



## Wicumun Wood, Stokenchurch, Buckinghamshire



**5.65 acres, £69,000 (freehold)**

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**Nearest postcode:** HP14 3XJ **OS Map No:** 165 SU 778 956 **What3Words:** Point A: [///relations.above.youths](https://www.what3words.com/relations.above.youths)





***Wonderful Ancient Woodland of beech and oak with opportunities for camping and recreation, 22 miles east of Oxford.***

Located a short distance southeast from the village of Stokenchurch in rural Buckinghamshire, Wicumun Wood forms part of a large Ancient Woodland known as East Wood and is accessed via a locked gate and along a surfaced track. This woodland represents an excellent prospect for a weekend forester.

Situated over level flinty and chalk soils, the mature canopy is primarily a balance of beech along with oak, ash, cherry and birch. The lush shrub layer below consists of holly, rowan, hazel coppice and hawthorn, along with prolific clumps of beech regeneration. Beech has an inherent nature of establishing well under shade and was well known for being utilised for furniture making in the Chilterns region. It is believed that timber from Wicumun was supplied to

the local craftsmen – or ‘bodgers’ as they were known. A new custodian could certainly consider harnessing this natural regeneration of beech to enhance the woodland for future generations. Come drier months of the year the ground layer is a patchwork of vibrant pollen providers including foxglove, primrose, honeysuckle, blackberry, bracken, compact rush and grasses.

There are a number of openings within the woodland that could offer some delightful spots for pitching a tent once cleared, with the potential for star gazing through openings in the canopy on a clear night. Rural views can be soaked up from the northwestern boundary.

The rich wildlife mammal population includes deer (muntjac, fallow and roe), badger, hare, fox and wood mouse whilst feathered residents include, red kite, owl, buzzard, skylark, green woodpecker and numerous harmonious songsters.

