

# 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.



## Rusland Wood

1.64 acres of marvellous mature beech  
in a rural location, 8 miles from Reading.  
£23,000 (freehold)

An attractive example of ancient broadleaf woodland in the Oxfordshire countryside, 9 miles from junction 12 of the M4 and 1½ hours' drive from London.

## Rusland Wood, Woodcote, Oxfordshire



### Description

Part of a wider forested area, Rusland Wood sits in a peaceful part of rural Oxfordshire, just south of Woodcote village.

The site slopes gently to the northeast and contains good fertile soils, ideal for the superb beech that dominate the location. Rusland Wood was historically managed for its fine timber crop to service the once thriving furniture factories in nearby High Wycombe. Below the mature canopy, holly, birch and the occasional sweet chestnut complement the tall stems of beech. There is also a good amount of strong beech regeneration towards the south-eastern corner, this is a common species trait after initial establishment as beech seedlings and saplings are shade tolerant.

Lush green brachythecium moss provides an attractive covering to the woodland floor with some impressive colourful fungi that make an appearance during the latter parts of the year. These include fly agaric, oyster mushroom and scarlet elf cup. Rich populations of wildlife can also be seen and heard including the long-eared owl, badger, common dormouse, roe and muntjac deer.

This manageable woodland is highly accessible benefiting from a recently upgraded track suitable for a two-wheel drive vehicle.

### If It Were Mine

I would begin by clearing a few of the attractive open spaces for camping during the warmer months taking advantage of the tranquil location. I would also harvest a little firewood to fuel the log burner at home.

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 print 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: 175

Ordnance Survey Grid References:

- Roadside gate: SU 648 808

- Centre of wood: SU 650 806

Nearest postcode: RG8 0RT

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 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 Woods4Sale sign (point **A** on the plan below).
- Please park in a suitable place not obstructing the gate. Sorry we do not provide keys for viewings.
- Climb the gate and continue along the track, keeping right at the first junction (point **B**).
- Continue for roughly 190 metres where you will arrive at a pull-in on the right (point **C**).
- This is the entrance to Rusland Wood.

### Boundaries

- The northwest boundary is indicated by wooden posts and trees painted orange.
- The northeast boundary is indicated by wooden posts painted green.
- The southwest boundary is indicated by the fence.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

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### 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 **ABCD** on the plan below.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

### Fencing Liabilities

There are no known fencing liabilities.

### Restrictive Covenants

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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- unreasonably damage the said tracks.
- 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.

