

# 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.



## The Whiskers

Woodcote, Oxfordshire. 2.05 acres of mixed beech woodland in a rural location, 8 miles from Reading.  
£28,000 (freehold)

An attractive stand of mature beech and pole stage mixed broadleaves set in an Ancient Woodland in rural Oxfordshire, 1½ hours' drive from London and 9 miles from junction 12 of the M4.

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## The Whiskers, Woodcote, Oxfordshire



### Description

The Whiskers is a parcel of woodland set within a larger beech Ancient Woodland. It is designated by Natural England as a Plantation on an Ancient and Semi-Natural Woodland. This designation indicates the land has been under continuous tree cover since or before 1600 AD.

Around the fringes there are mature oaks and beech. The centre of the wood was replanted over 15 years ago with a mixture of native broadleaved trees with stakes and shelters. These trees have grown exceptionally well and have now achieved canopy closure. This means that the woodland floor is fairly unencumbered and easy to walk. Being enclosed, the wood has a secluded feel, helped by the slight undulation of the ground, creating a slight valley.

The woodland has occasional diverse areas of flora with a rich display of grasses, fungi, ferns and seasonal woodland herbs underfoot, and you are likely to come across roe and muntjac deer, the fox, and other small woodland mammals.

The soil is free draining fertile loams over chalk with flint deposits which is evidently most suitable for growing trees.

The Whiskers can be easily accessed by two wheeled drive vehicles via a hard-surfaced track at all times of the year. From the public road there is a locked gate through which a metalled track runs along two of the woodland boundaries.

### If It Were Mine

This wood is the perfect choice for those looking to own a beautiful woodland for amenity. I would use it as a great place to spend some time with the children camping, making dens and getting closer to nature. There is also plenty of scope for the new owner to actively manage the woodland and produce good

quantities of firewood for the family 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 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: 175

Ordnance Survey Grid References:

- Roadside gate: SU 648 808

- Centre of wood: SU 648 808

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 the woodland is on the left. Following the track to point **B** bearing left and

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continuing on the left to point **C**.

### Boundaries

- The northwest boundary is indicated by red paint on wooden posts and trees.
- The northeast boundary is indicated by green paint on wooden posts and trees set back from the inside edge of the track.
- The southeast boundary is indicated by green paint on wooden posts and trees set back from the inside edge of the track.
- The southwest boundary is set back from road verge defined by the old hedge line.

### 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 granted at all times and for all purposes over the route **ABC** on the plan below.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is a section of public footpath running through the wood running north-south but people appear to use the track instead.

