



Chesland Wood, nr Chesham, Buckinghamshire

3.29 acres, £52,000 (freehold)



Woods4Sale

Nearest postcode: HP5 3NZ **OS Map No:** 165 SP 963 042 **What3Words:** Entrance Gate: ///button.half.lance



A beautiful mixed woodland with beech, oak and ash, in the Chilterns National Landscape.

Situated a short distance north of Chesham in rural Buckinghamshire, Chesland Wood forms part of a bigger woodland known as Pepper's Hill Plantation. We have been informed that the wider wood won the Chiltern Woodland of the Year award in 2001. Access is along a woodland track.

Located over gently sloping chalk and flint soils with some level areas, the southwestern side comprises a lofty canopy of mature oak, ash, hornbeam, sycamore, cherry, and beech; the latter was once the favoured timber for 'bodgers' (woodturners) who were renowned for crafting furniture from this species. A number of the stems here might also be of a good enough grade for sawlogs to potentially sell to local timber merchants. Occupying the shrub layer, you will find hazel coppice, groves of holly, hawthorn and field maple, along with thickets of ash, sycamore and beech regeneration (all shade-tolerant species).

The northeastern side of the wood is largely an area of a fairly recent restock of small-leaved lime, alder, wild service tree and field maple. Beyond this, closer to the boundary, is a blend of mature ash, oak, willow, and cherry. During spring and summer, the ground layer is awash with woodland pollinators including bluebell, common spotted orchid, foxglove, primrose, violet, wood anemone, and yellow archangel.

The more open northeastern side would certainly be ideal for some fantastic overnight expeditions to the woods – nothing better than camping outdoors, gazing at the stars on a clear night. Strimming this area each year would maintain what is already a lovely place to sit and watch the world go by.

The mammal populace includes deer (muntjac, fallow and roe), badger, hare, fox and wood mouse. Great spotted and green woodpeckers, tawny owl, cuckoo, nuthatch, skylark, treecreeper, and many other acoustic songsters make up the feathered woodland residents.

Our Forester's Thoughts

Sam says...

"I would definitely create a camping area, and identify a nearby spot for a small campfire – keeping this safe by removing leaf litter, brash and other grassy shrubs that might pose a risk in drier times of the year. A bench perhaps perched looking out from where the mature trees meet the open area would be a place to sit and reflect on the joy of owning a slice of English woodland."

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

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Directions

- From Chesham, head north along the A416 following signs to Berkhamsted and Hemel Hempstead.
- At the mini roundabout and shell garage, continue ahead taking the first exit onto Vale Road.
- Continue along Vale Road and out of the town into the countryside.
- Just under a mile from the Shell garage, the road narrows as you pass some white cottages on the right, with a discreet turning on the left (point **W** on the plan) after (just beyond is Browns lawn mowers shop with a green steel fence).
- Turn left onto the track, which is a Public Byway (Byway Open to All Traffic), keeping the green steel fence and highway barrier on the right.
- Continue carefully along the narrow track as this is also used by pedestrians and horses.
- After 370 metres you will reach a steel gate (point **X**). Please open and drive through, **closing it behind you**.
- Continue along the track passing a dressage arena on the right.
- After 235 metres you will arrive at a steel gate ahead and a fork in the track (point **Y**), take the fork left and continue as the track narrows.
- Continue along the track with woodland on the left and the post and rail fencing and paddocks on the right, taking care driving round the sharp bends.
- After 580 metres (from point **Y**) the track goes uphill (point **A**) with woodland on either side, you should see a Woods4Sale sign on an oak tree on the right with a pink arrow below it.
- Continue up the track following it round to the right, passing a steel barrier on the left (point **B**).
- After 290 metres, you will arrive at Chesland Wood (point **C**) on the right of the track, indicated by blue paint on wooden posts and trees (this is also the southwestern corner of the boundary), with a pull-in on the right just beyond.

Rights of Way

- *The woodland is accessed via a stone-tracked Byway Open to All Traffic (BOAT) along the routes **WXYABC** and **ZD**.*
- *A right of way is reserved over the route **CD** which is also a BOAT.*



Boundaries

- The southeastern boundary is indicated by yellow paint on occasional trees and wooden posts.
- The northwestern boundary is indicated by blue paint on occasional trees and wooden posts.
- The southwestern boundary is indicated by the southwestern edge of the track.
- The northeastern boundary is indicated by the edge of the woodland at the top of an occasional low bank, with fields 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.

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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.

Third Party Rights

There is a right for the owner of adjacent land to access the woodland if needed, to carry out any work at their own property.