**Our Forester's Thoughts**

**Sam says...**

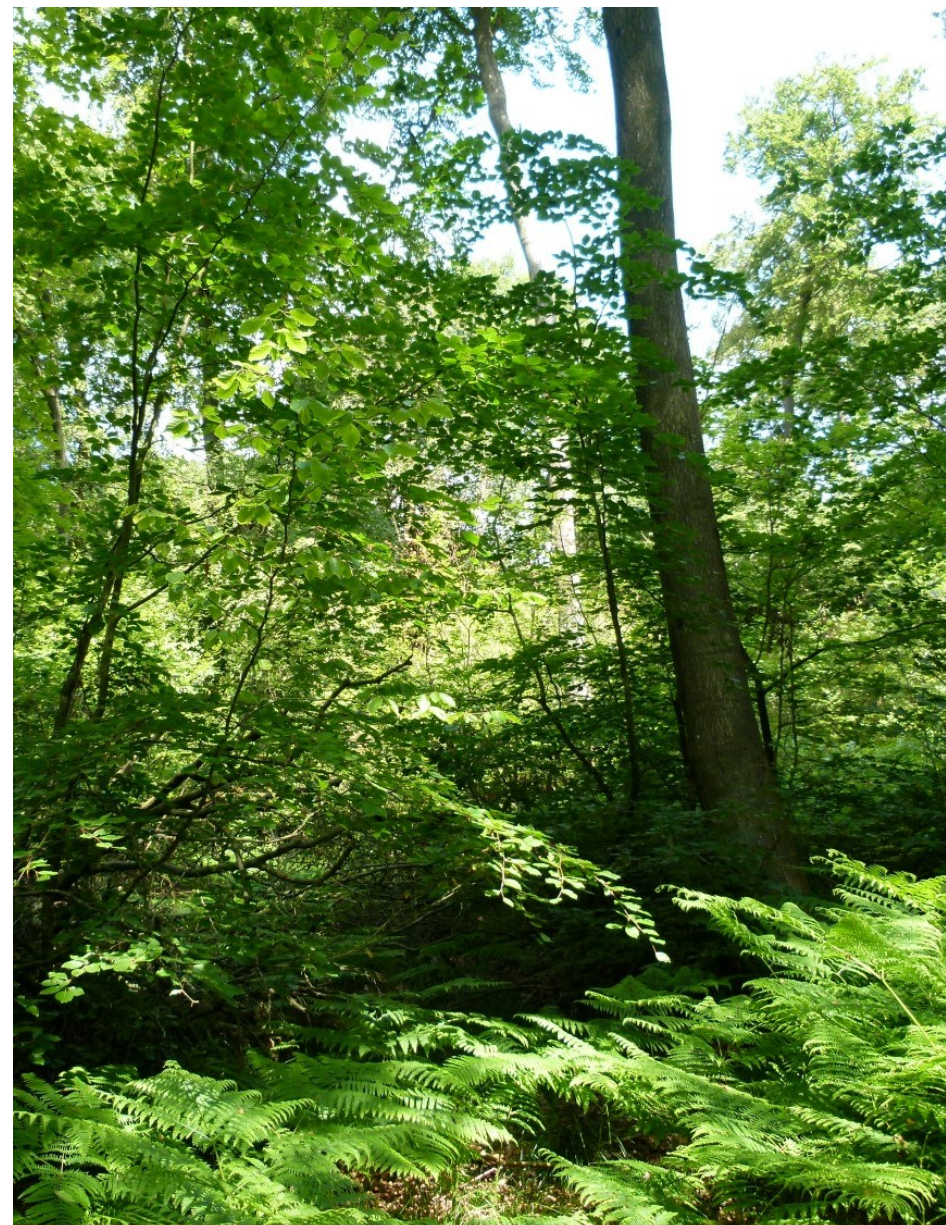
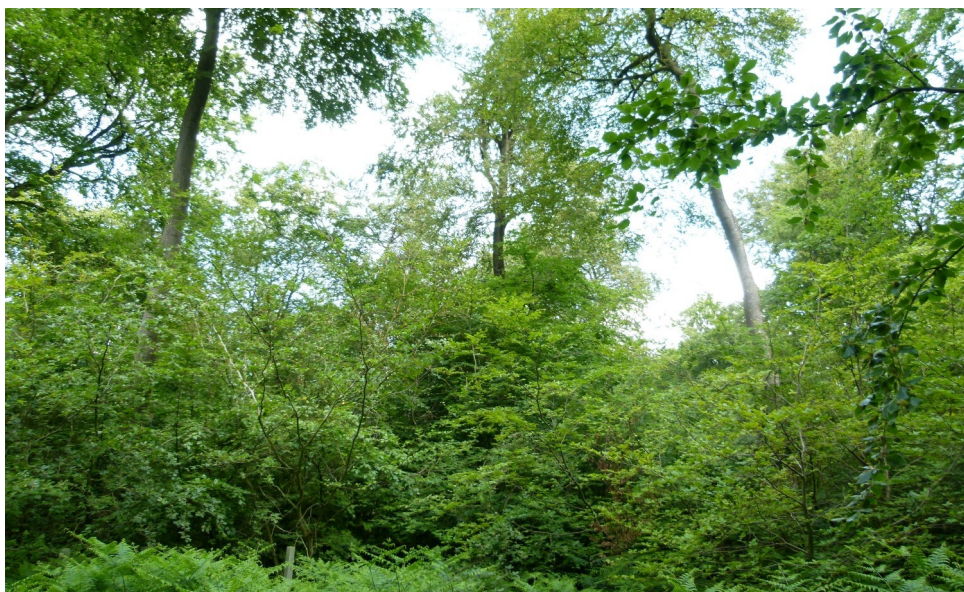
*"The secluded openings have a wonderful and private feel to them, I would clear a few very discreet paths to one or two of them or perhaps join them all together via a network. There is ample opportunity to yield some firewood for the hearth."*

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



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### Directions

- From junction 5 of the M40, head southeast through Stokenchurch along the A40 towards West Wycombe passing the Mowchak Indian restaurant on the right.
- As you leave Stokenchurch you will pass a white wooden gate on the right on the gas verge with a 'Stokenchurch please drive carefully' sign attached facing away, 80 metres beyond this you will pass a layby on the left, followed by a junction for Radnage and Water End.
- Continue along the A40 towards Wycombe and Studley Green.
- Six hundred metres after the junction you will come to a steel gate setback into woodland on the right (point **A** on the plan below).
- Please park in a safe place along this busy road taking care not to block traffic or the steel access gate.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the stone track bearing right at the fork in the track (point **B**).
- Continue along the track passing a steel gate on the right shortly after the fork.
- After 270 metres you will reach the bottom of the track (point **C**) with a turning on the right and a grassy ride on the left, continue straight ahead and back up the hill.
- After a further 325 metres from the bottom of the track you will arrive at the woodland on the right (point **D**) indicated by red paint on trees and our Woods4Sale board attached to a wooden ride stop with a 'Wicumun Wood' sign also attached.

