

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.



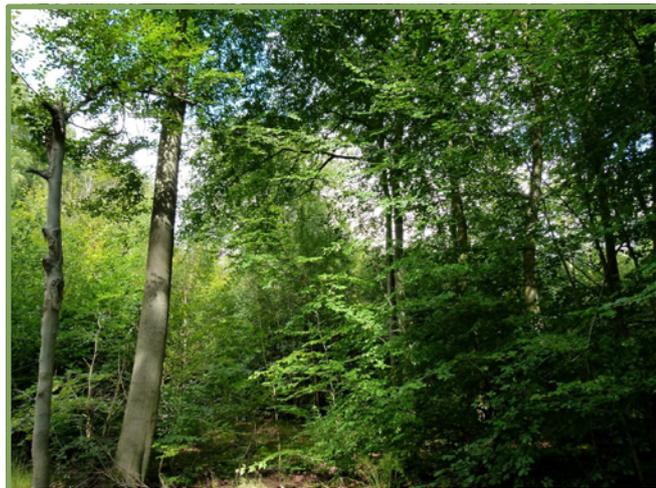
Trappist Wood

4.35 acres of mature beech woodland easily accessed from High Wycombe and Princes Risborough, Buckinghamshire. £57,000 (freehold)

An attractive beech woodland with magnificent dominating trees and vigorous natural regeneration, abounding with character and huge amenity potential. Situated in the heart of rural Buckinghamshire with superb access.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Trappist Wood, High Wycombe, Buckinghamshire



Description

Set amongst the rolling Chiltern Hills, Trappist Wood is a Seminal Ancient Classified Woodland, thus confirming evidence that there has been continuous tree cover since at least the year 1600.

It is a splendid example of a managed beech woodland, which also contains scattered birch, oak, hornbeam and a few spruce trees.

The trees in this beautiful wood are principally mature with a developing understorey of beech and holly. Walking amongst the trees is fairly unencumbered however there are areas dense with regeneration and hazel stools providing seclusion. The occasional larch and western red cedar provide diversity and a splash of colour in the cooler months.

The ground is free from obstruction under the larger trees and in the open areas it is rich with flora including grasses, fungi, ferns, wood anemones, and even a few patches of bluebells in the spring. The soil is fertile loamy clay, which retains moisture and supports excellent tree growth.

Trappist Wood offers excellent amenity opportunities whether it be camping, a small conservation project, or just getting close to nature. It also offers an excellent supply of firewood or even some useful timber for a hobby carpenter.

It is accessed from a quiet country road, through a locked gate and along a hard surfaced track. This makes it suitable for a 2 wheel drive car at all times of the year.

If It Were Mine

I would take hazel poles and canes for the vegetable patch. I would also survey the wood and identify and mark those young trees that should be encouraged towards the upper canopy. Competing trees would be pruned or removed providing some useful timber or firewood. I would also find a sturdy tree to put a rope swing on and make a small clearing suitable for a night under the stars with the kids.

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 843 007
- Centre of wood: SP 839 011
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.
- 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 a set of double steel gates on your left with a Woods4Sale sign attached. Park where it is safe to do so, without blocking access, and climb the gate into the woodland (point **A** on the plan). Sorry but we do not give out keys for viewing.
- Climb over the gate and walk following the track for about 325 metres to point **B** on the plan.
- Trappist Wood is immediately to the right, and

Trappist Wood, High Wycombe, Buckinghamshire



continues along the track to point **C**.

Boundaries

- The northeast boundary is indicated by green paint on wooden posts and boundary trees.
- The southeast boundary is indicated by red paint on wooden posts and boundary trees.
- The southwest boundary is indicated by blue paint on wooden posts along the inside edge of the forest track.
- The west boundary is indicated by yellow paint on wooden posts and boundary trees.
- The northwest boundary is indicated by pink paint on wooden posts and boundary trees.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are owned and included in the sale, except where reserved by statute.

Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the roadside gate up to the far woodland boundary (marked **ABC** on the plan).
- A shared maintenance clause covers these rights of way.

