



Hambro Wood, near Milton Abbas, Dorset



3.24 acres, £55,000 (freehold)

Nearest postcode: DT11 0HQ **OS Map No:** 194 ST 780 055 **What3Words:** Roadside gate (Y): ///opened.brick.received



Norway spruce, beech, sycamore and Lawson cypress in the Dorset Area of Outstanding Natural Beauty with bushcraft and recreational possibilities, 14 miles from Dorchester.

Found in a peaceful wooded valley in rural Dorset and 4 miles from the chocolate box village of Milton Abbas, Hambro Wood represents an excellent opportunity for a weekend forester. Access to the woodland is over a series of tracks through the wider forested area.

Situated on mostly northern slopes of flinty chalk soil, the woodland has a blend of mature Norway spruce and beech, along with areas of young establishing sycamore, Lawson cypress, oak and hazel. These flourishing areas were planted following a felling operation, and are currently protected by tree shelters and mesh deer fencing. Mature ash, oak and shrub dwellers such as hazel coppice, holly and hawthorn make up the other genus found here.

Pollinating ground dwellers, namely primrose, snowdrop, foxglove, herb-Robert, lesser celandine and honeysuckle, add a splash of colour come spring and summer, and vital nutrients for the insects.

Towards the southwest and higher end of the wood are some good spots that would make lovely areas to camp, with open views across the valley opposite, a real tonic on a clear calm day. Some of the trees would be perfect for a rope swing.

The tranquil location is home to many woodland creatures. Feathered residents include owl, buzzard, skylark, green woodpecker, lesser redpoll and many acoustic songbirds. A rich array of wildlife inhabitants includes both fallow and muntjac deer, brown hare, wood mouse, fox and badger.

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.

Our Forester's Thoughts

Sam says...

"Stargazing on clear nights might well be rather magical here when camping. I would consider carrying on with the wildlife control that has taken place within the wider area in recent years; venison could be sourced by a responsible marksman whilst providing protection to the younger trees. Some paths and steps would be a good idea and I would perhaps create a pedestrian gate into the mesh fencing surrounding the new planting locations."

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

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Directions

- From Blandford Forum, head southwest along the A354 towards the village of Winterborne Whitechurch.
- Take the fork right onto Chescombe Lane in front of The Milton Arms pub towards Milton Abbas and Bulbarrow.
- Continue past Luccombe Riding Centre carrying on through Milton Abbas, passing the turning on the left with the grassy triangle and brown sign to Milton Abbey, and follow the sign to Stickland, Bulbarrow and Blandford.
- After half a mile, where the road bears right (with a gate lodge, private road and stone pillars on the left), take the fork left here signposted to Bulbarrow (do not turn down the private road).
- Continue along the lane passing some Forestry Commission owned woodland and a flint wall on the left.
- After 2 miles, turn left at the T junction towards Bulbarrow, Stoke Wake and Ansty Cross, keeping the flint wall on the left.
- After half a mile, you will see a phone mast ahead of you with a turning on the left for Bulbarrow Timber Products (point **X** on the plan below). Please park in a suitable place not obstructing the road nor access points.
- Walk along the private tarmac lane (also a Public Bridleway) southeast passing the entrance to Bulbarrow Timber Products and take the fork left ahead shortly after (point **Y**).
- Climb over the wooden gate (sorry, we do not provide keys for viewings) and continue southeast straight ahead along the track.
- After 510 metres you will arrive at a new steel gate (point **A**), please climb over the gate and continue along the track passing a Woods4Sale sign and a Red Rock Forestry management sign shortly after on the right.
- After 230 metres you will pass a fork to the right (point **B**), but continue straight ahead (if you arrive at the tall locked steel deer gate (**Z**), you have gone the wrong way).
- Five hundred metres beyond the fork, the track slopes steeply downhill with a tall wire deer fence on the right, continue down towards the bottom.
- As the track bears left and reaches another corner of the deer fence with a dilapidated high seat fixed to a tree (point **C**), turn right and continue up the track, keeping the tall deer fence on the right.
- After 60 metres you will pass a turning on the left (point **D**) and then a tall deer gate shortly after and ahead (point **E**). At the deer gate, bear left and continue up the track.
- After 130 metres and after the track plateaus, you will arrive at Hambro Wood ahead of you (point **F**), indicated by orange paint on wooden posts and trees either side of the track.