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.
- vi. There is a further historical covenant preventing caravans/mobile homes from being 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

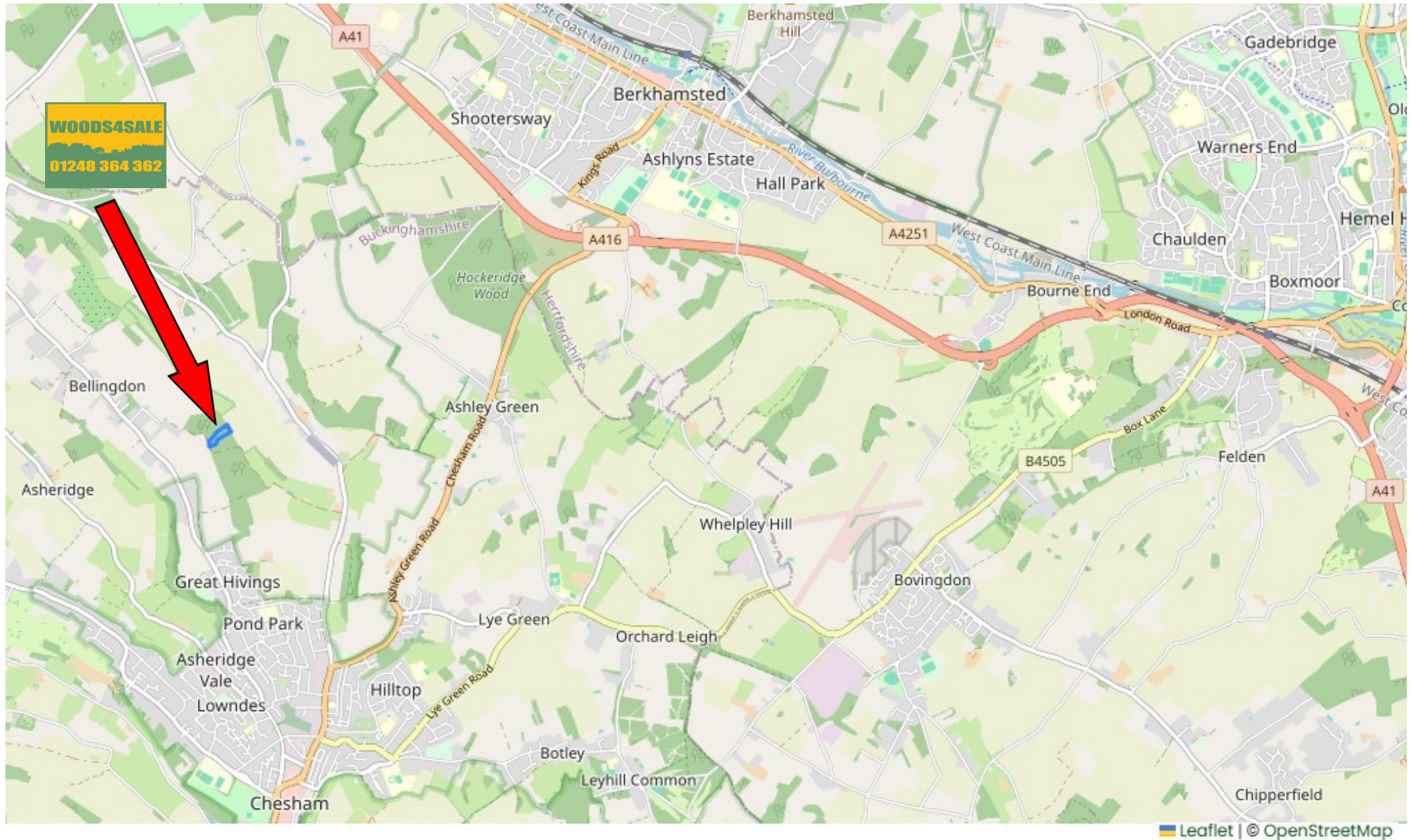
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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



