

# WOODS 4 SALE

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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.



## Priory Wood

Speen, 1.87 acres of mature beech and conifer woodland within easy reach of High Wycombe in Buckinghamshire for £26,000 (freehold)

Delightful mature beech and conifer woodland on an Ancient Woodland site, near High Wycombe in Buckinghamshire.

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## Priory Wood, High Wycombe, Buckinghamshire



### Description

Priory Wood is a compact parcel that forms part of the larger Monkton Wood, a vibrant beech forest in the Chilterns located 15 minutes' drive from High Wycombe. Once managed by the Hampden Estate this ancient woodland site has been covered with trees dating back to 1600. In the 1970s parts of the woodland were felled and replanted with mixed conifer to increase woodland diversity and timber production. More recent thinning of the conifer has introduced light into the wood and has created openings in the canopy encouraging the germination of plants and trees. In contrast to these conifer trees, the broadleaved areas provide colour and variety with birch, oak and hornbeam scattered amongst the beech.

Priory Wood has two distinct covers of trees; an area of mature beech and a recently planted mixture of native broadleaves including oak, hornbeam and cherry. This planting follows the recent felling of hemlock spruce and larch that had reached maturity. The newly planted trees fully stock the open area and have been planted to a high specification in tall tree shelters. The trees are in excellent health and have emerged from the protection.

This wood is on level ground and is made up of fertile clay soil with deposits of flint found throughout. These soil conditions provide an ideal environment for the trees.

The diversity of Priory Wood provides suitable habitats for all kinds of wildlife including roe and muntjac deer, which have been seen early in the morning passing through the wood.

The wood enjoys excellent access from the council road, through a gated entrance and over a hard-surfaced track which is suitable for 2WD vehicles at all times of the year.

### If It Were Mine

Priory Wood is a lovely wood that has something for everyone. I would maintain the new trees, develop the parking area and make a camping area in a shallow depression off the north boundary.

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 843 008  
- Centre of wood: SP 836 011  
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.

## Priory Wood, High Wycombe, Buckinghamshire



- 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 double silver steel entrance gates to the woodland with Woods4Sale sign attached (point **A** on the plan).
- Park safely without blocking access.
- Climb over the gate (sorry we do not provide keys for viewings) and walk following the track for about 700 metres to a left hand turning (point **B**).
- Follow this track for circa 150 metres to the end where the wood starts (point **C**).

### Boundaries

- The north boundary is indicated by pink paint on boundary trees and wooden posts.
- The east boundary is indicated by green and white paint on boundary trees and wooden posts.
- The southeast boundary is indicated by white paint on boundary trees and wooden posts.
- The southwest boundary is a fence and hedge where the wood meets the field.

### 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 at all times and for all purposes over the route **ABC**.
- A shared maintenance clause covers all rights of way with liability according to use.
- There is a public footpath along the inside of the southwest boundary.
- There is a public footpath along the east boundary.

### 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.
2. The transferees shall not erect on the Property any building or structure which requires planning permission for its erection provided that the transferees may:
  - (i) erect temporary structures or buildings or structures directly associated with woodland management or associated uses and
  - (ii) erect buildings or structures which constitute "Permitted Development" as defined or allowed by the Town and Country Planning (General Permitted Development) Order 1995.

