



Hogpen Wood, Oxfordshire

2.49 acres, £45,000 (freehold)



Nearest postcode: RG9 5RS **OS Map No:** 175 SU 693 874 **What3Words:** Point A: [///promotes.confetti.invents](https://www.what3words.com/?q=///promotes.confetti.invents)



An interesting beech and oak woodland with recreational possibilities and countryside views in the Chilterns Area of Outstanding Natural Beauty, located between the M4 and M40 motorways.

Hogpen Wood is located not too far from the historic village of Nettlebed in Oxfordshire and forms part of a wider gated woodland known as Groveridge.

Situated in part on gentle east facing slopes over flint and chalk soils, the woodland canopy comprises primarily of mature beech along with occasional oak, ash, cherry and birch. During the 19th century, the Chilterns played a key role in the supply of beech timber to local craftsman known as 'bodgers'. Occupying the shrub layer is holly, hazel coppice, hawthorn and a good amount of successional beech; due to the latter's shade tolerance, the seed crop often establishes well under canopy cover. A new owner may consider

drafting a simple management plan to harness the natural regeneration, with the establishment of beech timber as one of the main objectives. Ancient Woodland indicators decorate the woodland floor during the warmer months and include bluebell, wood anemone, dog's mercury as well as foxglove, primrose, and fragrant honeysuckle.

Central to the woodland and on the northwestern side of the track is a deep undulation, this is feasibly a historic reminder of the past management of the wider woodland. Chalk and flint may have been removed from the ground to firm up areas of track where required in other parts of the woodland. Hogpen Wood enjoys an open aspect from both the northwest and southeast boundaries, creating lovely countryside views.

Mammals known to be in the area include deer (muntjac, fallow and roe), badger, hare, fox and wood mouse, whilst the feathered population comprises owl, buzzard, swift, green woodpecker and the usual woodland songsters.

Our Forester's Thoughts

Sam says...

"A bench close to the northwest boundary might be nice, possibly catching some evening sun with a glass in hand, perhaps followed by a BBQ and a spot of camping somewhere within the deep hollow. I would gather and season some beech logs for my fuel store at home."

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

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Directions

- From Henley-on-Thames, head northwest along the A4130 towards Nettlebed and Wallingford.
- After 5 miles, having driven through Bix, you will arrive in Nettlebed – continue through the village passing The White Heart pub on the right and then passing the BP garage and Budgens on the left as you leave the village.
- Stay on the A4130 and about 1.3 miles out of Nettlebed, turn right onto Huntercombe End, sign posted for Park Corner 1. The junction is just beyond the white gate at the side of the road with a sign on it for Nuffield Village.
- Continue along Huntercombe End for 0.5 miles and you will arrive at a five bar gate on the right with a high red brick wall and a white house behind it (point **X** on the plan). Please park in a safe place not obstructing any access nor the road.
- Open the gate closing it behind you and continue along the tarmac and concrete public byway known as Bushes Lane, passing the black barns and stables on the right.
- After 100 metres and just beyond the stable block, the byway bears right and onto a stone track (point **Y**), continue along this track passing a dressage training arena on the left.
- After 390 metres you will arrive at a steel gate on the right (point **A**) with some post and rail fencing either side and our Woods4Sale sign attached to it.
- Walk round the gate and continue along the track.
- After 180 metres you arrive at the woodland (point **B**) ahead to the left and right of the track, indicated by white paint on wooden posts and trees.

Boundaries

- The northeastern boundary is indicated by white paint on occasional wooden posts and trees.
- The southwestern boundary is indicated by blue paint on occasional wooden posts and trees.
- The southeastern boundary is an occasional low earth bund with stock fence and fields beyond.
- The northwestern boundary is the edge of the woodland indicated by red paint on occasional trees and wooden posts with fields beyond.



Rights of Way

- There is a right of way granted for all times and all purposes over the route **XYAB**.
- A right of way is reserved over the routes **BC** and **BD** for the benefit of the woodlands beyond.
- There is a public footpath within the woodland that for the most part follows the line of the track (**BC**), but where it officially veers from here in places, we believe people continue to follow the track.
- A maintenance clause covers all the shared rights of way with liability according to use.