Boundaries

- The northeast boundary is the northeastern edge of the track, indicated by green paint on occasional wooden posts which may be offset by a short distance.
- The northern boundary is indicated by orange paint on occasional trees, wooden posts and in part the plastic mesh deer fence, indicated by orange paint on fence posts.
- The southwestern boundary follows an earth bund indicated by green paint on occasional trees with occasional further strips of woodland, agricultural fence and farmland beyond.
- The southeast boundary is indicated by blue paint on occasional wooden posts and in part the plastic mesh deer fence, indicated by blue paint on fence posts.

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

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.

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.

Rights of Way

- *There is a right of way at all times and for all purposes over the route **XYABCDEF**.*
- *There is a right of way for forestry purposes only over the route **DJ** and **BZE**.*
- *A right of way is reserved for forestry purposes only over the route **JH** for the benefit of the woodland beyond.*
- *A right of way is reserved over the route **FG** for the benefit of the woodland beyond.*
- *There are no public rights of way in this woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*

How To Buy

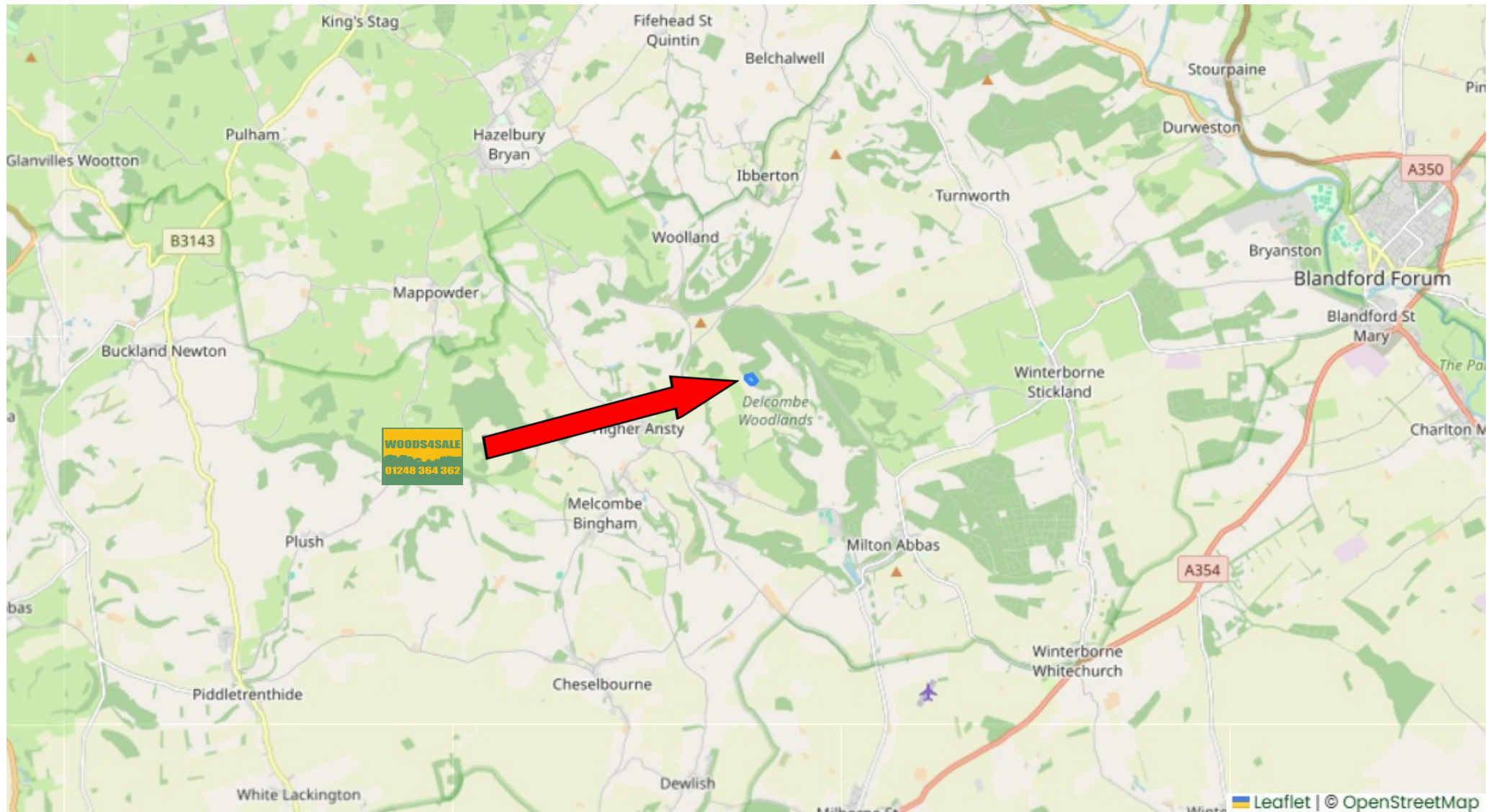
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