### 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.

### 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.

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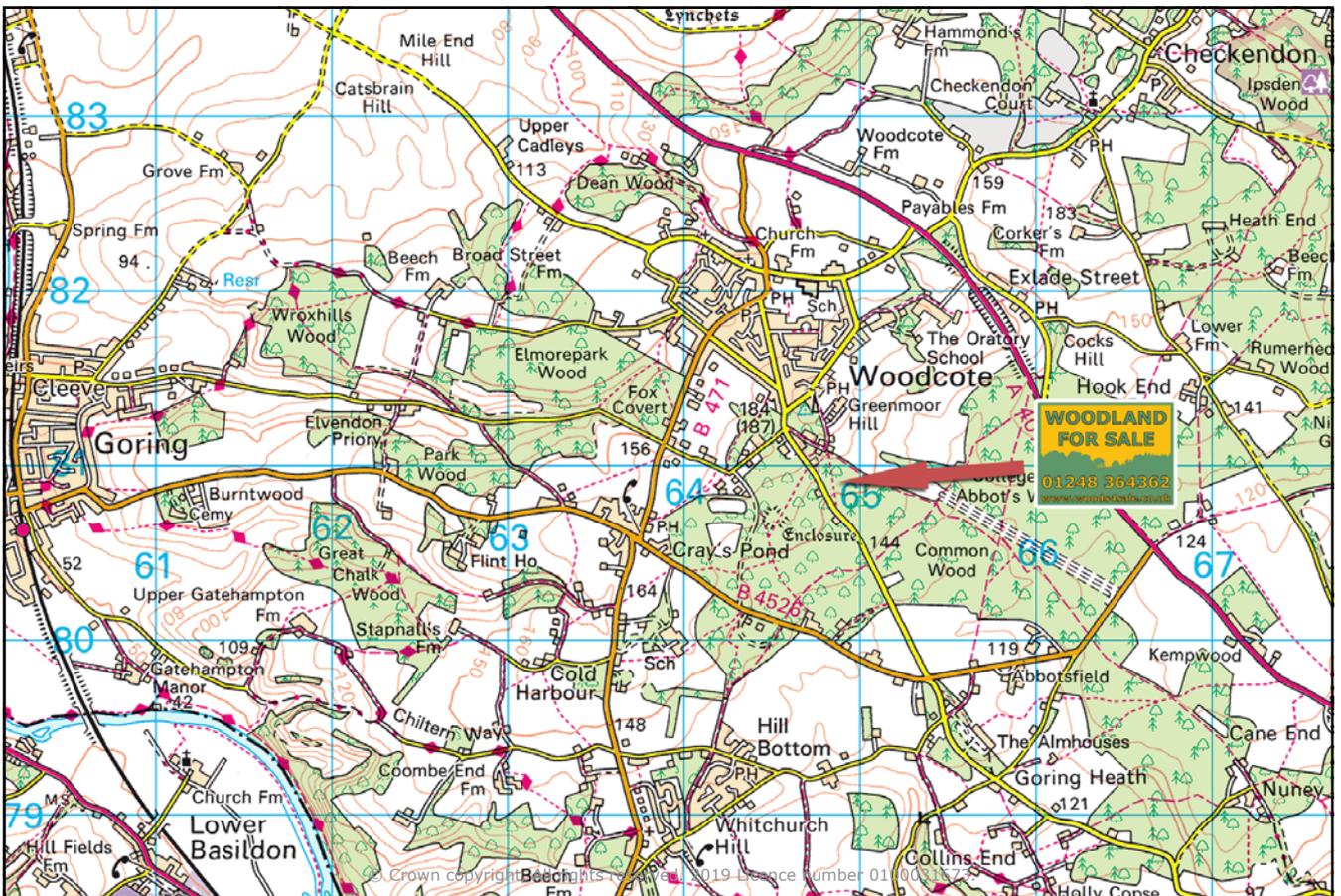
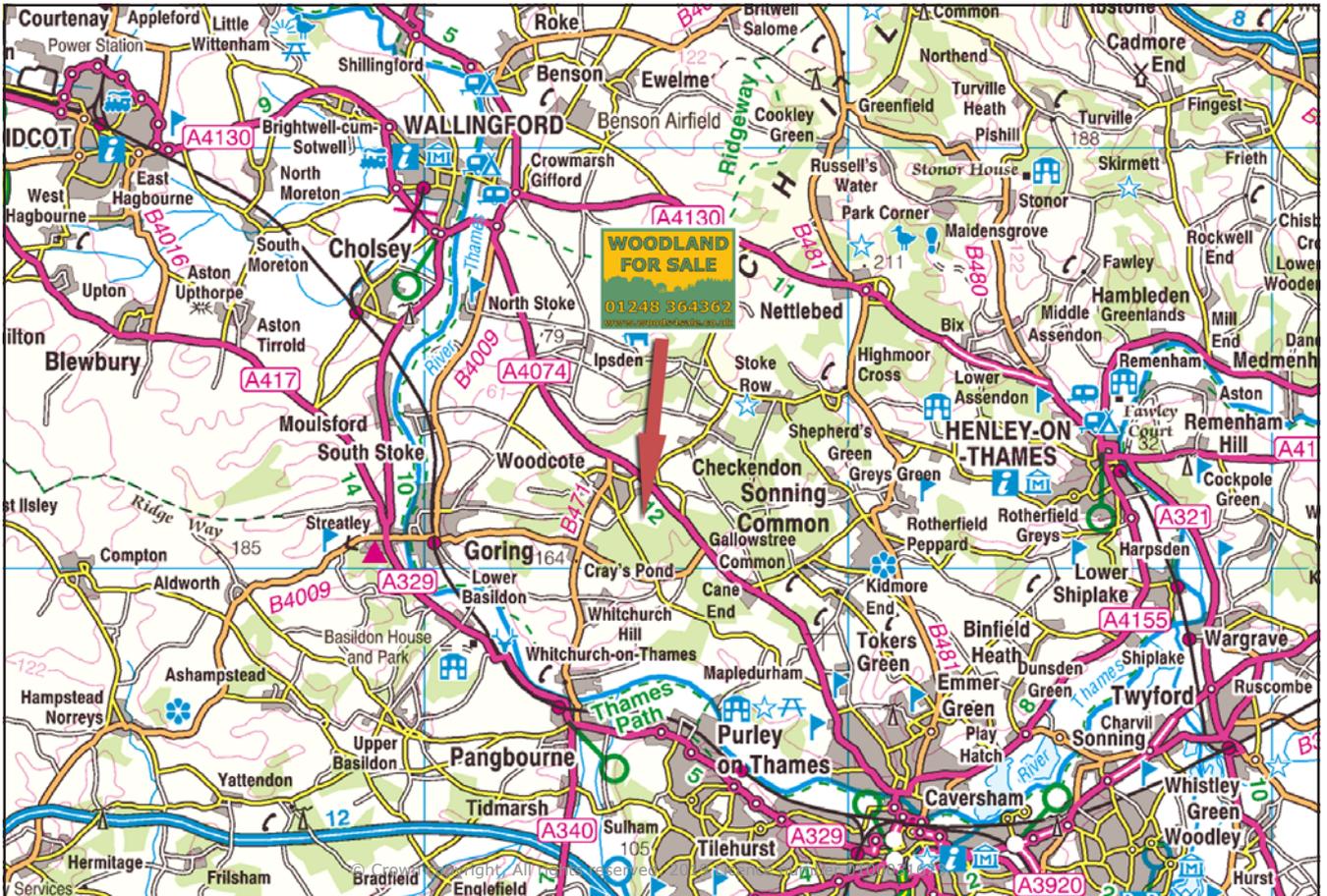
### Note

