



## Ramridge Wood, Weyhill, near Andover, Hampshire



**23.10 acres. Offers in the region of £300,000 (freehold)**

**Woods4Sale**

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**Nearest postcode:** SP11 0QP **OS Map No:** 185 SU 315 473 **what3words:** Entrance : [///expansion.chuckling.regard](https://www.what3words.com/expansion.chuckling.regard)



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***A woodland with an interesting mix of beech, oak, ash, yew and box shrub with a large barn, workshop and direct road access.***

Ramridge Wood is located in pastoral west Hampshire and a short drive west from the market town of Andover. Access is through tall wooden gates and along a stone track.

Situated over mostly level chalky flint loamy soil, this magnificent woodland is host to a wide variety of tree species – the upper canopy includes beech, oak, ash, horse chestnut, sycamore, cherry, yew, Scots pine and cedar. Within the shrub layer below, alder, linden, rowan, holly, hazel coppice, field maple and hawthorn can be found.

Boxwood, a fairly minor species in British forestry, is an interesting addition here. It is one of the heaviest species in England (circa 950 – 1200kg per cubic metre) due to its very slow growth and is known for producing quality musical instruments. Within Ramridge, groves of box offer some nice private shelter for camping. Snowberry is also somewhat prevalent in areas of the woodland. Ground cover consists of dog's mercury, scaly male fern, greater wood-rush, blackberry and grasses.

The current custodian has carried out some superb enhancements, whilst remaining sympathetic to the woodland structure, which will no doubt benefit a new owner for

ongoing management of the woodland. This includes the creation of a broad stone track (that could potentially accommodate larger haulage vehicles if required) and a large barn and workshop measuring 6 x 12 metres in size, big enough to house a forestry tractor.

The construction of this barn has been well thought out. It has been clad using cedar logs that were removed to accommodate the stone track and then milled on-site as part of the build. There is also a clear soft track that provides access through the middle of the wood, almost reaching the western boundary. This could be used in future management work, providing good access to enable the winching of selected trees to a forwarder trailer from both the north and south. Other smaller paths throughout allow easy access to for either management work or a recreational stroll.

An array of mammals known to the area includes deer (muntjac, roe and red), badger, hedgehog, hare and wood mouse to name a few. Tawny owl, woodpecker, blackcap, and countless harmonious songsters make up the feathered visitors drawn to the serenity of the area.

Ramridge Wood presents huge scope for a keen forester, with the opportunity for firewood, bushcraft, camping and perhaps deer stalking if so inclined.

### Our Forester's Thoughts

#### Sam says...

"The opportunities for this woodland are endless – the barn could be utilised for many forestry uses as well as shelter on wetter workdays. I would be keen to explore the possibility of starting a forest school here.

A long-term management plan for the woodland would be beneficial, perhaps focusing on increasing biodiversity by creating a more varied age structure and preserving deadwood habitats.

Positioning a couple of benches would be an excellent idea for somewhere to sit and take stock of this magnificent woodland."

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

### Directions

- From Andover, head west towards Devizes, Ludgershall and Weyhill along the A342 (Weyhill Road).
- After roughly a mile, you will drive into Weyhill, passing a union jack painted cow statue by the side of the road, indicating the Weyhill Farm Shop, along with a Jet garage and Andover Bathroom Collection showroom beyond.
- Shortly after, turn right immediately after the church, sign posted for Clanville and Vernham Dean (if you pass The Fairground Craft & Design Centre just after, you've gone too far).
- Continue along Rectory Lane for 370 metres and straight on at the crossroads, following the brown sign for The Red Lion Country Inn.
- Continue along the road passing Busy Bees Nursery on the right.
- Two hundred and thirty metres beyond the nursery, there is a turning on the left into what looks like a small clump of trees between two fields with a telegraph pole next to it (point **A** on the plan below), with a tall, wooden-clad gate set back into it. This is the access point to Ramridge Wood. You will also see our Woods4Sale sign attached to the gate.
- Please park in a suitable place, not obstructing any field access.
- Walk around to the left of the gate, and you have arrived in the woodland. Follow along the stone track into the main woodland area.

**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.**



### Rights of Way

- Access is taken directly from the road at **A**, however there is a secondary right of way referred to in the legal documents for the owner of Ramridge Wood granted for all times and all purposes over the route **WXY**.
- There is a public footpath marked on the plan that runs through the woodland from north to south.
- 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.

### Third Party Rights

There is a Deed dated 1966 which references a right for the gas company to maintain and lay a gas pipe (just above **CD** on the plan).