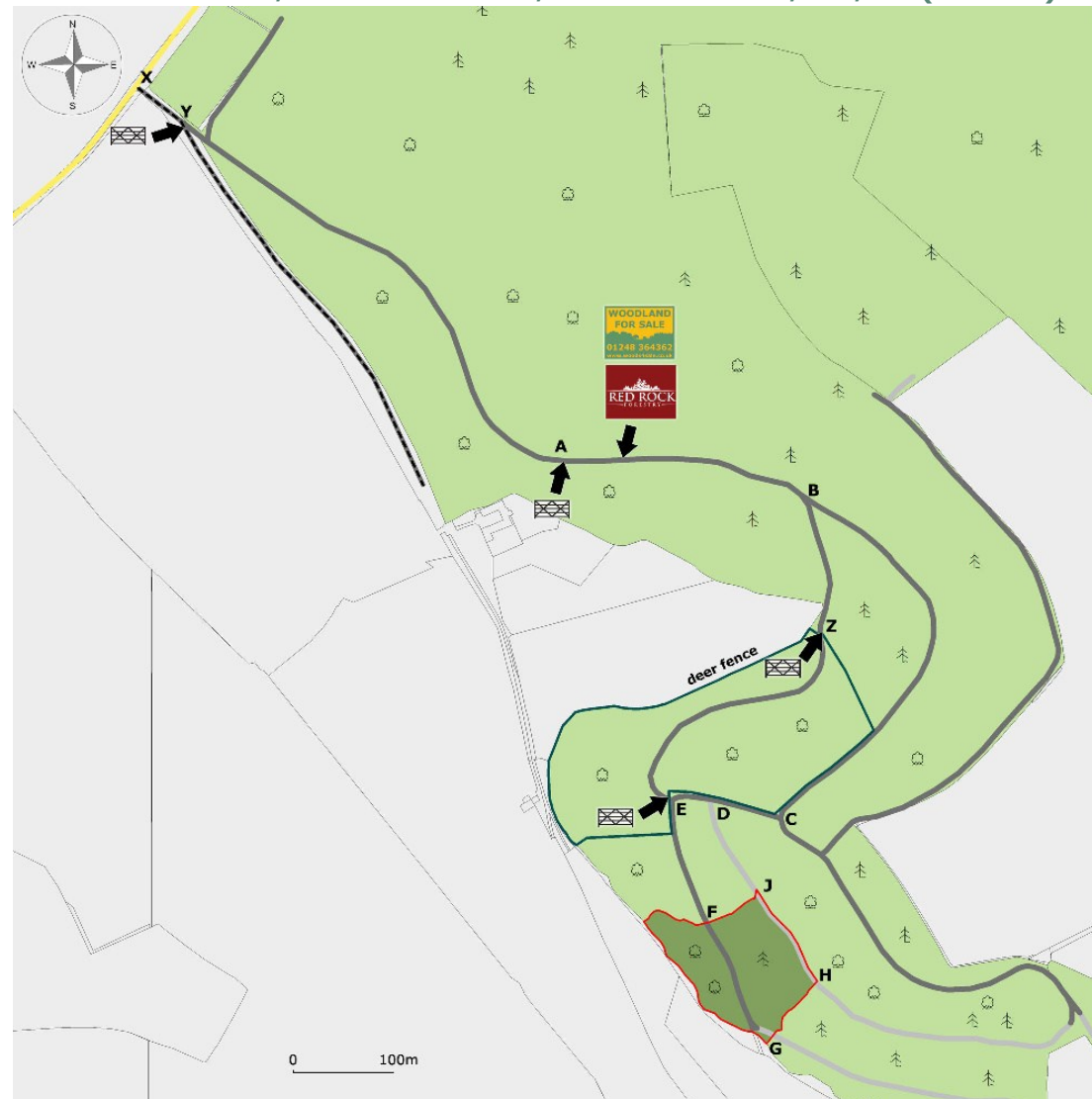
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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Manager's Sign
B Road	Bridleway	Paddock/Meadow	Gate
Minor Road	Public Footpath		Broadleaf
Unclassified Road	Public Byway		Conifer
Railway	Path		
Watercourse	Wall		

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Woods4Sale

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