



Braziers Wood, near Chesham, Buckinghamshire



3.62 acres, £51,500 (freehold)

Nearest postcode: HP5 3NZ **OS Map No:** 165 SP 963 042 **What3Words:** Entrance ///button.half.lance



A superb mix of mature beech, ash, and oak and replanted mixed broadleaves, with the possibility to harvest some timber, in a pastoral location.

Braziers Wood forms part of a wider woodland known as Pepper's Hill Plantation, a short distance north of Chesham in rural Buckinghamshire. We have been advised that the wider wood won the Chiltern Woodland of the Year award in 2001. Access is along a meandering woodland track.

Situated over level and softly pitched chalk and flint soils, the southwestern side hosts mature ash, oak, hornbeam, sycamore, cherry, and beech; the latter being popular for flooring, joinery and furniture making, and was traditionally grown to supply a thriving furniture trade in this region. There are a few stems with the potential to be sold to the sawn timber market.

Within the shrub layer, you will find hazel coppice, holly groves, and hawthorn, along with thickets of ash and beech regeneration (both shade-tolerant species). The northeastern side of the wood comprises some relatively recent restocking of small-leaved lime, alder, wild service tree and field maple. A

mixture of mature ash, oak, willow, and cherry extends beyond here, closer to the boundary. During the warmer times of year, the ground layer is adorned with woodland flora including bluebell, common spotted orchid, foxglove, primrose, violet, wood anemone, and yellow archangel.

Any number of locations offer space for camping, bushcraft activities and even timber processing following on from a little light brush clearance (a mobile sawmill and log splitter come to mind).

Feathered inhabitants include both great spotted and green woodpeckers, tawny owl, cuckoo, nuthatch, skylark, treecreeper and many acoustic songsters. The mammal populace includes deer (muntjac, fallow and roe), badger, hare, fox and wood mouse.

Our Forester's Thoughts

Sam says...

"I would strim around the tree shelters when required, to encourage the growth of the new trees. This in turn would result in wonderful options to camp - a prime location would be where the mature woodland meets the younger replanted spot. The siting of trail cameras would be a perfect way to study deer movements, perhaps with a view to carrying out occasional deer control and ensuring the resultant produce is fully utilised."

Please remember some management operations require approval and/or a licence.

Directions

- From Chesham, head north along the A416 following signs to Berkhamsted and Hemel Hempstead.
- At the mini roundabout and shell garage, continue ahead taking the first exit onto Vale Road.
- Continue along Vale Road and out of the town into the countryside.
- Just under a mile from the Shell garage, the road narrows as you pass some white cottages on the right, with a discreet turning on the left (point **W** on the plan) after (just beyond is Browns lawn mowers shop with a green steel fence).
- Turn left onto the track, which is a Public Byway (Byway Open to All Traffic), keeping the green steel fence and highway barrier on the right.
- Continue carefully along the narrow track as this is also used by pedestrians and horses.
- After 370 metres you will reach a steel gate (point **X**). Please open and drive through, closing it behind you.
- Continue along the track passing a dressage arena on the right.
- After 235 metres you will arrive at a steel gate ahead and a fork in the track (point **Y**), take the fork left and continue as the track narrows.
- Continue along the track with woodland on the left and the post and rail fencing and paddocks on the right, taking care driving round the sharp bends.
- After 580 metres (from point **Y**) the track goes uphill (point **A**) with woodland on either side, you should see a Woods4Sale sign on an oak tree on the right with a pink arrow below it.
- Continue up the track following it round to the right, passing a steel barrier on the left (point **B**).
- After 350 metres, you will arrive at Braziers Wood (point **C**) on the right of the track, indicated by blue paint on wooden posts and trees (this is also the southeastern boundary), with a pull-in on the right just beyond.

Rights of Way

- There is a right of way granted for all times and for all purposes over the route **WXYABC** and **ZD**.*
- A right of way is reserved over the route **CD** for others.*
- There is a short section of Public Byway (Open to All Traffic) along the track between **CD**, but there are no other public rights of way within the woodland.*



Boundaries

- The northwestern boundary is indicated by red paint on occasional trees and wooden posts.
- The southeastern boundary is indicated by blue paint on occasional trees and wooden posts.
- The southwestern boundary is indicated by the southwestern edge of the track.
- The northeastern boundary is indicated by the edge of the woodland at the top of an occasional low bank, with fields beyond.

