean.
- In the centre of Speen, turn right onto Hampden Road, signed for Great Hampden.
- Follow the Hampden road to the crossroads and take a left on to Bryants Bottom road.
- After about 290 metres there is a set of wooden gates on the left (the third set of wooden gates from the crossroads). Please park safely without blocking access and climb the gate (sorry but we do not give out keys for viewings).
- Monk Wood is to the left of the gates.

Boundaries

- The northeast boundary is the agricultural fence along the road.
- The northwest boundary is indicated with pink paint on wooden posts and boundary trees
- The southwest boundary is indicated with green paint on wooden posts and boundary trees.
- The southeast boundary is indicated with blue paint on wooden posts and boundary trees.

Monk Wood, High Wycombe, Buckinghamshire



Sporting Rights

The woodland comes with full sporting rights. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

Rights Of Way

- A right of way is reserved through the gateway for the adjacent woodland to turn and park on the hardstanding area through the entrance gates.
- A shared maintenance clause covers this right of way.
- There are no public rights of way within this woodland.

Fencing Liabilities

There are no known fencing liabilities.

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 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 Interest

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

Contact

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

Monk Wood, High Wycombe, Buckinghamshire



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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				

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