



Lewen Wood, near Basingstoke, Hampshire

4.14 acres, £85,000 (freehold)



Nearest postcode: RG25 2LS **OS Map No:** 186 SU 681 521 **What3Words:** Entrance ///poker.dive.scuba



A lovely mixture of alder, ash, Norway spruce and larch, with a useful fenced area suitable for a number of uses, 3 miles east of Basingstoke.

Located a short distance outside the historic village of Old Basing and close to Basingstoke town, Lewen Wood forms part of a larger wooded area and is accessed along a track via a locked gate.

Situated over level peaty soils its mature canopy consists of alder, birch, ash, poplar, oak, beech and willow along with larch and Norway spruce. Alder timber has been favoured for the production of electric guitar manufacturers since the 1950s, apparently valued for its 'bright' tone. Within the shrub layer you will discover holly, hazel coppice and hawthorn. Grasses and rush occupy some of the damper parts of the woodland, and spring and summer flora includes primrose, wood anemone, daffodil, purple loosestrife and marsh marigold.

Towards the southeast of the wood is an area that has been deer fenced with a double gated access (external and internal), presenting a number of uses – the current owner has utilised this for private dog walking. It is worth noting that unusually, this woodland does come with a covenant allowing it to be used as a dog exercising business. Alternatively, this part of the wood could be considered for other uses such as future woodland management and enhancement; a new owner could perhaps think about felling and replanting, the deer fence would most likely reduce deer browsing on newly planted trees post felling.

In addition to a number of tributary streams, a pleasant pond to the northeast offers an area to perhaps sit on a homemade bench and observe woodland life.

The feathered population includes goldcrest, owl, green woodpecker, wren, robin and many acoustic songsters. Mammals spotted here are deer (roe, fallow and muntjac), badger, fox, hare and wood mouse to name a few.

Our Forester's Thoughts

Sam says...

"I would think about a management plan for the deer fenced area, possibly some experimental future climate tolerant species could be studied. Sitting beside the pond on long summer days would be a great spot for bushcraft activities and perhaps some domestic fuel could be yielded here too."

Alternatively, making use of the fenced area for a dog walking enterprise would be a viable option for generating an income stream whilst enjoying Lewen Wood."

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

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Directions

- From junction 6 of the M3, follow signs at the intersection and round about shortly after for Old Basing and continue east along the A30 towards Hatch.
- After 1 mile, continue over the crossroads just after the Hyundai dealership on the left.
- Continue along the A30 into Hatch, passing the Renault and then Volkswagen dealership on the left.
- Just beyond the Volkswagen forecourt, take the right-hand slip lane sign posted for Hatch Industrial Park.
- Turn right towards Mapledurwell, Greywell and The Gamekeepers, passing the entrance to Conkers just after, onto Greywell Road.
- Continue along Greywell Road for 280 metres, and turn left (point X on the plan below) just beyond the turning for Hatch Industrial Park, indicated by the wooden Public Right of Way sign (if you cross over the M3 on the bridge, you have gone too far).
- Continue along the track which in turn runs adjacent to the M3.
- After 175 metres you will arrive at a steel gate ahead and the track bearing left (point A on the plan).
- Please park in an appropriate place not obstructing the track or any access points.
- Continue on foot around the gate (sorry, we do not provide keys for viewings) and continue along the track with the M3 on the right and a steel and concrete posted fence and fields on the left.
- After 275 metres you will pass over a stream and then a second tributary just after as the track curves, Lewen Wood is on the left, indicated by our Woods4Sale sign and a green triangle on a tree ahead (point C).

Rights of Way

- *There is a right of way granted at all times and for all purposes over the route **XABCD**.*
- *There is a right to park at point **D**.*
- *There are no public rights of way within this woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The northeastern boundary **DE** indicated by occasional wooden posts with pale blue and red paint.
- The northern boundary **EF** is indicated in part by occasional wooden posts with pale blue and red paint, and in part with a section of deer fence beyond.
- The western boundary **FC** is the woodland edge of the stream indicated by pale blue paint on occasional trees.
- The southeastern boundary **CD** for the most part is the northwestern edge of the track, indicated by pale blue paint on occasional trees.

