

# 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.



## Pigeon Wood

**3.71 acres of mixed woodland close to High Wycombe and Princes Risborough in Buckinghamshire for £33,500 freehold**

Mixed woodland containing some good timber trees with easy access. Close to High Wycombe and Princes Risborough in Buckinghamshire.

# Pigeon Wood, High Wycombe, Buckinghamshire



## Description

Pigeon Wood combines many features desirable in a small multi-purpose woodland property. It has potential for timber production as well as beautiful areas for amenity and recreation. As you walk into the property from the forest road, you will first come to an area of large mature western hemlock trees. This area was thinned about 5-6 years ago and the trees are now well spaced. They could be grown-on for a further 10 years or more, or alternatively a new owner might consider to take some or all down earlier if this was seen as a good option. A thinning licence is in place should the new owner wish to thin some or all of the property.

Walking on through the woodland you will come into an area that contains both large mature larch trees as well as a high percentage of beech of varying ages. This area has a more open feel and would be very attractive for camping or recreation. Beyond this is a band of hornbeam with some large mature canopy Oaks.

The woodland is accessed along a good hard forest road which runs all the way to the boundary of Pigeon Wood, and then inside a short way, providing good internal parking. The woodland is flat and there is easy access to all areas.

## 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.

After ½ mile you will see our For Sale sign on your left. Park where it is safe to do so and climb the gate into the woodland (point **A** on the plan).

Follow the forest road straight on for about 900 metres to the end where you will see a gate with green bands (point **B** on the plan). Turn left here and after a further 100 metres you will come to wooden posts on both sides of the road with red painted tops (point **C** on the plan). Pigeon Wood is now in front of you.

## Locators

Ordnance Survey Landranger sheet number: 165.  
Roadside gate grid ref: SP 843 007.  
Centre of wood grid ref: SP 835 013.  
Nearest postcode: HP27 0RT.

## Boundaries

The north western boundary is a plain wire fence. The north eastern boundary is indicated by wooden posts with yellow painted tops and yellow marks on boundary trees.

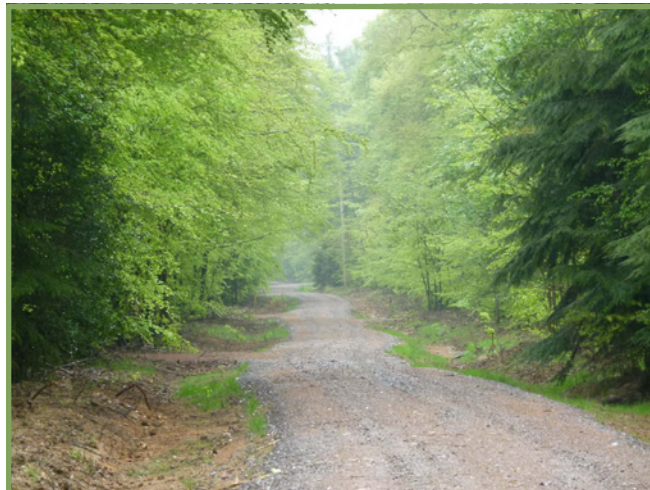
The southern eastern boundary is indicated by wooden posts with red painted tops and red marks on boundary trees.

The south western boundary is the top of a low earth bank on which there are hornbeams growing and an agricultural fence with fields beyond.

## Sporting Rights

The woodland comes with full sporting rights.

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## Mineral Rights

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

## Rights of Way

There is a right of way for Pigeon Wood from the roadside gate up to the woodland boundary (**ABC** on the plan).

A shared maintenance clause covers this right of way.

There is a public footpath running alongside the south western boundary, but there is no public access within the woodland.

## Fencing Liabilities

There are no known fencing liabilities.

## Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

## 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 364 362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

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