### Boundaries

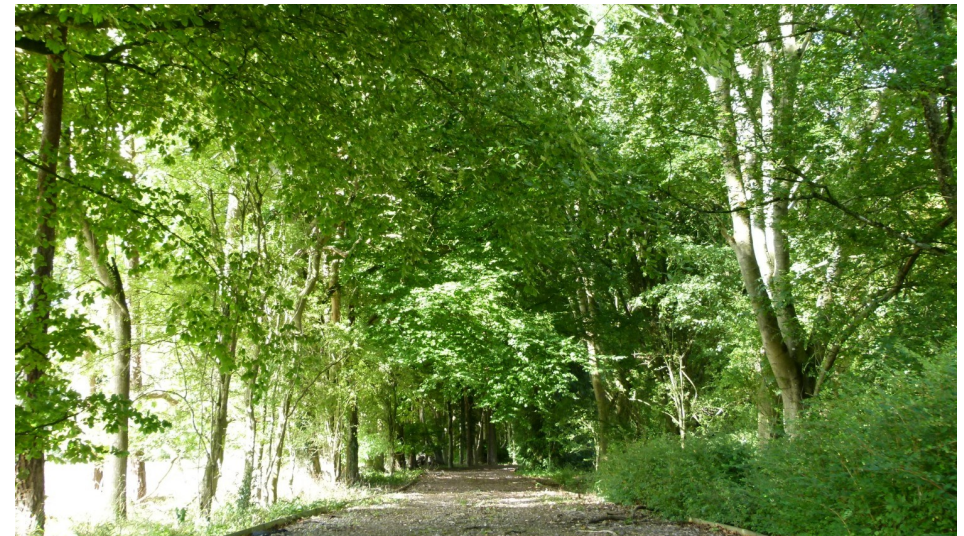
- The boundary **AB** is the edge of the woodland indicated by an occasional dilapidated barbed wire fence; **BC** is the edge of the woodland, indicated by a low chicken wire fence that is dilapidated in areas.
- The boundary **CD** is indicated by a post and rail fence with residential property beyond.
- The western boundary **DE** is setback a short distance from the tarmac driveway, indicated by blue paint on occasional trees.
- The northern boundary **EA** is, for the most part, indicated by a barbed wire fence.

### How To Buy

*This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):*

- *The name of the woodland and the offer you wish to submit*
- *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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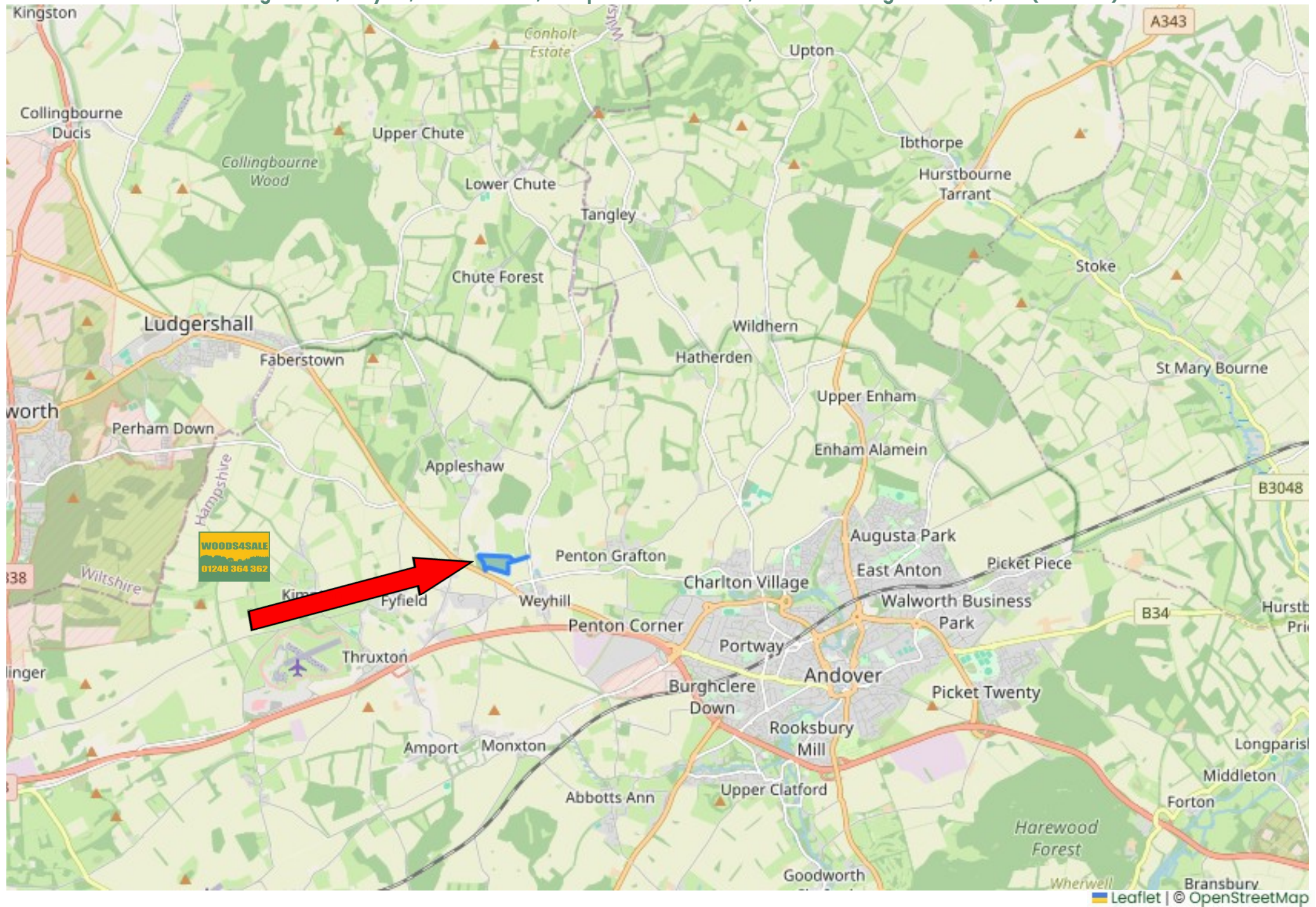