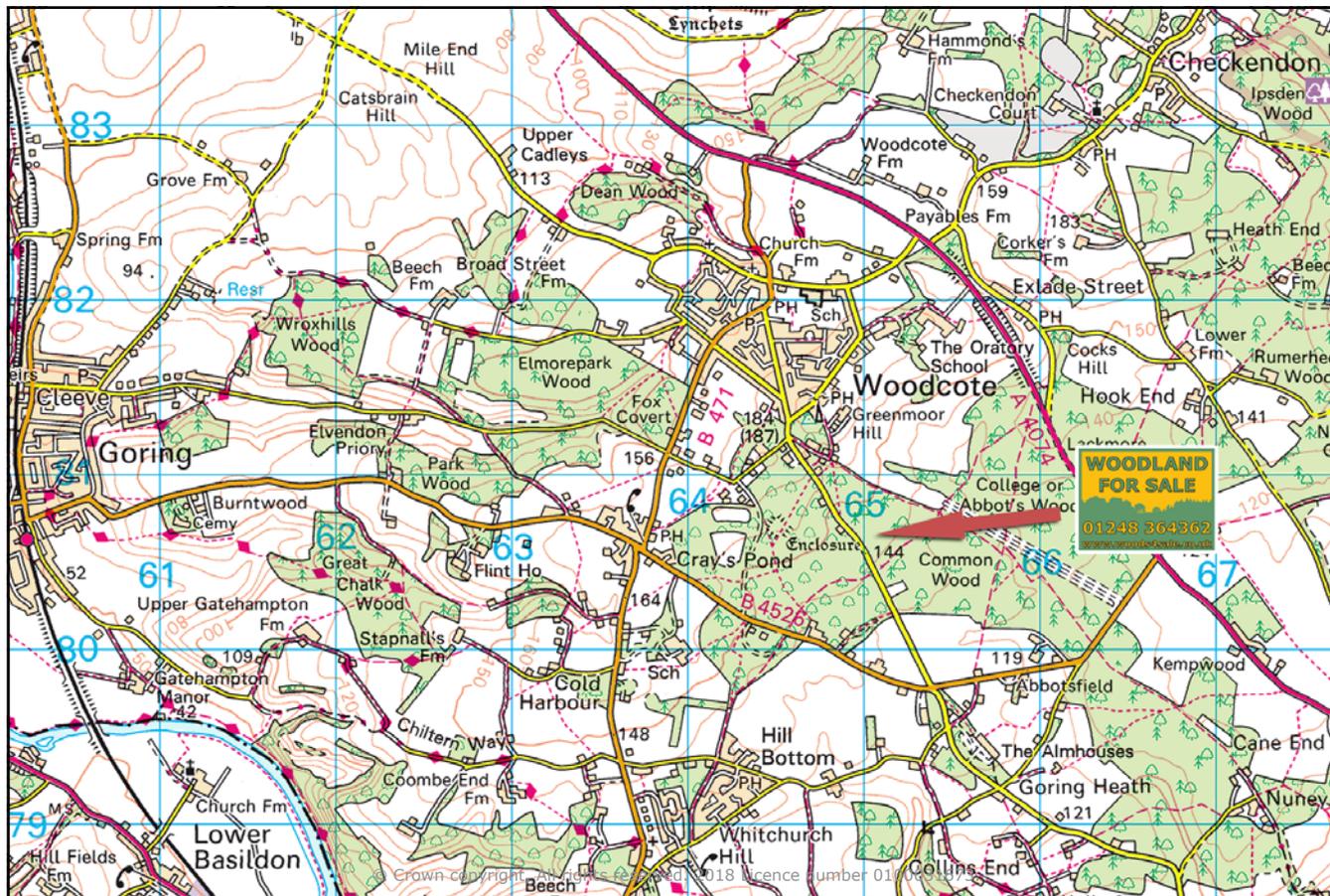
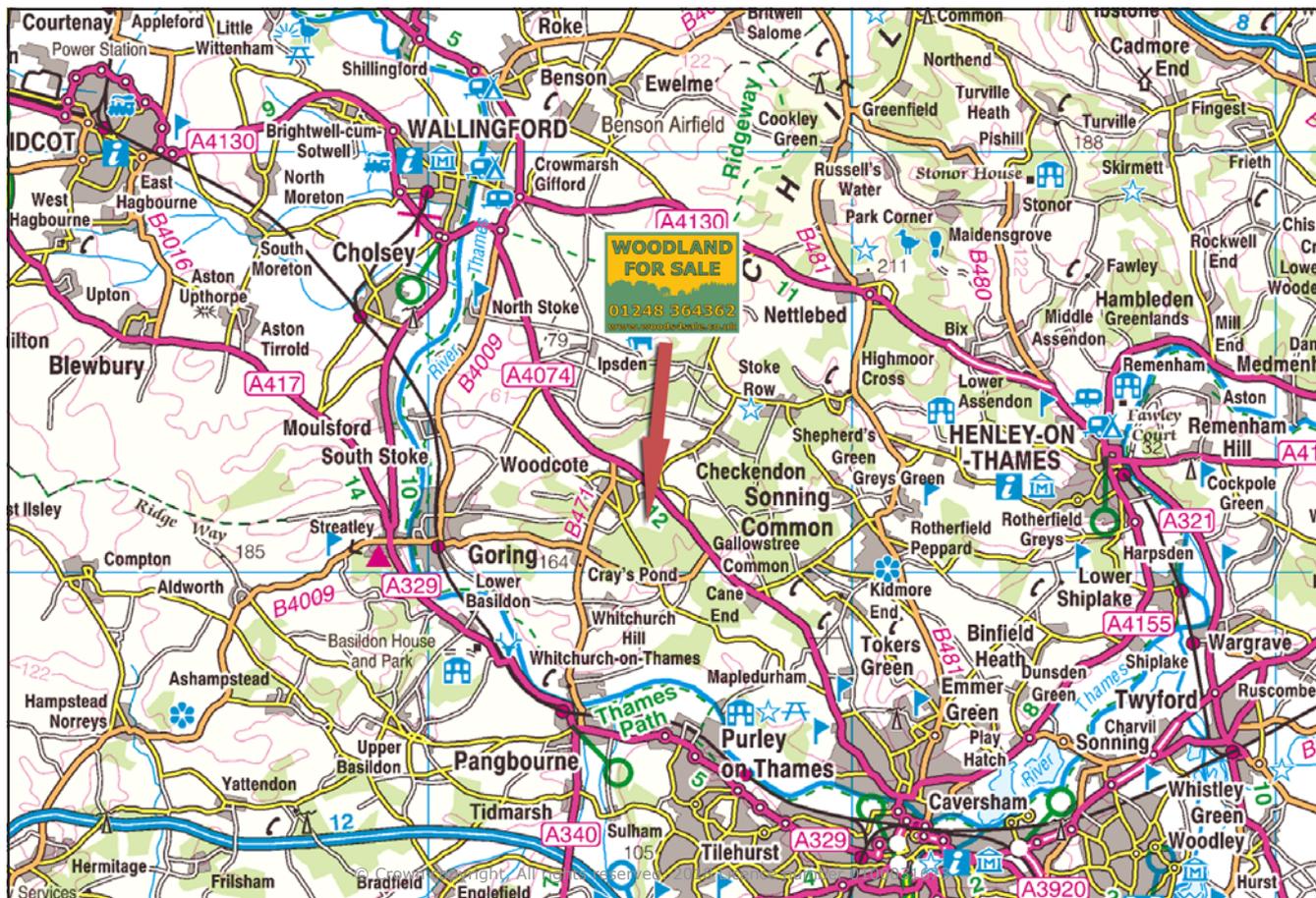
### Note