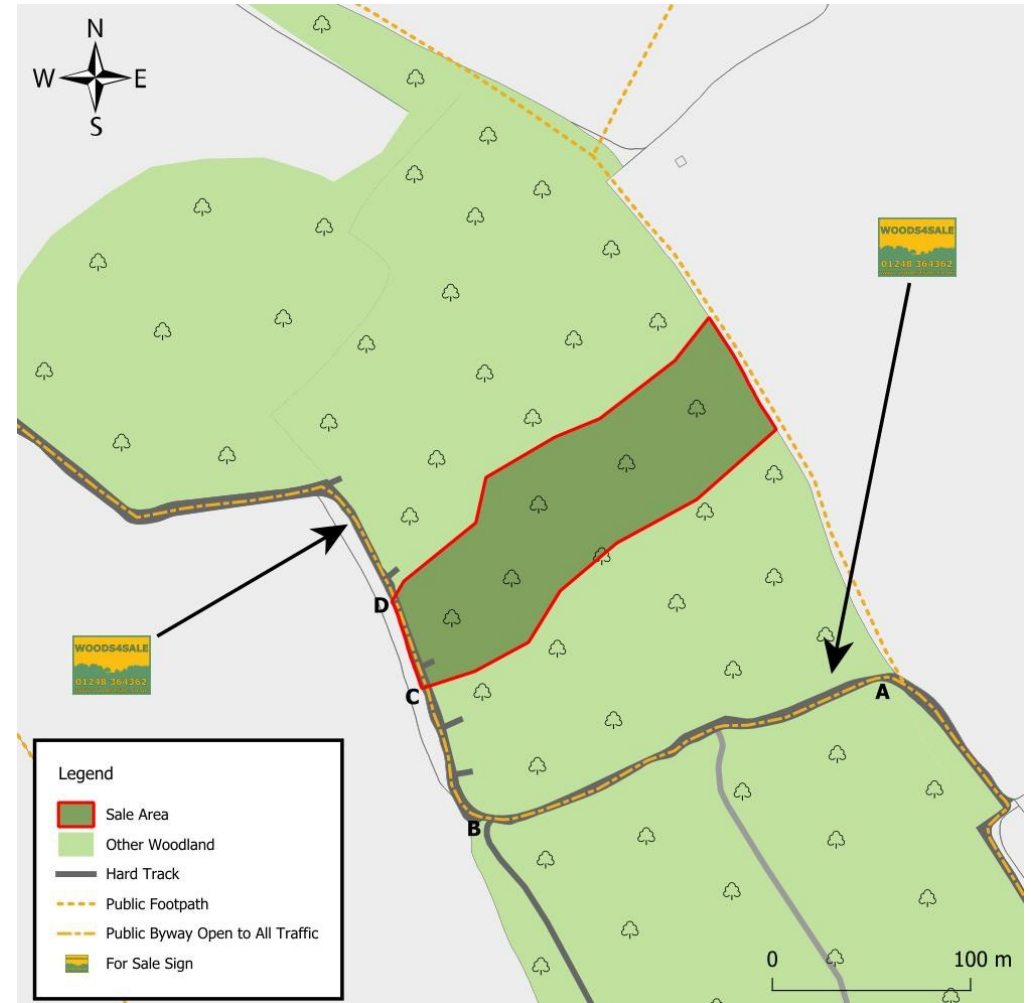
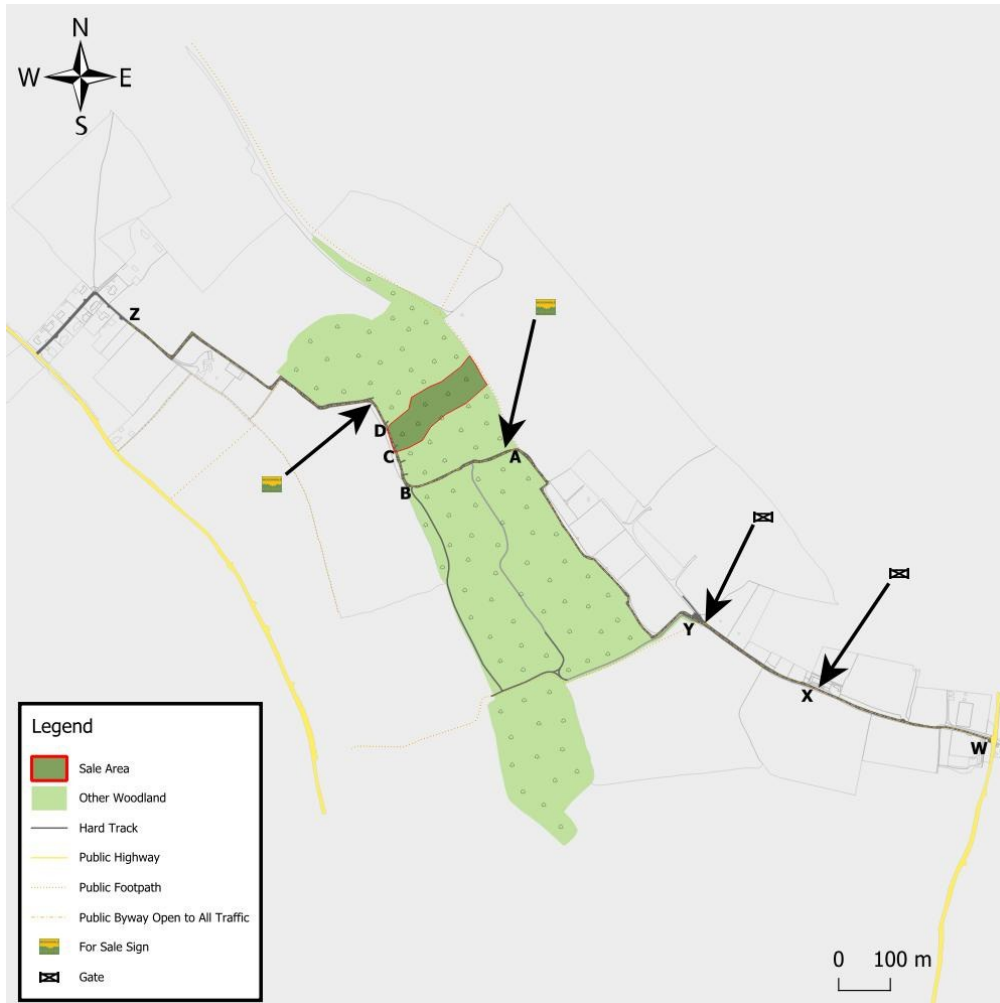
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What 3 Words Locators

Point W: ///button.half.lance

Centre of Wood: scare.ship.brief

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Woods4Sale

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