### Rights of Way

- *There is a right of way granted for all times and all purposes over the route **ABCDE**.*
- *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 is indicated by red paint on occasional trees and wooden posts.
- The southwestern boundary is indicated by blue paint on occasional trees and wooden posts.
- The southeastern boundary is the northwestern edge of the track.
- The northwestern boundary follows a low earth bund indicated by blue paint on occasional trees with fence and paddocks 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.

### Restrictive Covenants

There are some historic covenants that apply to this woodland that include:

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

- (a) Clay pigeon shooting or target practice of any kind
- (b) Rough shooting or pest control at such times or in such manner to be or become a danger or nuisance or annoyance to any other person
- (c) Racing or speed trials with cycles or any motorised vehicle
- (d) A commercial campsite
- (e) Business purposes other than that of forestry
- (f) Any use that causes or is likely to cause damage to access tracks other than fair wear and tear.
- (g) Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor
- (h) The installation or display of any signboard that is or may become visible from the public highway provided that neither the Transferee nor his personal representatives shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land such part thereof.

Additional covenants state that the woodland is not to be used for any purpose other than a woodland and that a caravan or mobile home cannot be 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):*

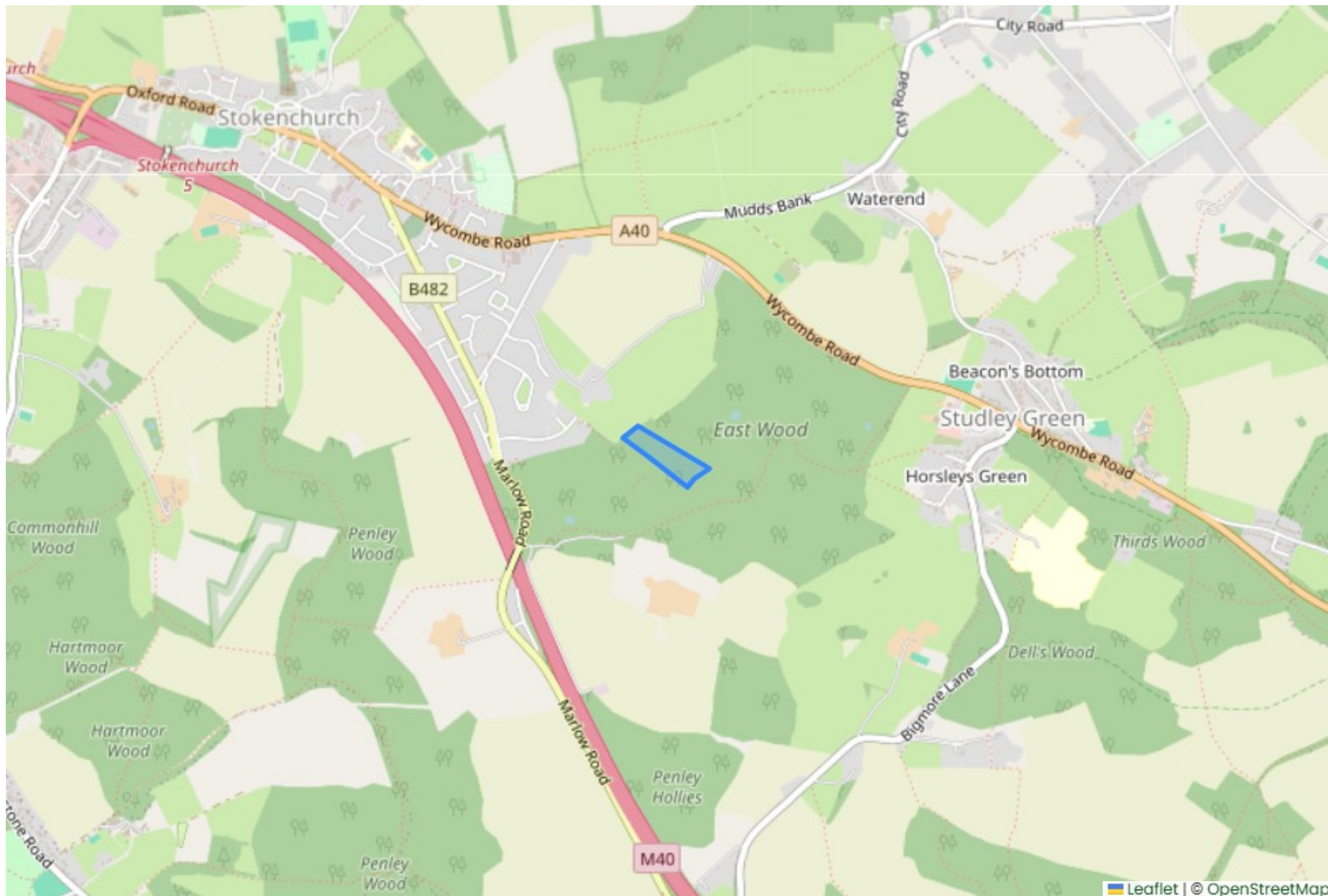
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact 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



