



## Bunker Wood, Henley on Thames, Oxfordshire



**11.66 acres, £168,000 (freehold)**

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**Nearest postcode:** RG9 4RZ **OS Map No:** 175 SU 731 842 **What3Words:** Entrance: [///supposes.takeover.hardening](https://www.what3words.com/supposes.takeover.hardening)





***A majestic mature beech Ancient Woodland, within easy reach of Reading and close to the M4.***

Bunker Wood is an Ancient Woodland, set within the beautiful Chiltern National Landscape, characterised by majestic mature beech trees – a haven for wildlife and people alike. Natural glades and hollows within the woodland add interesting features, creating thriving, overlapping ecosystems.

Where mature trees have fallen, glades have been created which have in turn been colonised by a variety of ground flora and shrubs including bluebells, yellow archangel, woody nightshade, dog violet and woodruff. There is some regenerating holly, ash, hazel and cherry throughout the woodland, with an area of birch towards the north.

Rich in wildlife, Bunker Wood is visited by foxes, badger, roe and muntjac deer. Red kites and sparrowhawks come in from the adjacent agricultural land to

hunt the ancient hedgerows. In the leaf litter and on fallen trees, numerous colonies of fungi grow.

The aspect of the site is mostly flat, with some undulations. The soil is fine sand over chalk, which is perfect for producing high quality beech trees, prized for their valuable timber which is used in furniture production and structural lumber.

**Our Forester's Thoughts**

**Harry says...**

*"I would utilise the natural glades created by some of the fallen beech trees to create more open areas, supplementing natural regeneration by planting a range of native hardwoods and perhaps some Scots pine.*

*Shrub species would be especially useful in the diversification of this woodland over time. Beech is a wonderful tree, but it casts a strong shadow which can restrict establishment of new growth at the herb and shrub layer to all but the most shade tolerant species.*

*I would use some of the beech from the felled trees to create a seating area and base camp within my new clearing for friends and family to enjoy."*

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



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### Directions

- Leave Henley on Thames and head northwest on the A4130.
- After 0.5 miles the road will become a dual carriageway.
- After a large layby on your left, you will see a turning with an 'Unsuitable for HGVs' sign next to it.
- Turn left onto this unnamed road.
- After a quarter of a mile, go straight over the crossroads and continue for a further 200 metres
- You will see a small layby with a 'no parking' sign attached to a tree, this is point **A** on the plan.
- Park here and you will be on the western boundary of Bunker Wood.

### Rights of Way

- *Access is taken directly off the road at **A***
- *A public footpath crosses the southeastern corner of the woodland.*



### Boundaries

- The northern boundary is indicated by wooden posts painted red and yellow.
- The southeastern boundary is indicated by an agricultural fence with the fields beyond.
- The southern boundary is indicated by wooden posts painted yellow.
- The western boundary is the edge of the council road.

**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.

### Designation

Bunker Wood is part of the wider Lambridge Wood that is subject to a SSSI designation. Please see the 'Other Information' details on the website.

### Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

### Restrictive Covenants

There are some historic covenants applied to this woodland, stating 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. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### 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):*

