

WOODS 4 SALE

Phone: 01248 364 362
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.



Suppers Wood

near Sandy, Bedfordshire. 2.36 acres of mature
broadleaved and conifer woodland, 13 miles from Bedford.
£36,500 (freehold)

A superb larch, oak and sweet chestnut woodland in a peaceful rural location, 3 miles east from the A1.

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Suppers Wood, Sandy, Bedfordshire



Description

Suppers Wood is part of a wider woodland area located 20 miles west of the city of Cambridge and is accessed along a stone track.

Formed on gently sloping sandy loamy soils, the mature canopy comprises of lofty larch and occasional Scots pine to the south with a range of mixed broadleaves towards the north. These include majestic oak, sweet chestnut, birch and sycamore. A number of the oaks here are of superb quality and could certainly yield some excellent logs or timber, making use of the current Forestry Commission thinning licence. Within the shrub layer below you will discover hazel, thorn, rowan and a good amount of regenerating sycamore. During warmer months, ground cover includes primrose, foxglove, lush bracken and blackberry; a new custodian could certainly fill a punnet or two.

There are numerous places that could be cleared for an occasional summer BBQ as well as honing bushcraft skills - there is plenty of material close to hand.

A variety of feathered guests such as woodpecker, owl, red kite, greenfinch and many harmonious songsters can be heard in this serene setting. Woodland mammals weave their way through the trees including muntjac, wood mouse, hare, badger and fox.

If It Were Mine

The chestnut and birch within the wood would make ideal firewood for the home hearth, and there are some great stems throughout where hammocks could be hung for overnight camping and absorbing the peaceful surroundings.

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

SG19 2NH (This is for the local area, not specific to the woodland).

What3Words

Entrance (point **A**): [///diets.falters.revise](#)

Ordnance Survey Grid References

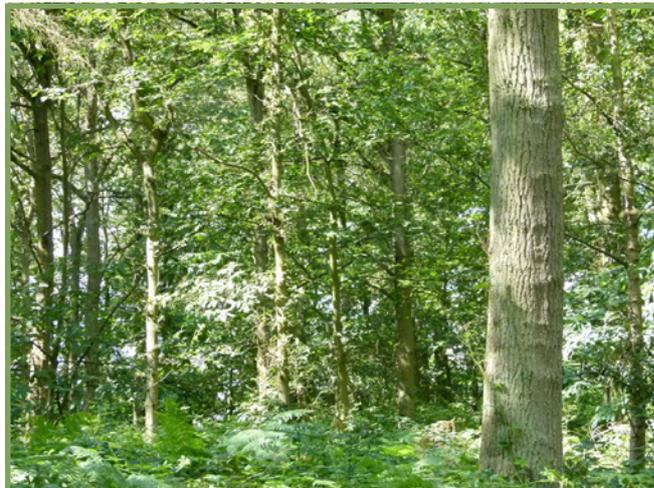
OS Landranger Series Sheet No: 153

- Roadside gate: TL 204 496
- Centre of wood: TL 205 496

Directions & Access

- From the A1 take the B1042 into Sandy heading east to Potton.
- After approximately 4 miles there is a crossroads with a turning left for Deepdale.
- Follow the unclassified road for approximately 600 metres where it bears left then after a further 100 metres park on the verge and continue on foot.
- There are 2 steel gates on the right, take the second gate (point **A** on the plan below).
- Please climb over the gate (sorry we do not provide keys for viewings), and you will arrive into Suppers Wood to the right of the track.

Suppers Wood, Sandy, Bedfordshire



Boundaries

- The north boundary is the inside edge of the track, indicated by green paint on occasional trees and wooden posts that maybe offset by a short distance.
- The northwestern boundary is the outside edge of the track, indicated by white paint on occasional trees and wooden posts that maybe offset by a short distance.
- The southwestern boundary is the top of an occasional low earth bank set back a short distance from the unclassified road beyond, indicated by white paint on occasional wooden posts and trees.
- The southeastern boundary is indicated by red paint on occasional wooden posts and trees.