**Disclaimer**

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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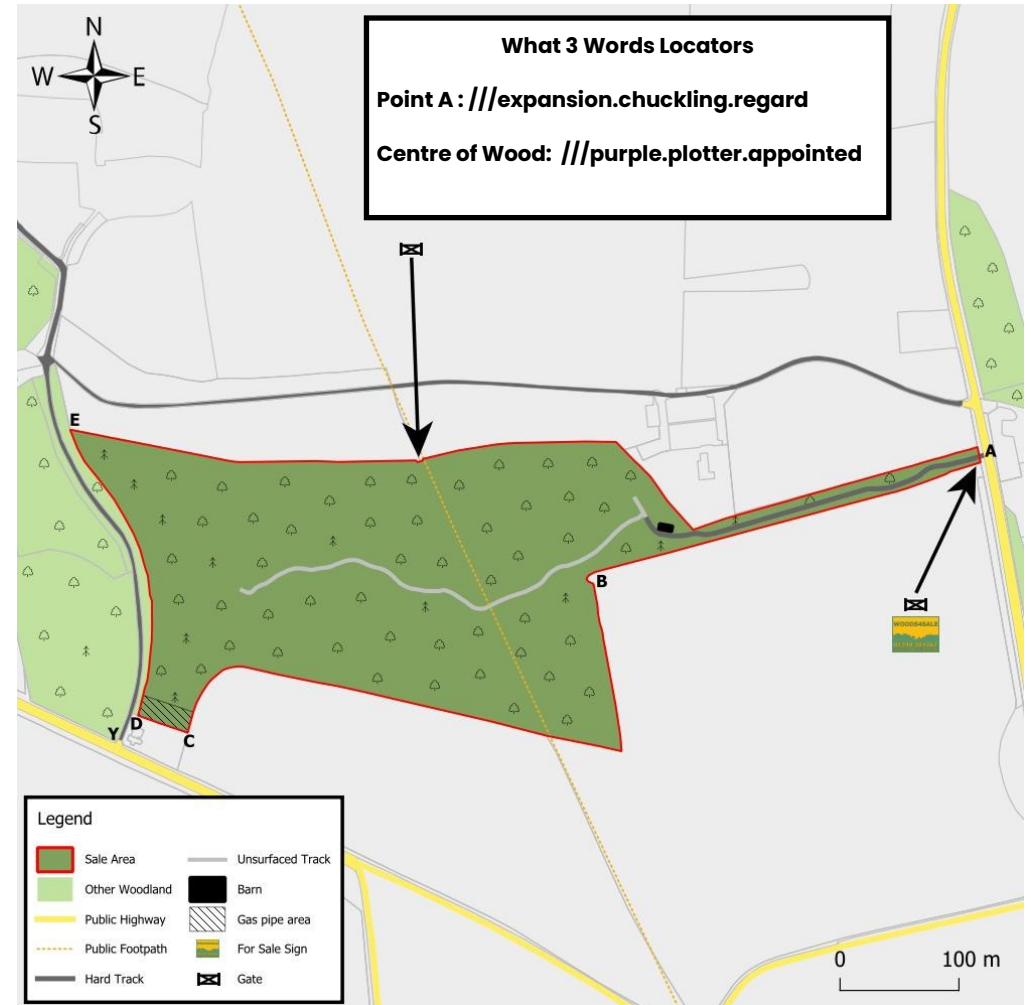




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