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.

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.

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

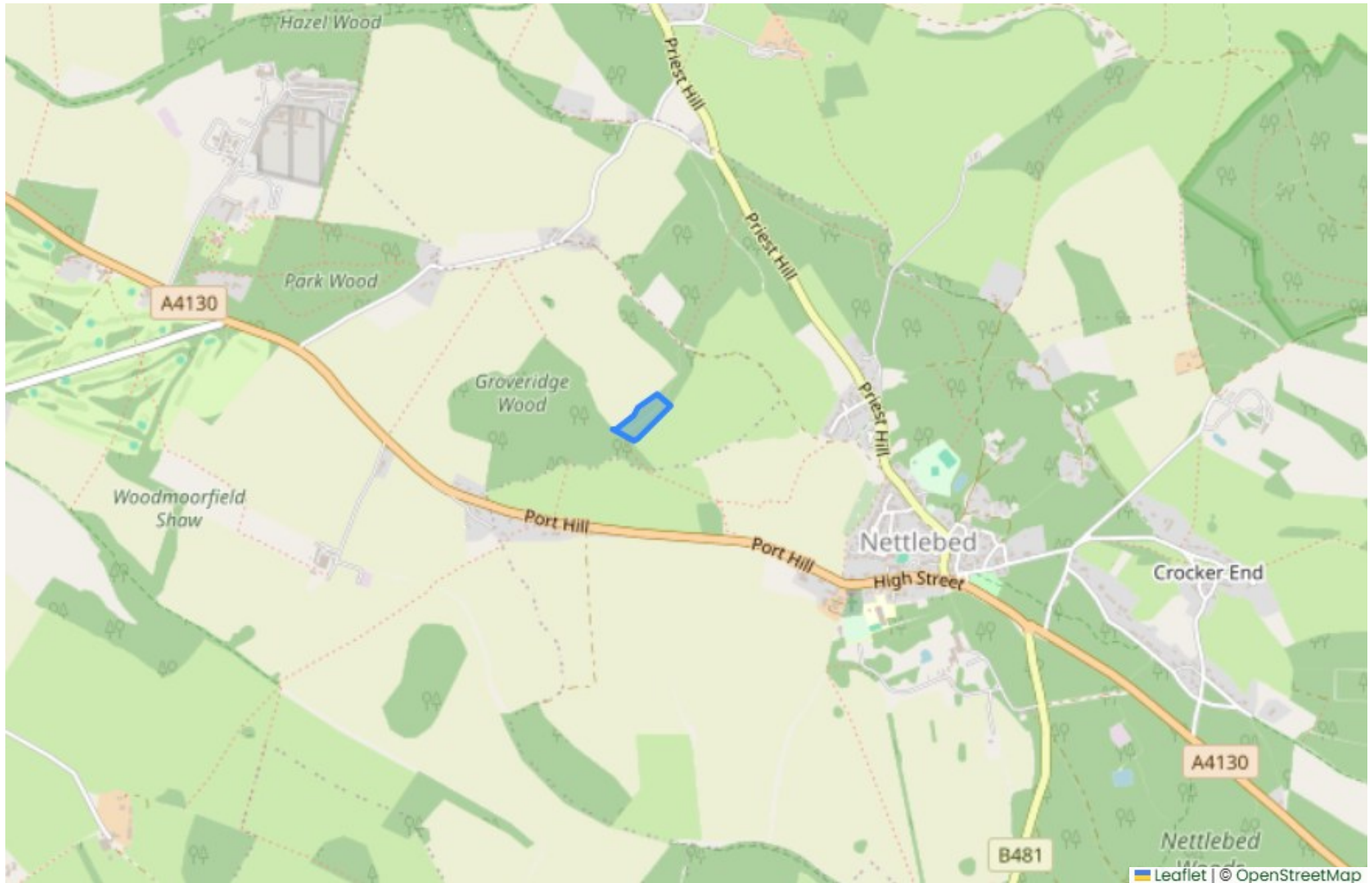
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