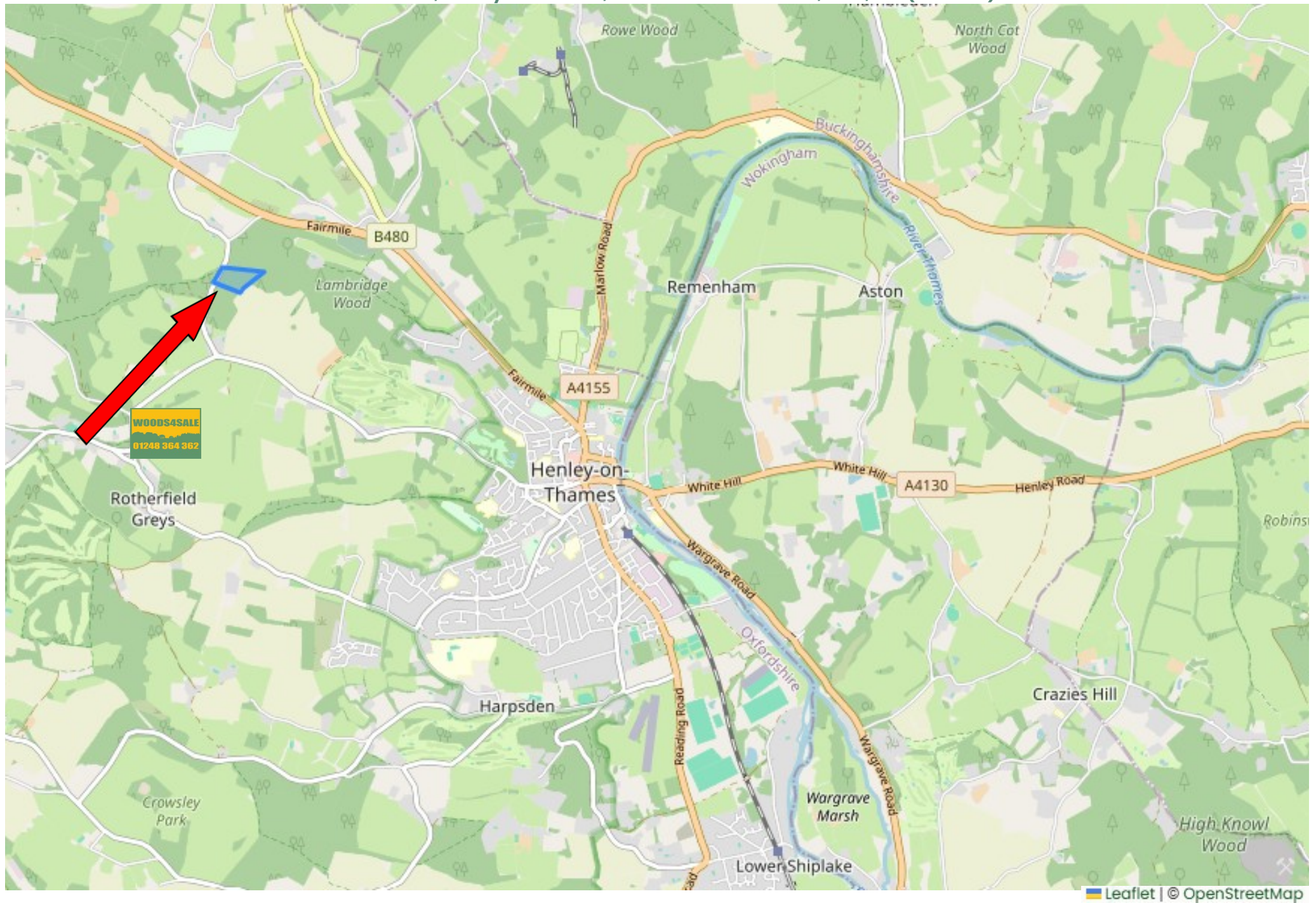
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact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



