

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.



Tetworth Copse

near Sandy, Bedfordshire. 4.6 acres of lofty conifer and broadleaf woodland, 13 miles from Bedford.

£71,000 (freehold)

A beautiful Scots pine and oak woodland in a tranquil rural locale with recreational opportunities, 3 miles east of the A1.

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Tetworth Copse, Sandy, Bedfordshire



Description

Accessed along a stone track, Tetworth Copse is part of a larger woodland in rural Bedfordshire and located 20 miles west from the city of Cambridge.

Established amongst east and south facing sloping sandy loams, the canopy includes majestic oak, sweet chestnut, ash, birch, sycamore, Scots pine and larch. Many of the oak are of an outstanding quality providing a new owner scope to select a stem to be milled on-site, utilising the current Forestry Commission thinning licence. Underneath within the shrub layer there is lush hazel coppice, rowan, hawthorn, and regenerating sycamore. During spring and summer, the ground layer teems with primrose, foxglove, bracken and blackberry; the latter is perfect for a jar or two of homemade jam.

Overnight camping here is a lovely prospect - there are some level areas towards the northwest that could be cleared for such activities. Hammocks could be hung between the stems to quietly observe the wildlife.

An array of feathered visitors such as woodpecker, owl, red kite, greenfinch and many harmonious songsters can be heard in this serene setting. Woodland mammals wander their way amongst the trees including muntjac, wood mouse, hare, badger and fox.

If It Were Mine

Selecting an ash tree for the log burner at home would be top of the list. Bringing a log splitter to the woodland for a day or two should make this an easier task. I would position a few trail cameras for wildlife observation throughout the woodland. Once I have spent some time getting to know my woodland, time might be spent improving my bushcraft skills.

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 **D**): [///scouts.bookcases.pure](https://www.what3words.com////scouts.bookcases.pure)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 153

- Roadside gate: TL 205 496
- Centre of wood: TL 207 495

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 first gate (point **D** on the plan below).
- Please climb over the gate (sorry we do not provide keys for viewings), and Tetworth Copse is to the right of the track.

Tetworth Copse, Sandy, Bedfordshire



Boundaries

- The northern boundary is indicated by green paint on occasional wooden posts and trees.
- The northwestern boundary is the outside edge of the track, indicated by blue paint on occasional trees and wooden posts that may be offset by a short distance.
- The eastern boundary is indicated by white paint on occasional wooden posts and trees with the public byway beyond.
- The southern boundary is the top of a low earth bank set back a short distance from the unclassified road beyond, indicated by white 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 the route **DC** for the benefit of the woodland beyond.
- There is a right of way at all times and for all purposes over the route **ABC**.
- 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):

Tetworth Copse, 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. 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.