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.

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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Third Party Rights

There is a right for the owner of adjacent land to access the woodland if needed, to carry out any work at their own property.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.
- vi. There is a further historical covenant preventing caravans/mobile homes from being placed on the land

Note

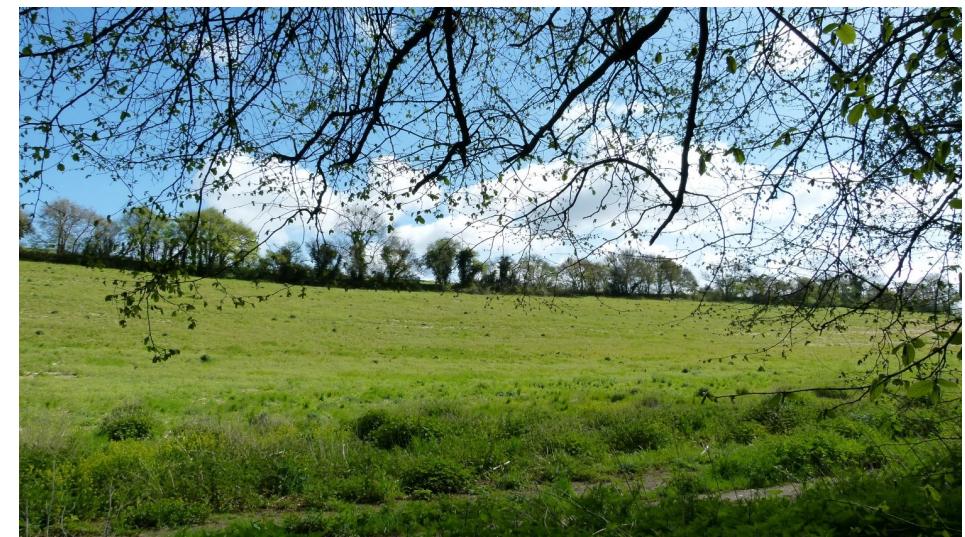
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

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):

- *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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors

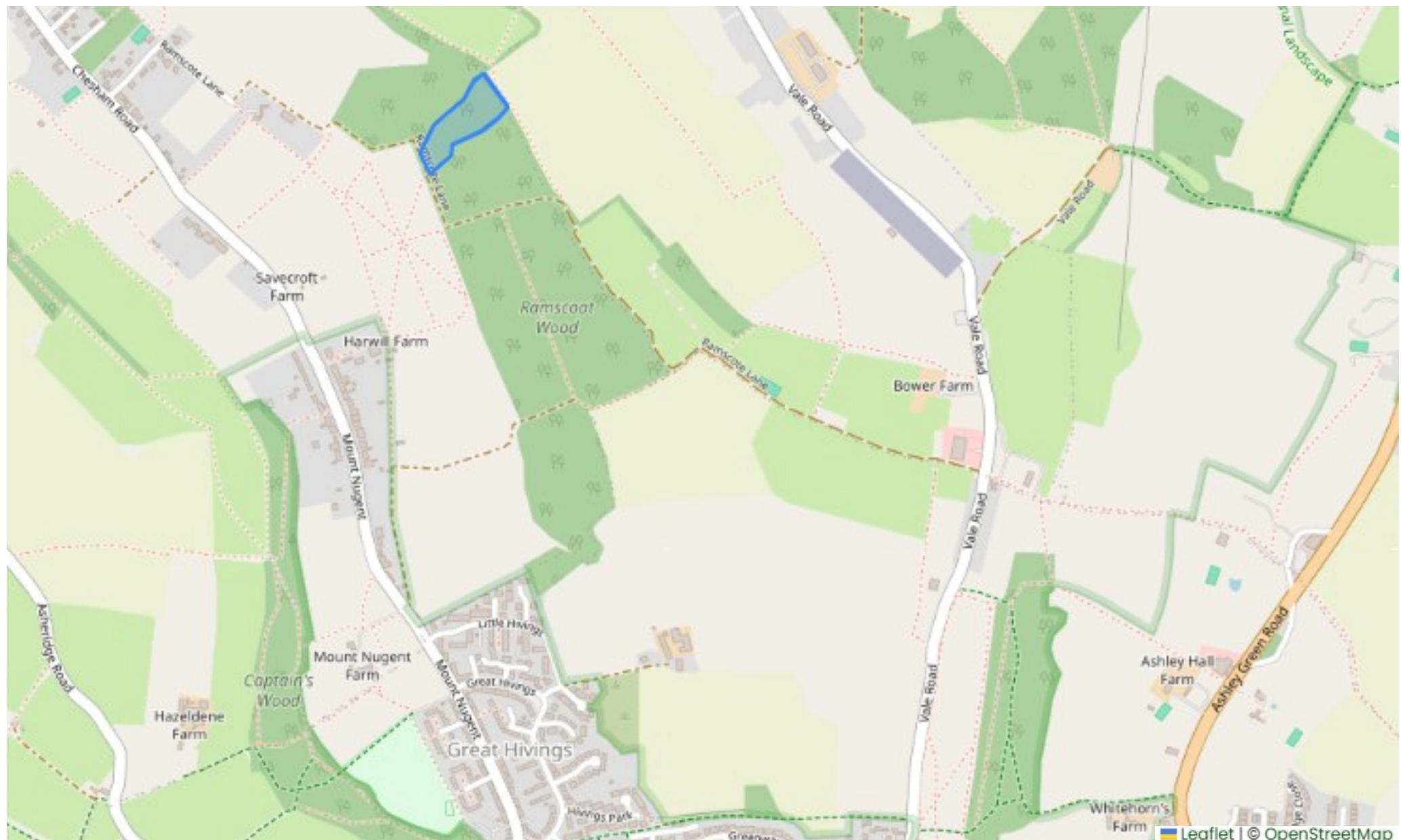




Disclaimer

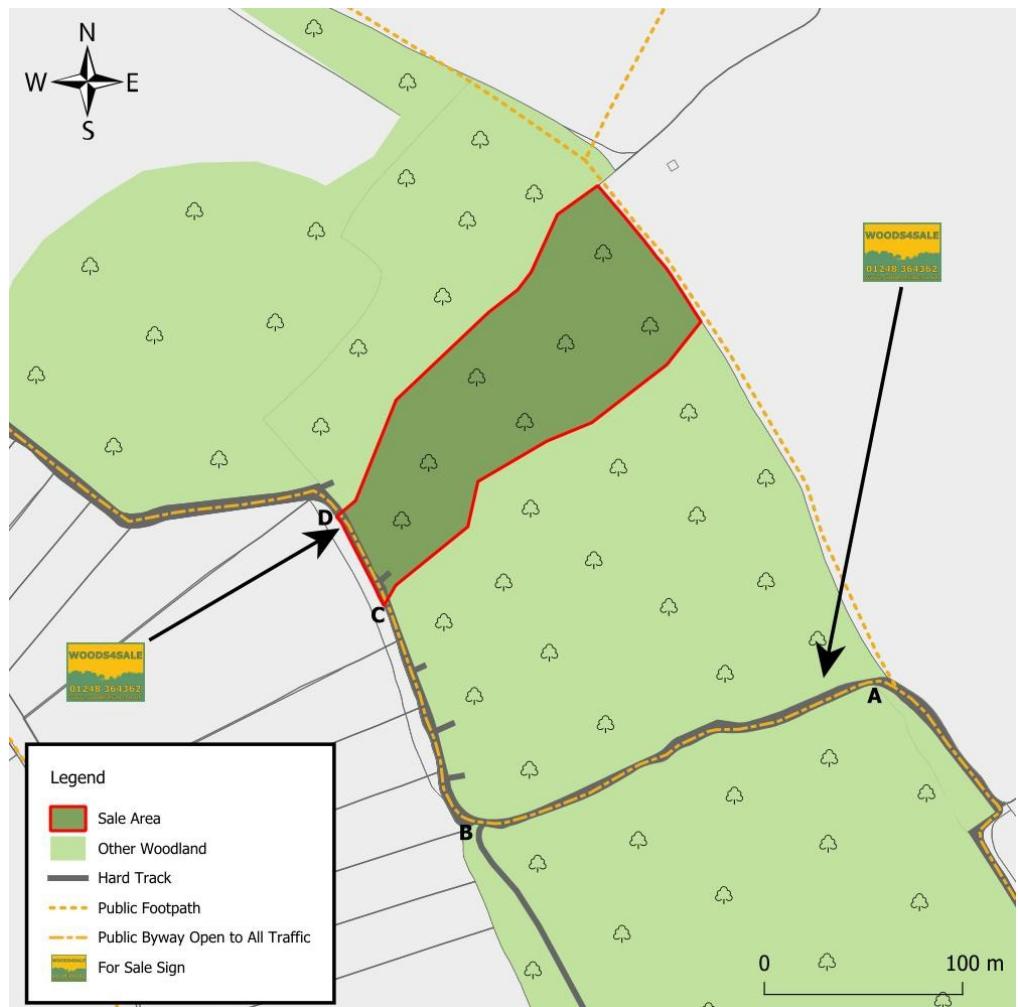
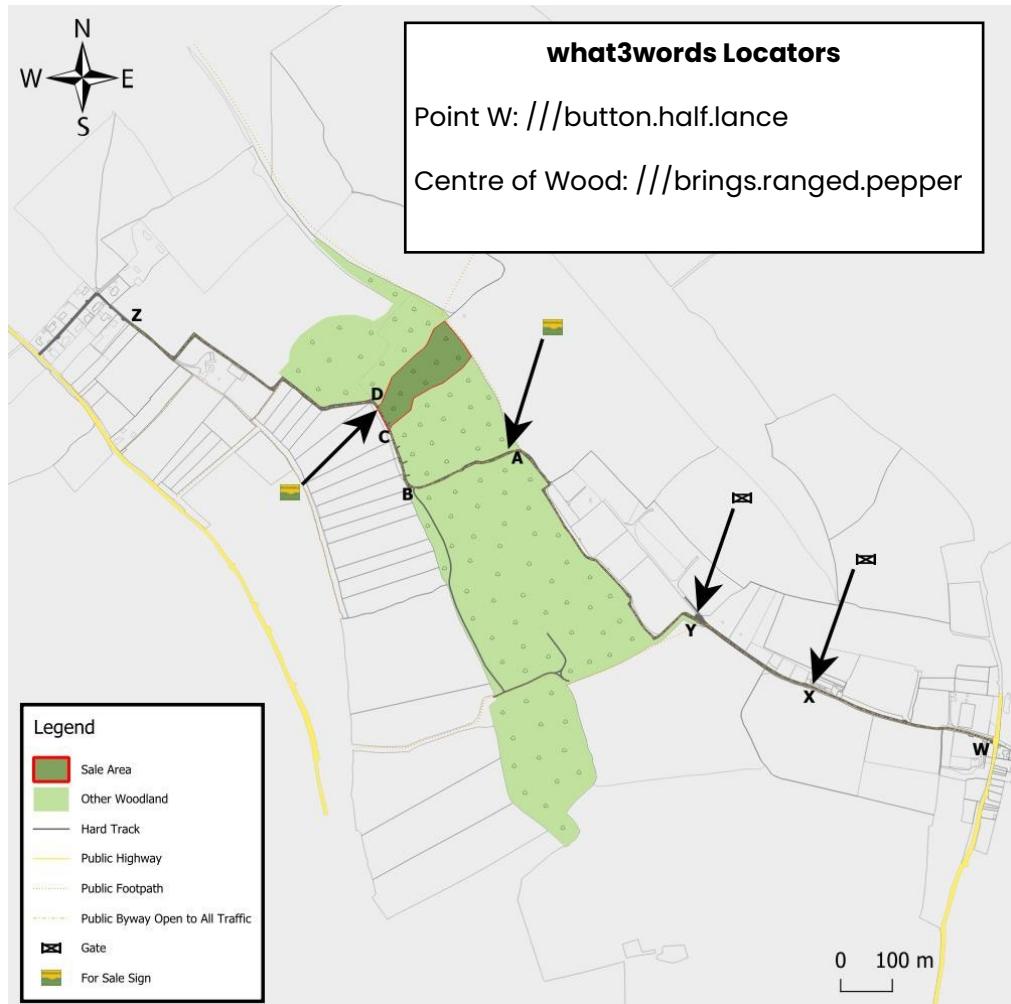
Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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