## Priory Wood, High Wycombe, Buckinghamshire



### 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.

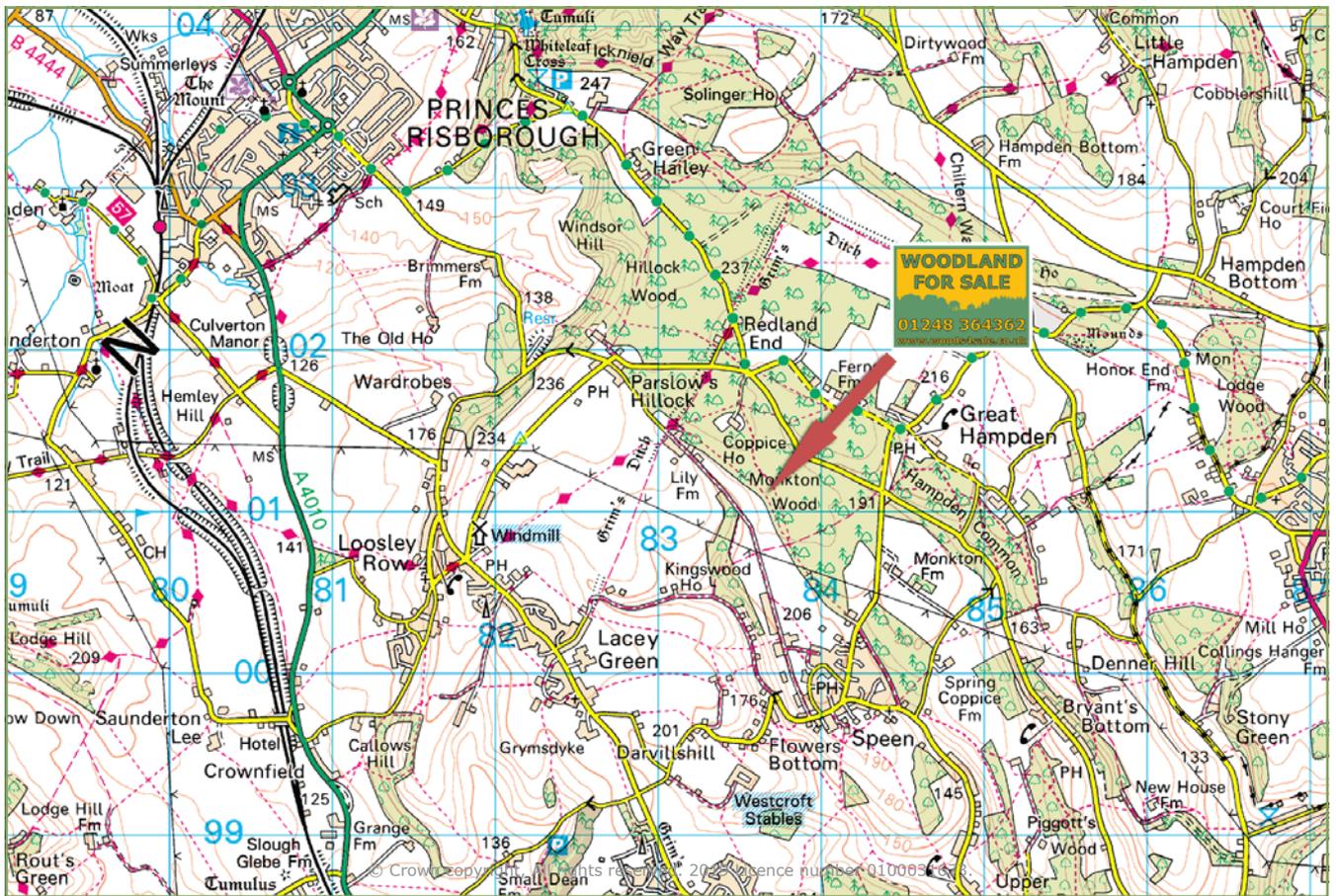
### Note

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.

### Contact

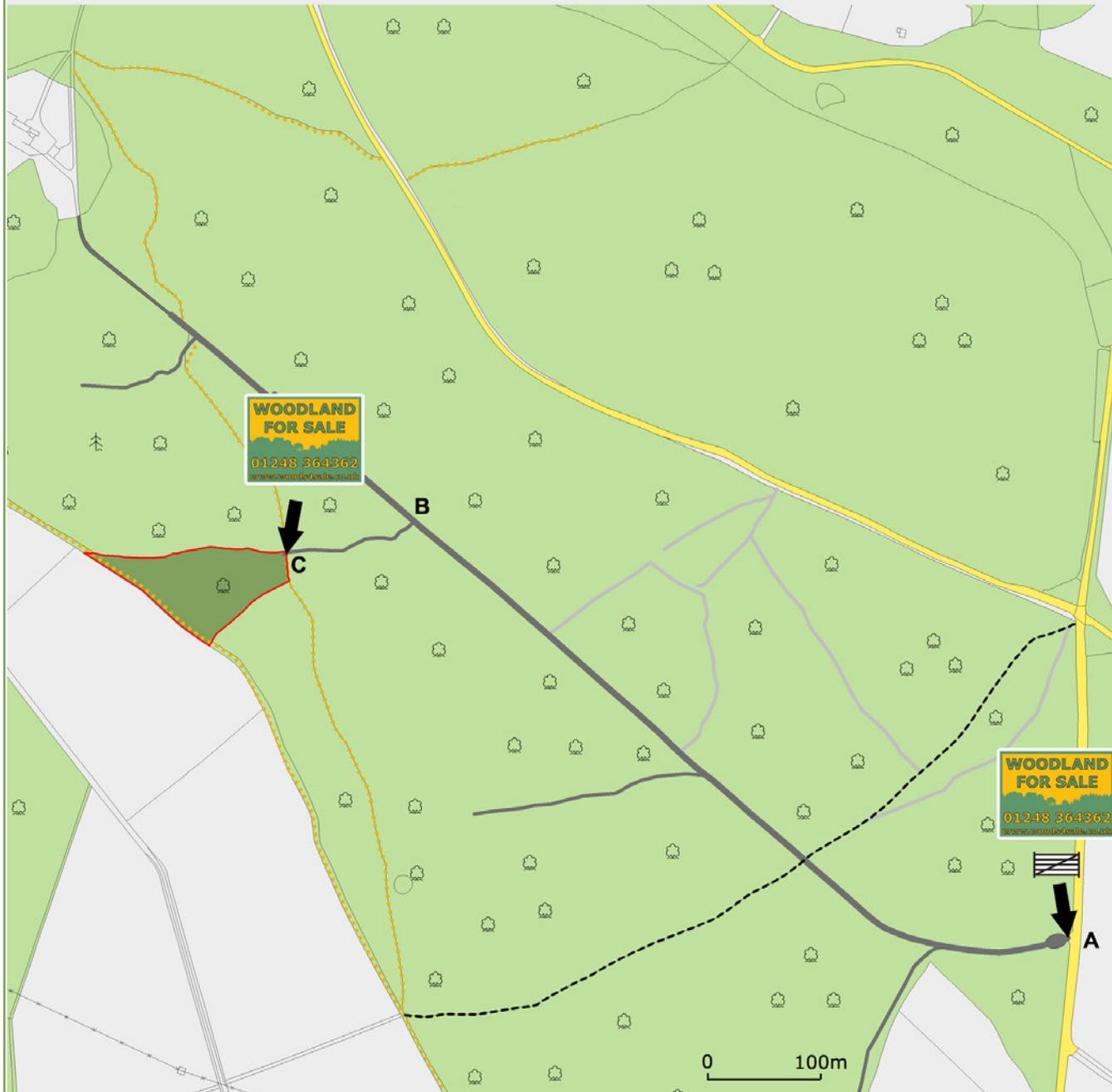
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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