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.

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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

There are a number of covenants that apply to the woodland and a summary of the wording from the legal document is -

The Transferee covenants for himself and for his successors in title not to use suffer or permit to be used the Property hereby transferred or any part of the same for any of the following:

- i. Clay pigeon shooting or target practice of any kind.
- ii. Rough shooting or pest control at such times or in such manner as to be or become a nuisance annoyance or danger to any person.
- iii. Racing or speed trials with cycles or any motorized vehicles.
- iv. A commercial campsite.
- v. Business purposes other than that of forestry or exercising dogs.
- vi. Any use that would cause or is likely to cause damage any access tracks other than fair wear and tear.
- vii. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor.
- viii. The installation or display of any signboard that is or may become visible from the public highway.
- ix. The Property hereby transferred shall not be sold or leased or otherwise disposed of except in whole as opposed to in part.

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

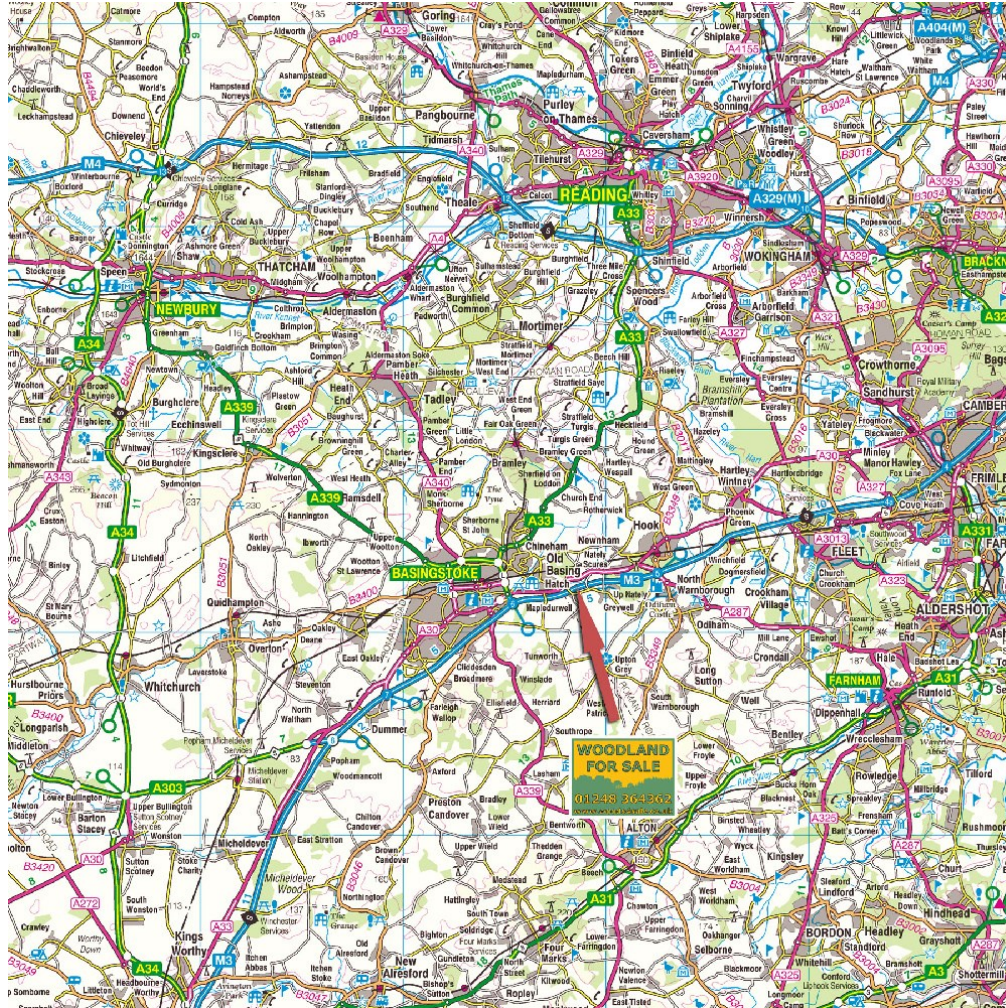
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