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.

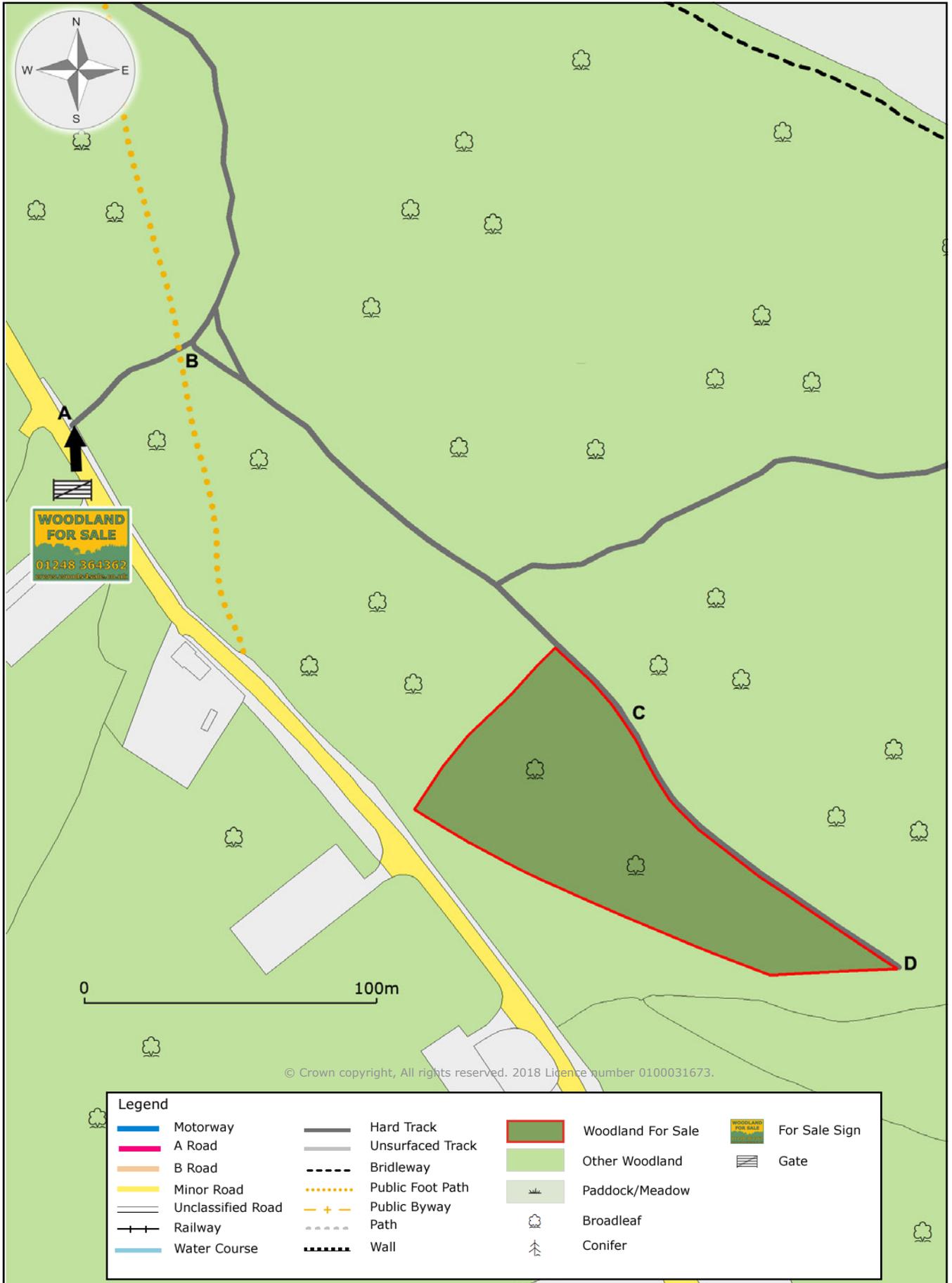
### Contact

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