

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Owlswick Wood

2.86 acres of mature beech and oak woodland, a stone's throw west of Great Missenden, Buckinghamshire for **£59,500 (freehold)**

A stunning Ancient Woodland with numerous recreational possibilities in The Chilterns Area of Outstanding Beauty, 35 miles from London.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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## Owlswick Wood, Great Missenden, Buckinghamshire



### Description

An incredible opportunity to purchase a stunning broadleaf woodland in the heart of Buckinghamshire, between the town of Prestwood and village of Great Missenden, home to Roald Dahl, who included aspects of the village into his books. Access is through a locked gate and along a track.

A predominately beech and oak woodland - mostly mature - there are also a number of other species including sycamore, rowan, ash, birch and hazel. These secondary species are mostly dotted throughout and along the edges. Holly, which flourishes very well under shade, is growing quite profusely throughout the whole woodland.

Owlswick is mostly undulating, with a general south easterly slope across the whole woodland, with some lovely views to the west but the finest are from the northwest corner over adjacent agricultural fields. There are a number of reasonably flat areas suitable for activities including camping. In the northwest corner there is a large hollow which is believed to be an old chalk pit. The soils contain a high degree of flint, which is frequently found with chalk and typical of a beech woodland.

The high number of beech trees in the woodland mean the leaf litter is predominantly made up of its leaves which take a long time to decompose, naturally suppressing plant growth. Other than the holly, the ground cover is mostly wild grasses, ferns and bracken and a few patches of bluebells.

### If It Were Mine

I would think about using some of the larger stems of holly for fuel; this type of wood is dense and burns well once seasoned properly. The hollow towards the northwest corner would make a good location for bushcraft activities. One could also hang a rope swing

from a sturdy limb to enjoy while enjoying time with family and friends relaxing in this beautiful location.

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

HP16 9PF (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///shipppers.fiery.whites](https://www.what3words.com/#!/en/shipppers.fiery.whites)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 181

- Roadside gate: SP 881 016
- Centre of wood: SP 878 017

### Directions & Access

- From the A413, take the A4128 towards Great Missenden. Turn right onto High Street at the mini roundabout then straight over the one soon after.
- Continue north forking left after 240 metres onto Rignall Road, sign posted towards Butlers Cross and Princes Risborough.
- Continue along Rignall Road passing over the railway and Great Missenden Garage shortly after.
- After 0.6 miles turn left onto Broombar Lane with

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the white house set back on the corner and the blue 'Unsuitable for heavy goods vehicles' sign.

- Continue up the lane for 340 metres and you will arrive at a steel gate on the right with our Woods4Sale sign attached (point **A** on the plan below) and an orange **X** locator on a tree.
- Please park in a safe place not obstructing any access points nor the road.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the track, passing under a power line further along the track.
- After 340 metres you will arrive in the woodland (point **B**) ahead of you and to the left of the wooden posts and trees marked with red paint.

### Boundaries

- The southeast boundary is indicated by blue paint on occasional trees set back off the public footpath.
- The northeast boundary is indicated by red paint on occasional wooden posts and trees.
- The west boundary is for the most part the top of an earth bank, along with a section of dilapidated barb wire fence with the agricultural track, paddocks and fields beyond.

### 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 right of way granted for all times and all purposes over the route **AB**.
- A right of way is reserved over the short section of track **BC** for the benefit of the adjacent woodland.
- There is a public footpath just inside the southeastern boundary.

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

### Fencing Liabilities

There are no known fencing obligations.

### Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

### 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

## Owlswick Wood, Great Missenden, Buckinghamshire



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):

- 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. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

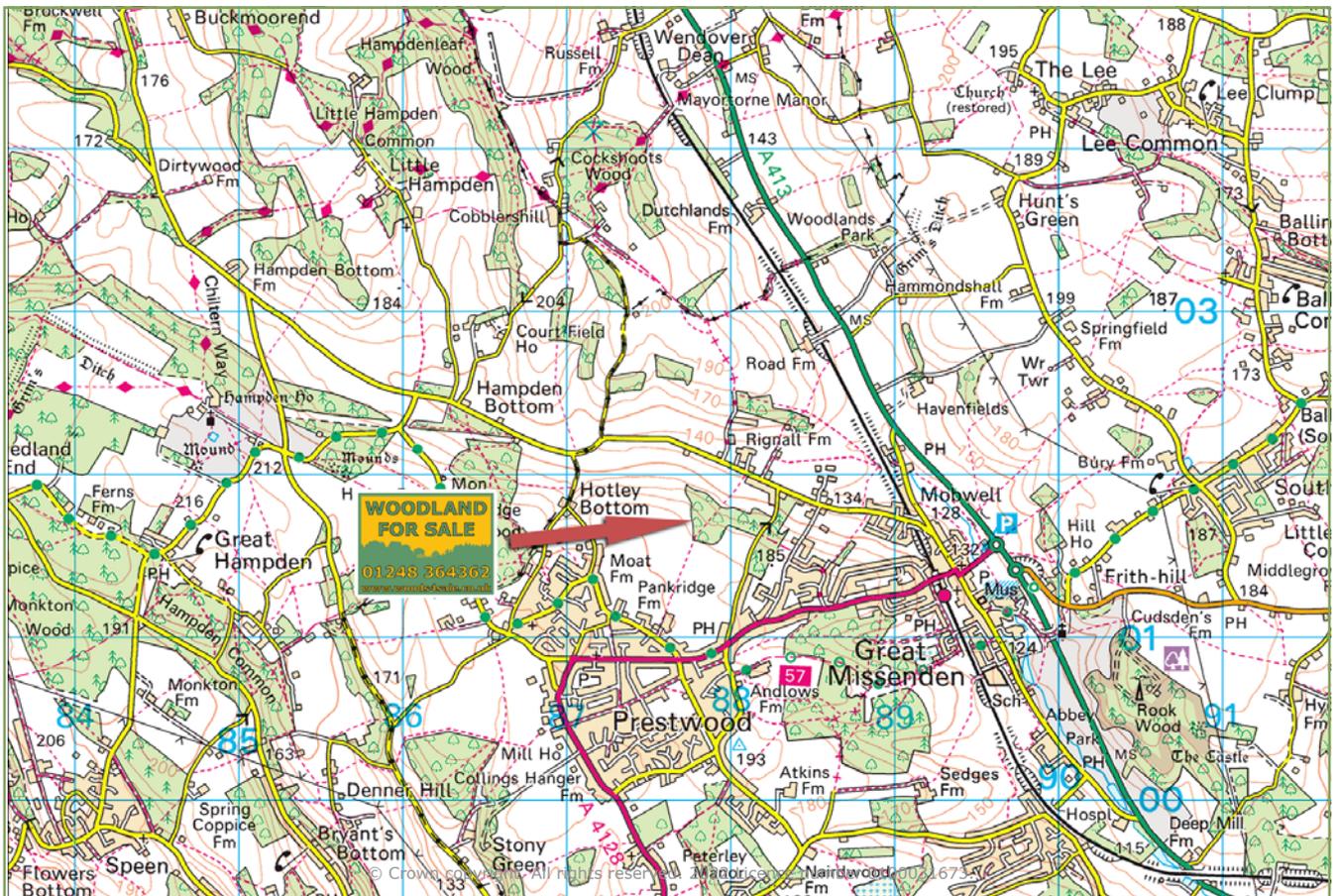
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