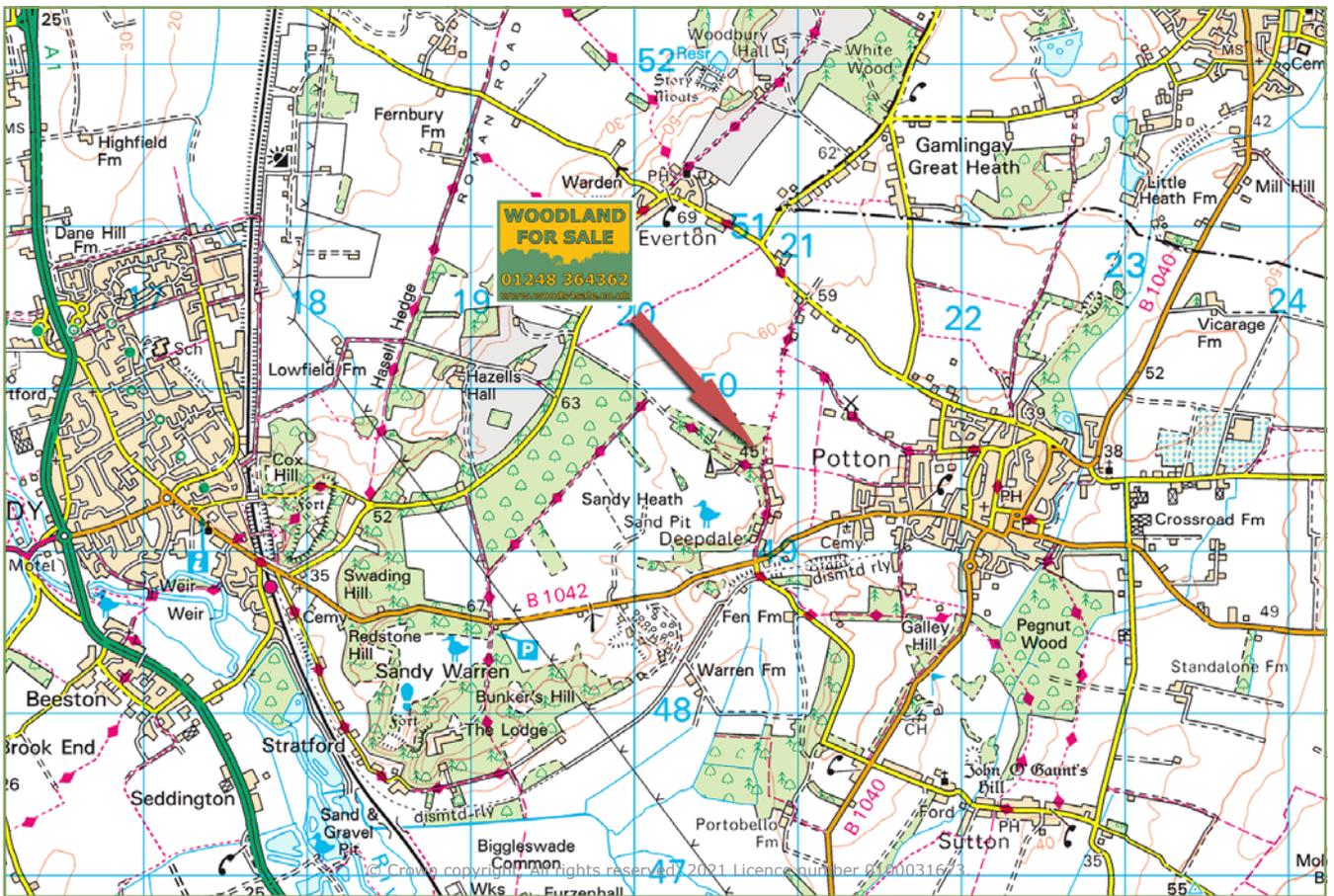
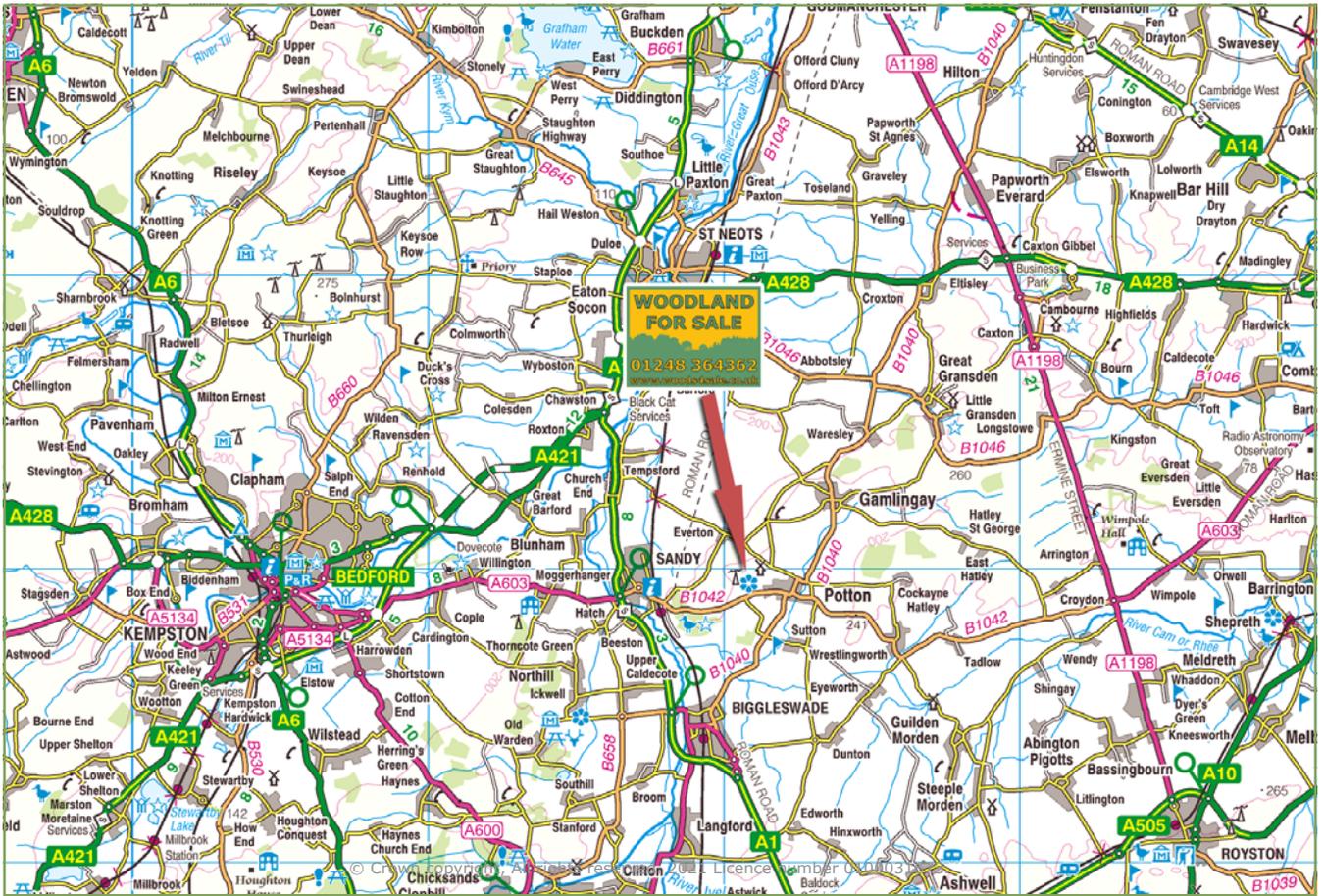
Woods4Sale Interest