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

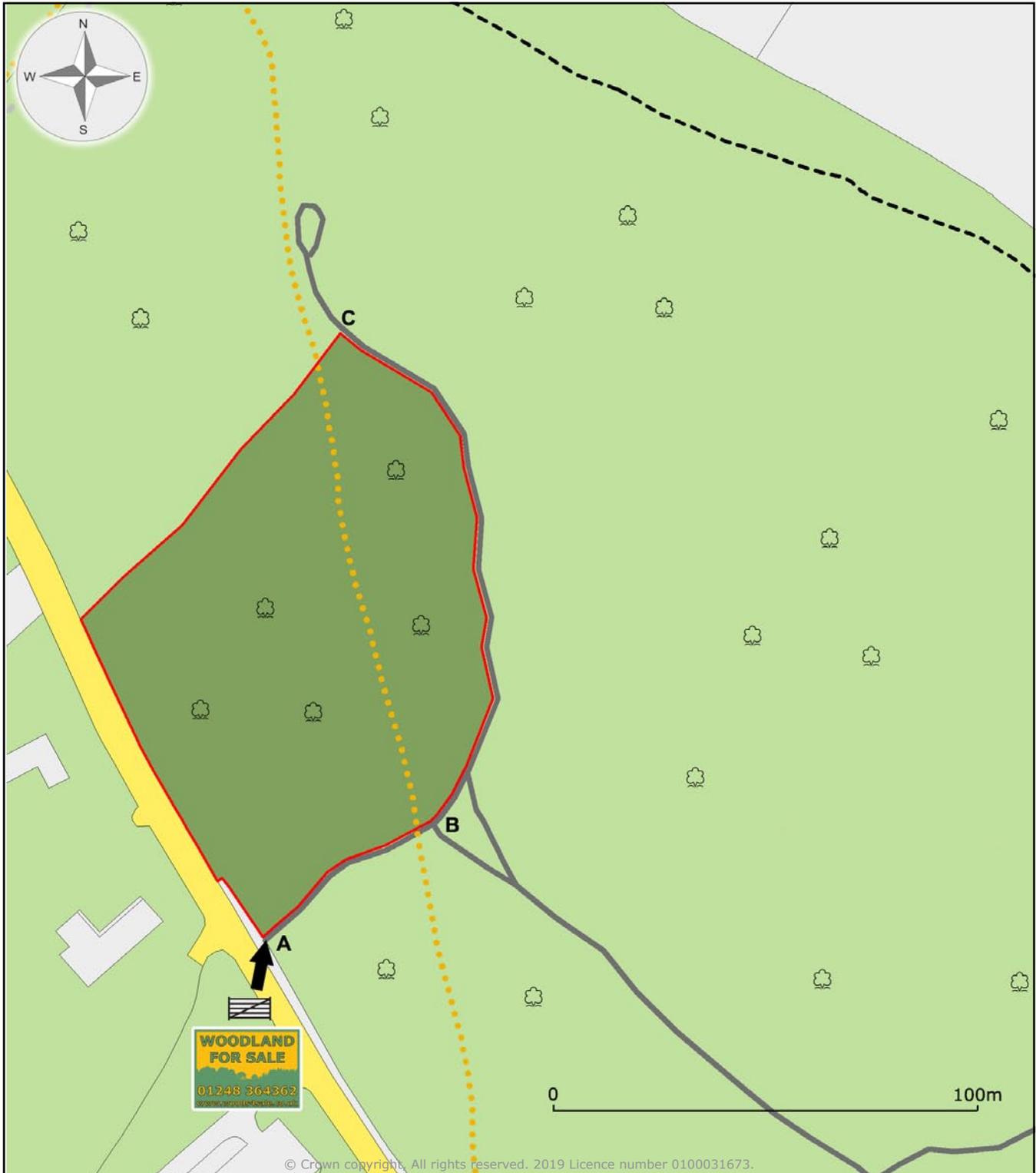
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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Legend			
	Motorway		Hard Track
	A Road		Unsurfaced Track
	B Road		Bridleway
	Minor Road		Public Foot Path
	Unclassified Road		Public Byway
	Railway		Path
	Water Course		Wall
	Woodland For Sale		Other Woodland
	Other Woodland		Paddock/Meadow
	Broadleaf		Conifer
	For Sale Sign		Gate