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.

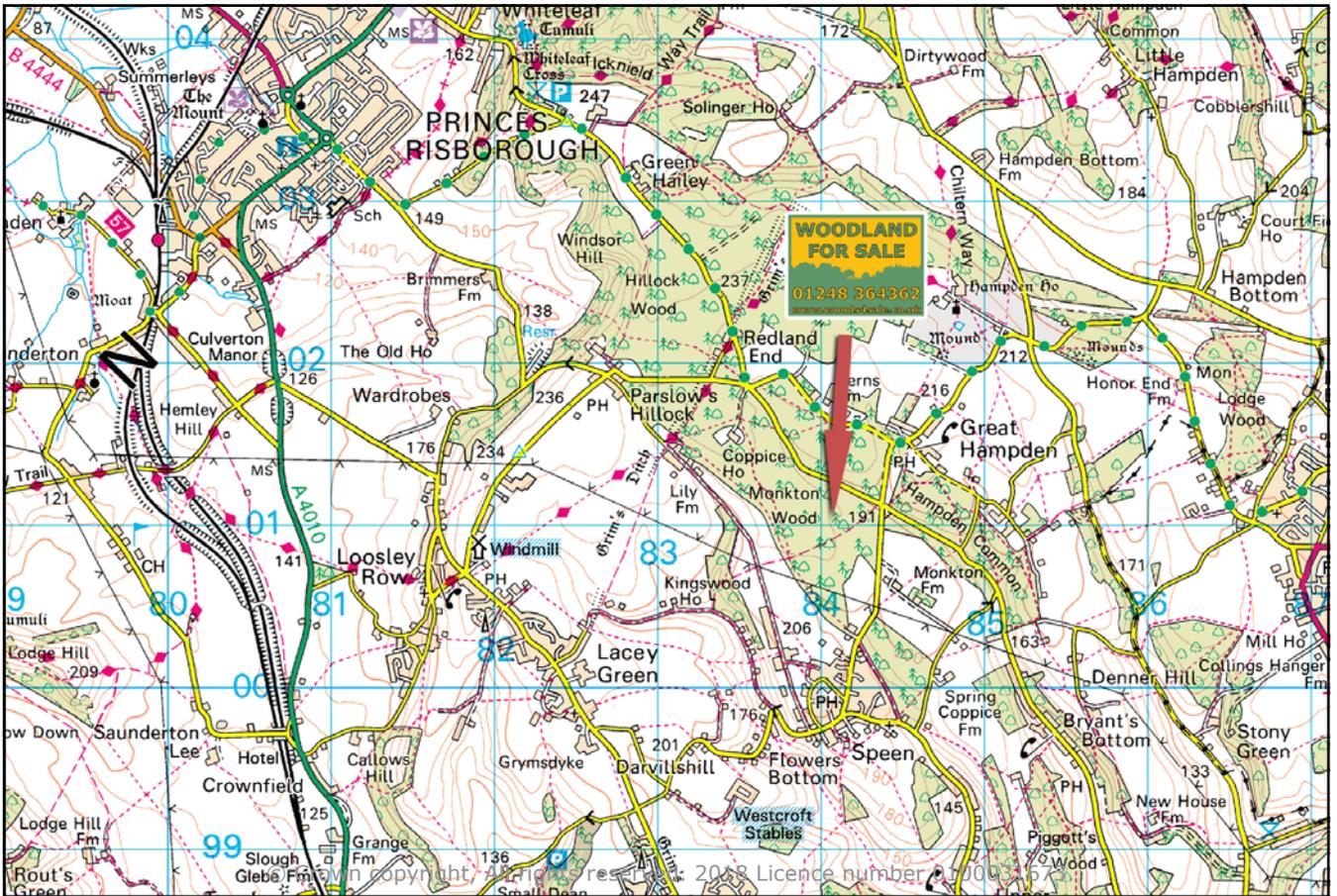
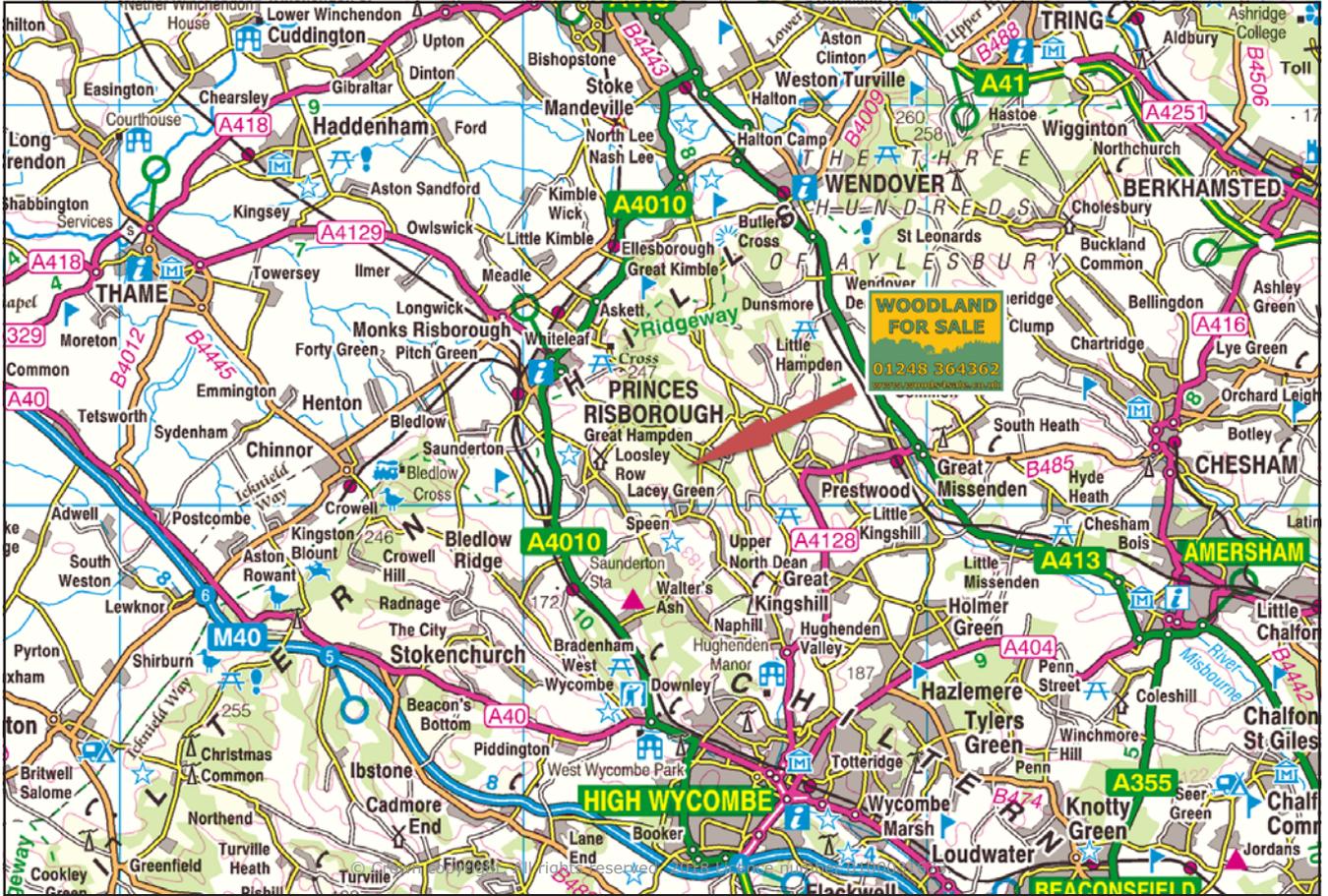
Note

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.

Trappist Wood, High Wycombe, Buckinghamshire



Trappist Wood, High Wycombe, Buckinghamshire