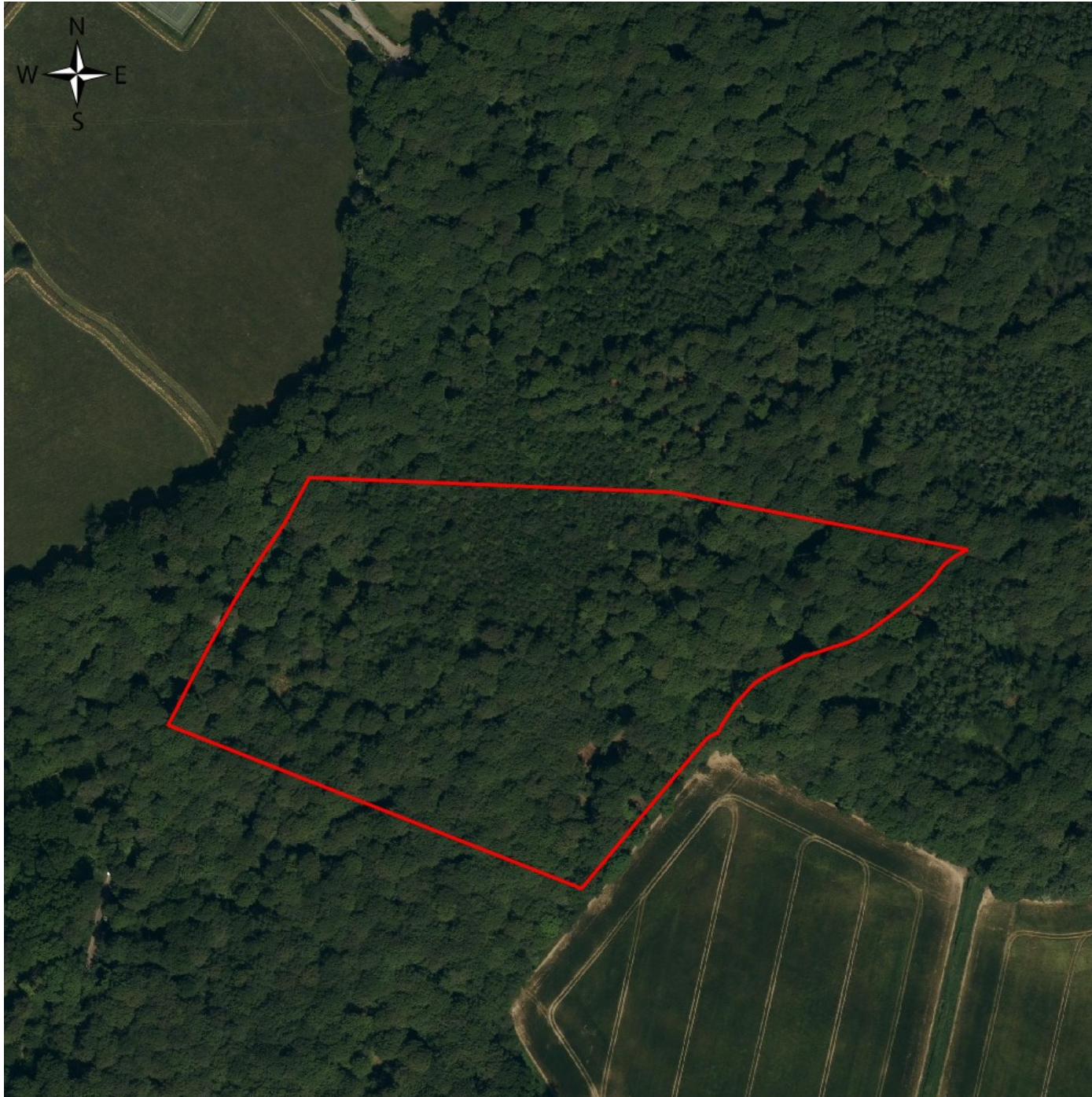


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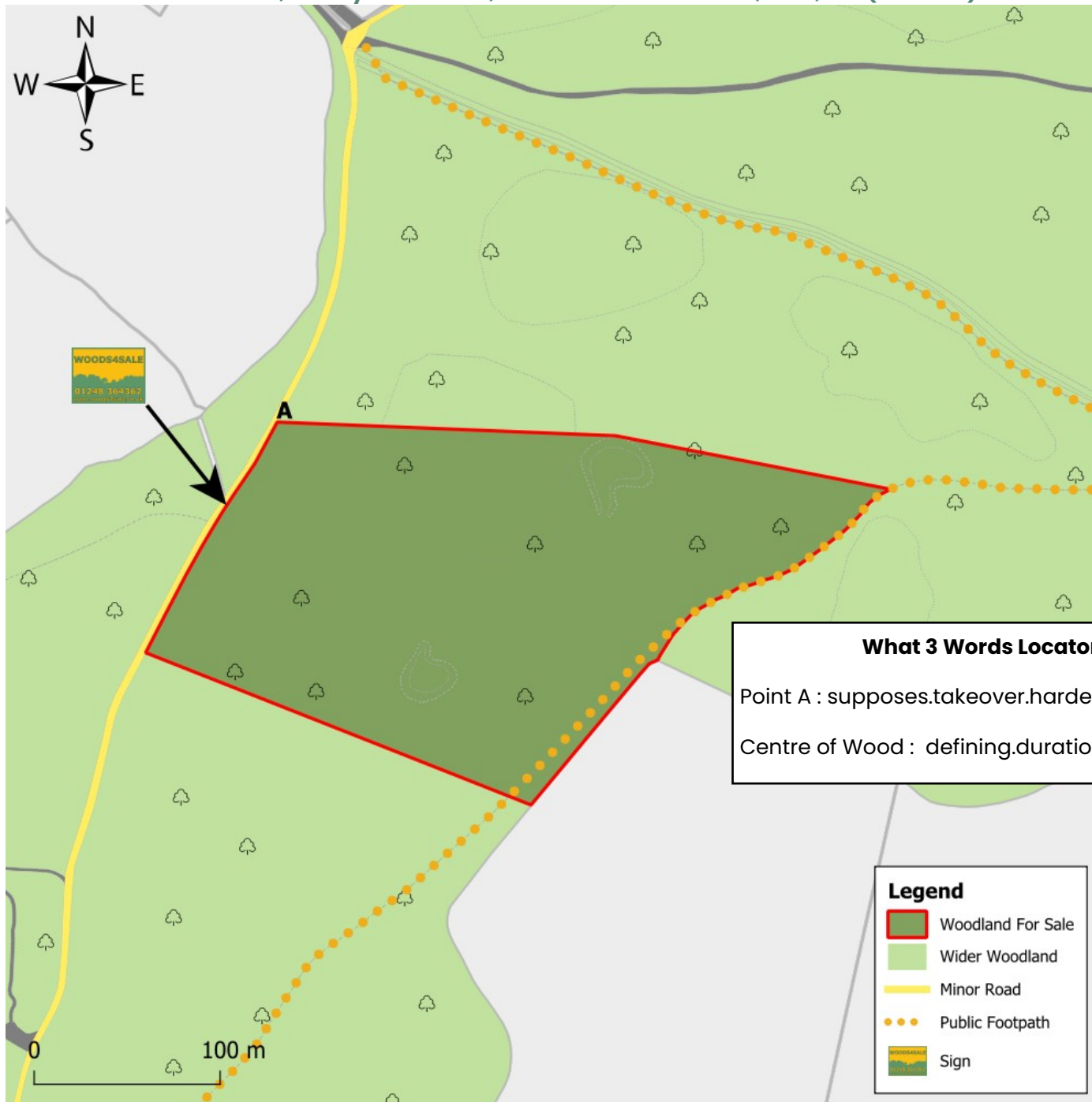




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**Woods4Sale**

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