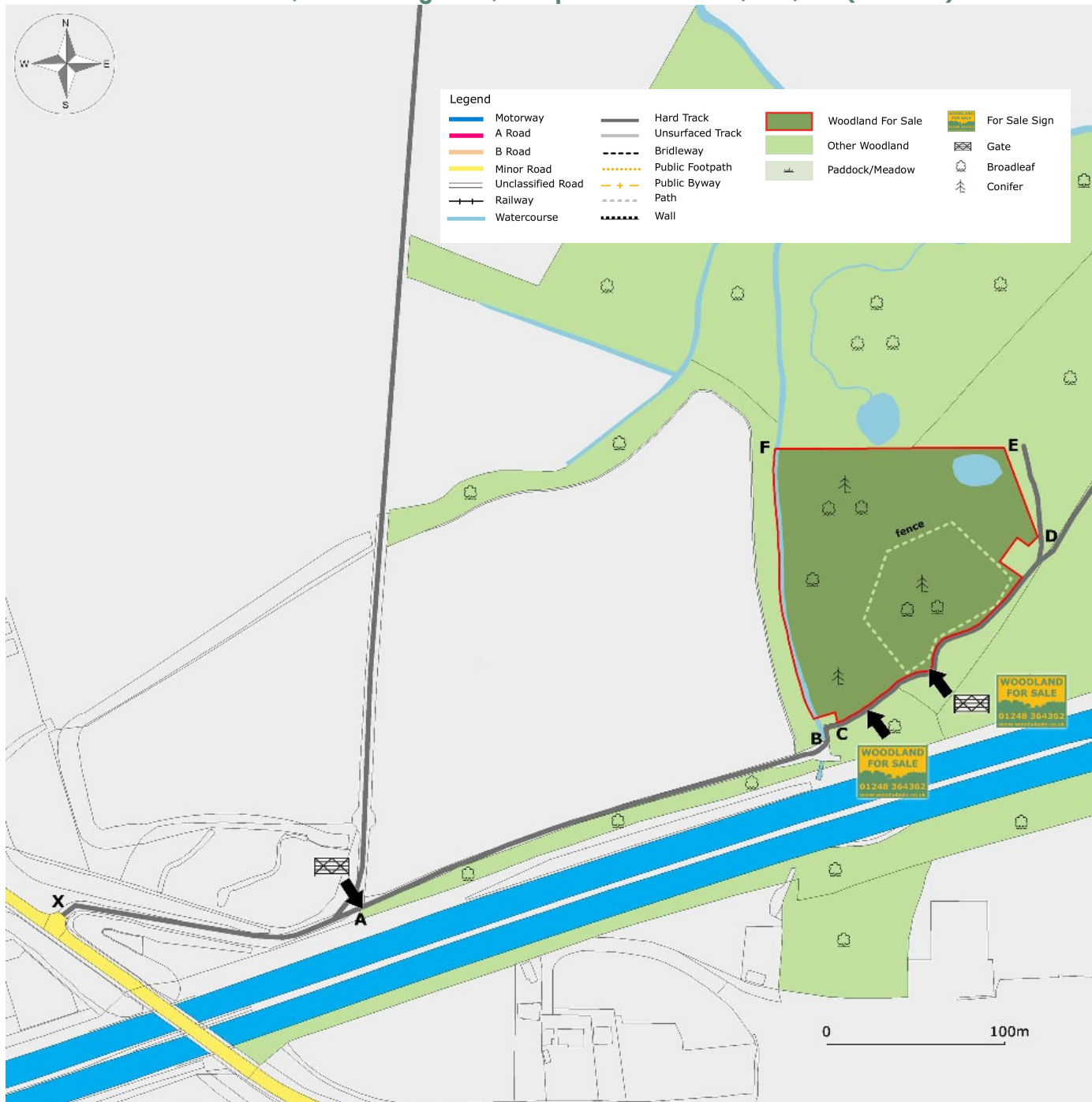
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Woods4Sale

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