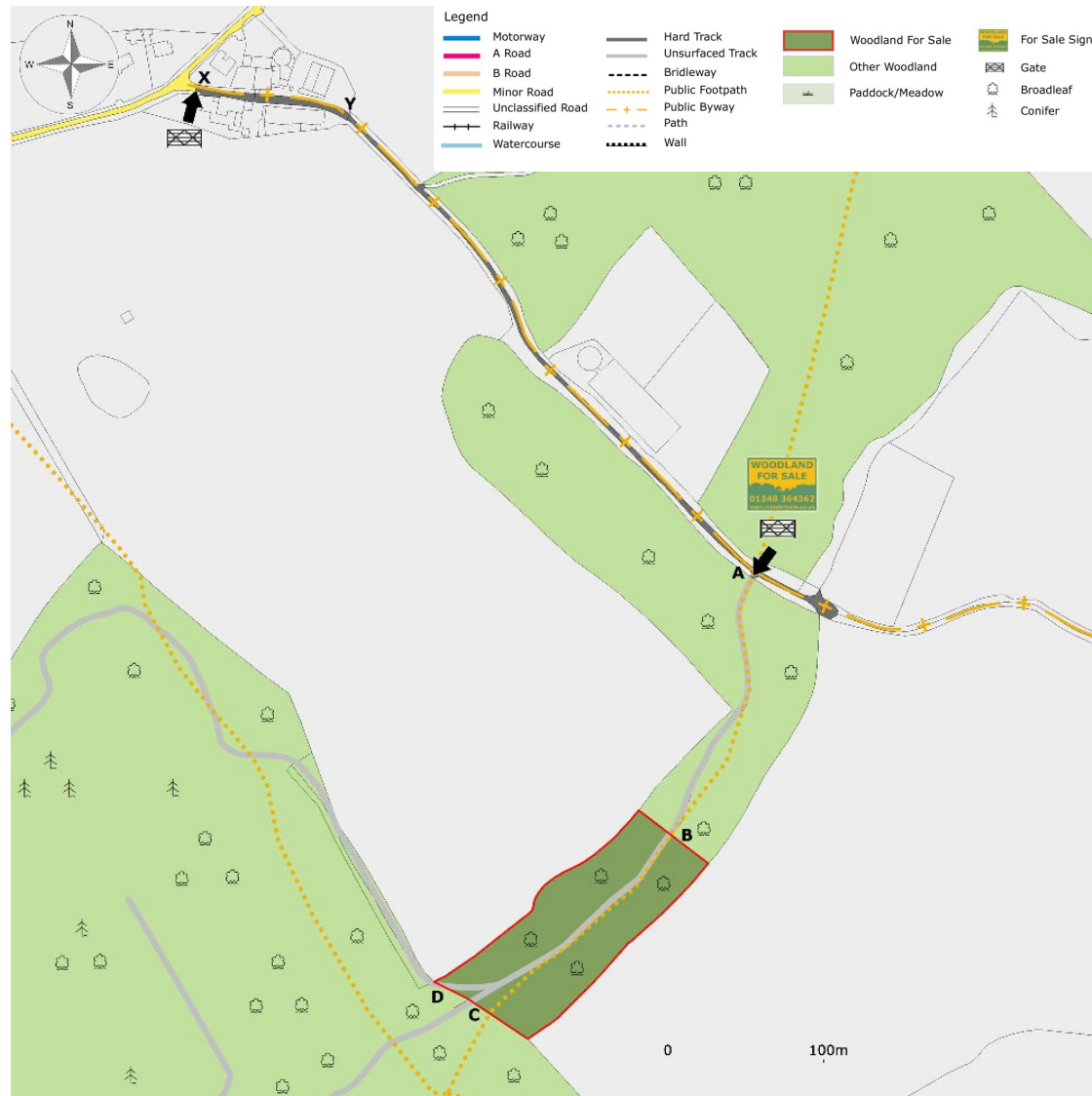
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Woods4Sale

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