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 are no public rights of way inside this wood.
- A right of way is reserved over **AB** for the benefit of the wood beyond.
- There is a right of way at all times and for all purposes over the route **BCDE**.
- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

An overage (clawback) agreement exists until 2051 whereby 30% of the increase in the value of the land

attributable to securing certain types of planning permission is payable to a previous owner.

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 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):

Suppers Wood, Sandy, Bedfordshire



- 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. 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.

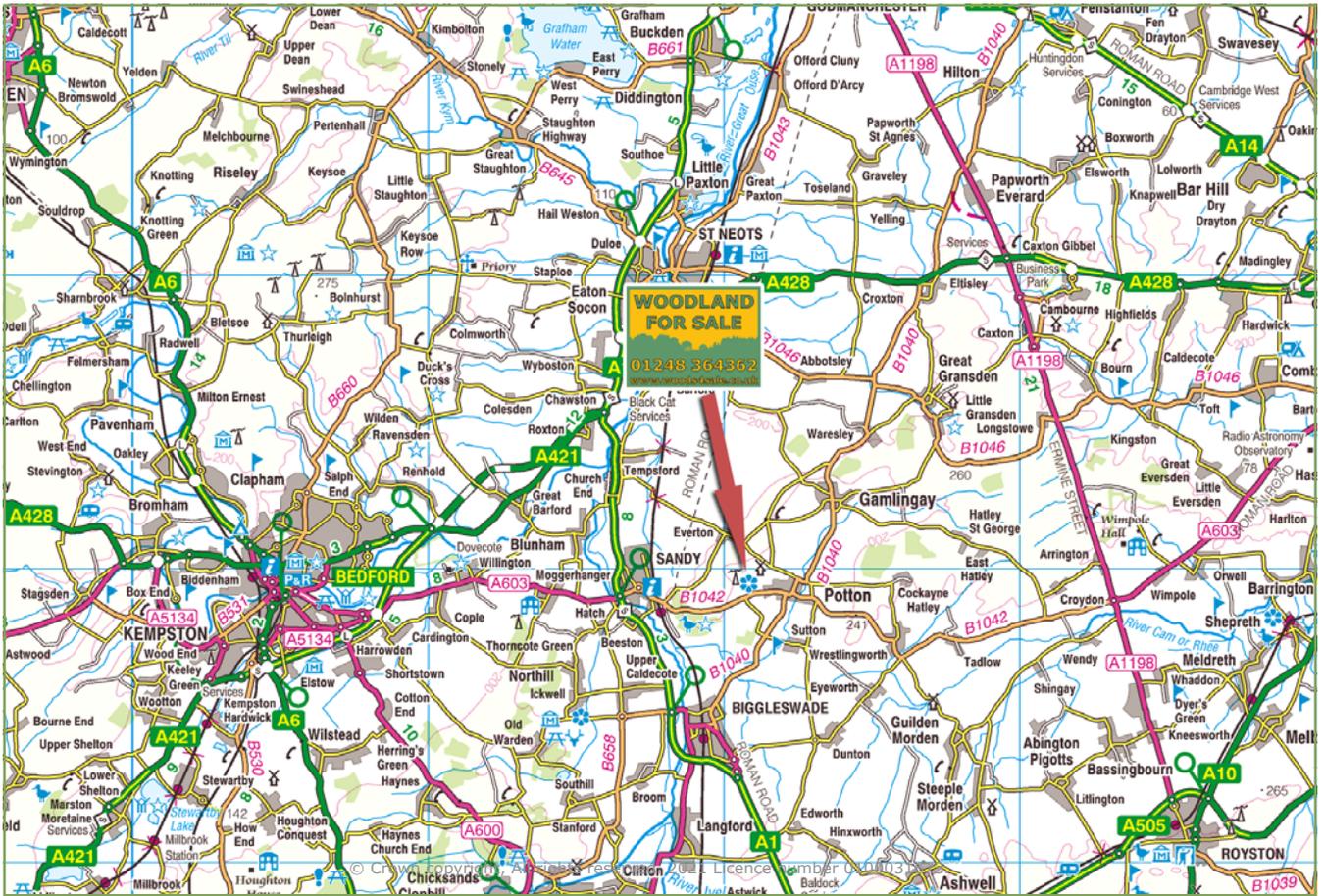
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

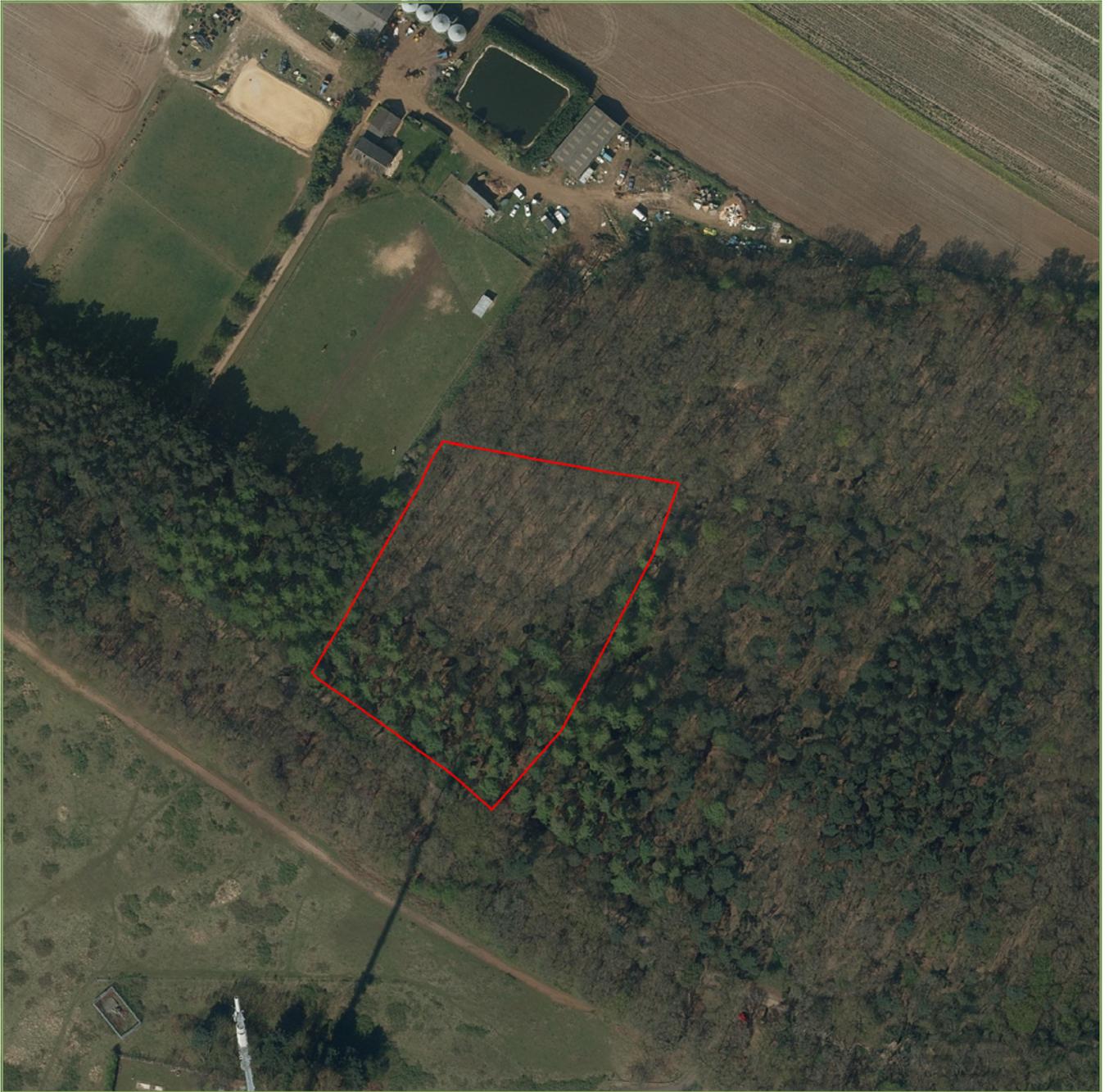
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Suppers Wood, Sandy, Bedfordshire



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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		