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

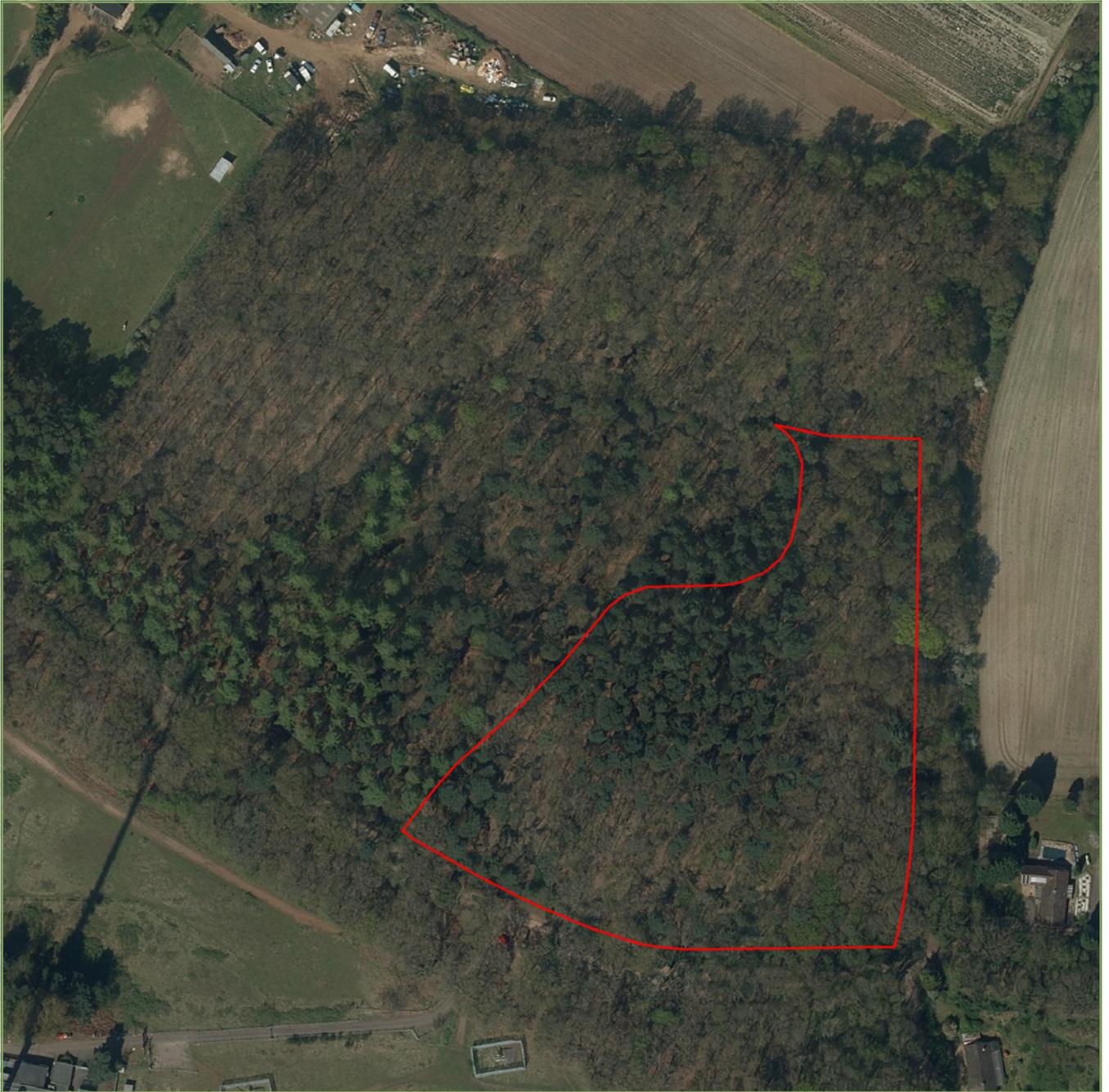
Contact

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

Tetworth Copse, 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		