# Owlsick Wood, Great Missenden, Buckinghamshire

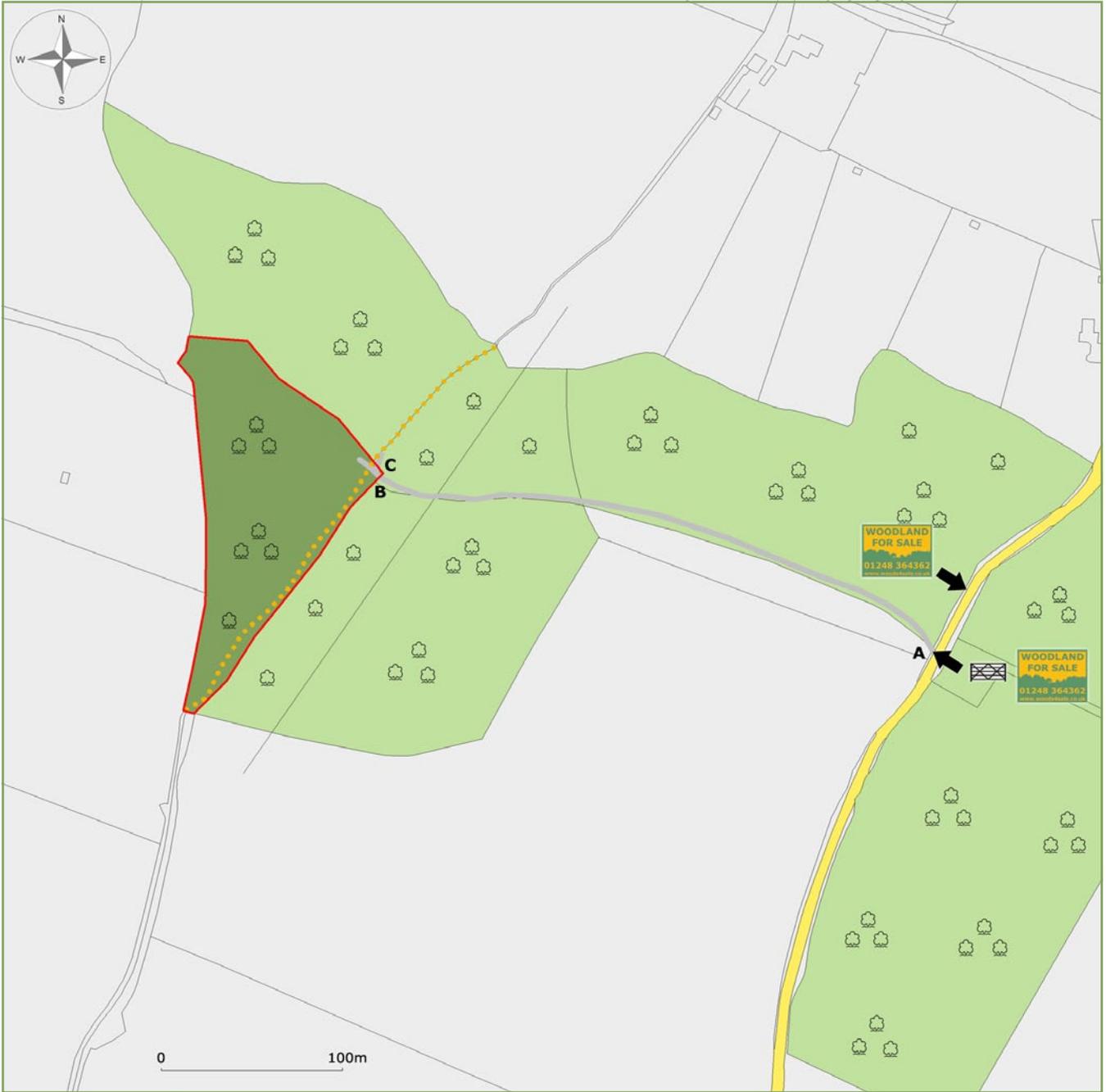


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## Legend

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		