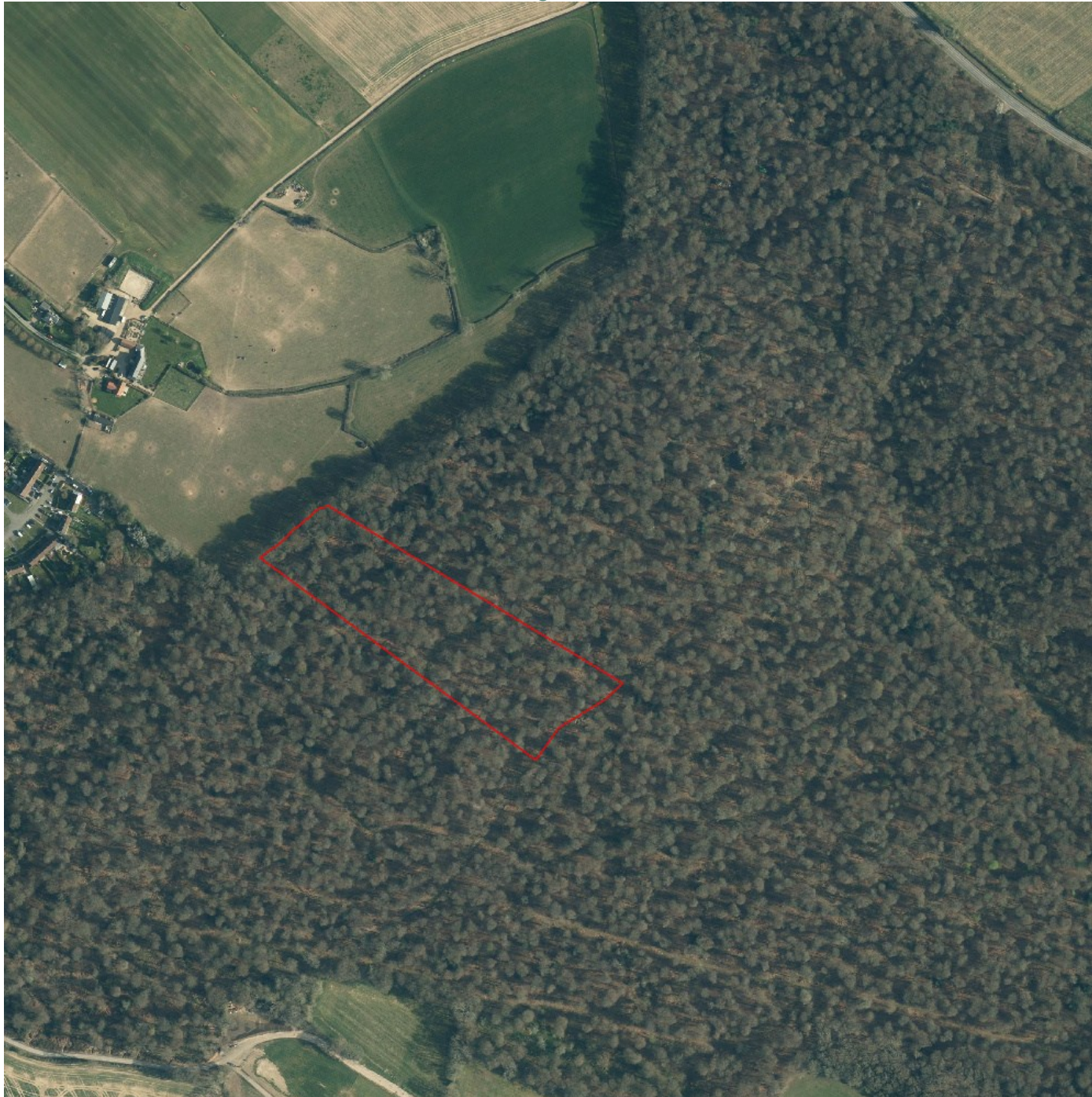


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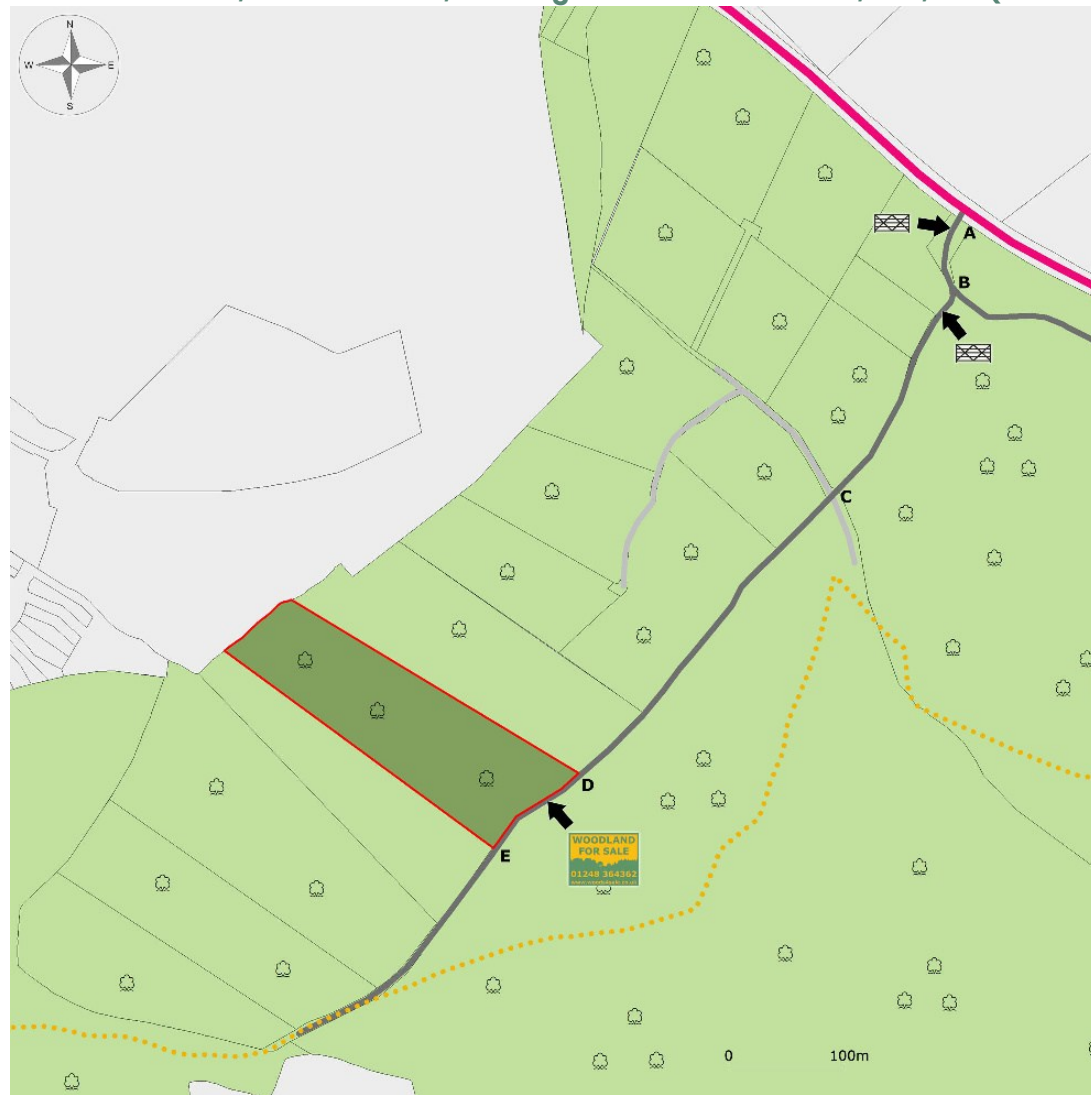




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**Legend**

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



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**Woods4Sale**

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Email: [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk)