



Milton Wood and Earl Copse, near Milton Abbas, Dorset

4.77 acres available as a whole for £81,000 or in 2 Lots from £35,000 (freehold)



Woods4Sale

Nearest postcode: DT11 0HQ **OS Map No:** 194 ST 780 055 **what3words:** Roadside gate (Y): [///opened.brick.received](https://www.what3words.com/roadside-gate-y)



A mix of mature and young oak, beech, western red cedar and larch with stunning views, accessed along a woodland track.

Milton Wood and Earl Copse are situated at the higher point of a quiet and wooded deep vale in pastoral Dorset, four miles from the chocolate box village of Milton Abbas. Designated as a Plantation on Ancient Woodland Site (PAWS), the south-facing woodland slopes of flint and chalk soils provide vast views over Delcombe Bottom. Milton Wood and Earl Copse are accessed via a sequence of tracks and gates through the wider forested area. Available to buy as a whole or in 2 lots.

Milton Wood (Lot 1 on the plan) – A sympathetic thinning operation was carried out in this area around 6 years ago, with mature larch left as a final crop tree in the south of the woodland. A covering of Norway spruce and large oak make up the remaining established tree canopy. Where felling coupes were created, they have been replanted with a mix of beech, lime, sycamore,

wild service tree, yew and western red cedar. Hazel coppice appears to have also established well on its own, adding a further dimension to the woodland composition.

Earl Copse (Lot 2 on the plan) comprises a blend of replanted beech, lime, sycamore, wild service tree, yew and western red cedar, with Hazel coppice also a popular natural successor here. A few mature stems of Scots pine, ash and beech – including a particularly charming and somewhat gnarly veteran beech – are also present and provide habitat for an array of wildlife.

Pollinating ground flora includes bluebell, sweet-smelling garlic, primrose, honeysuckle, foxglove, herb-Robert, and lesser celandine, which combine to create a delightful display of colour and scent come spring and summer. Feathered locals include owls, buzzards, skylarks, green woodpeckers, lesser redpoll, and many acoustic songsters. A broad wildlife population includes brown hare, wood mouse, badger and squirrel, with muntjac and fallow deer present in the wider woodland.

There are obligations to maintain the cover of newly planted trees until 2032 and the deer fence has been erected to ensure the young trees in this area remain well-protected. This means that keeping the gates locked at all times is an essential requisite for a new owner, so please take this into consideration with any plans you may have for the woodland.

Milton Wood (Lot 1 on plan)	2.70 acres	£46,000
Earl Copse (Lot 2 on plan)	2.07 acres	£35,000
Total	4.77 acres	£81,000



Our Forester's Thoughts

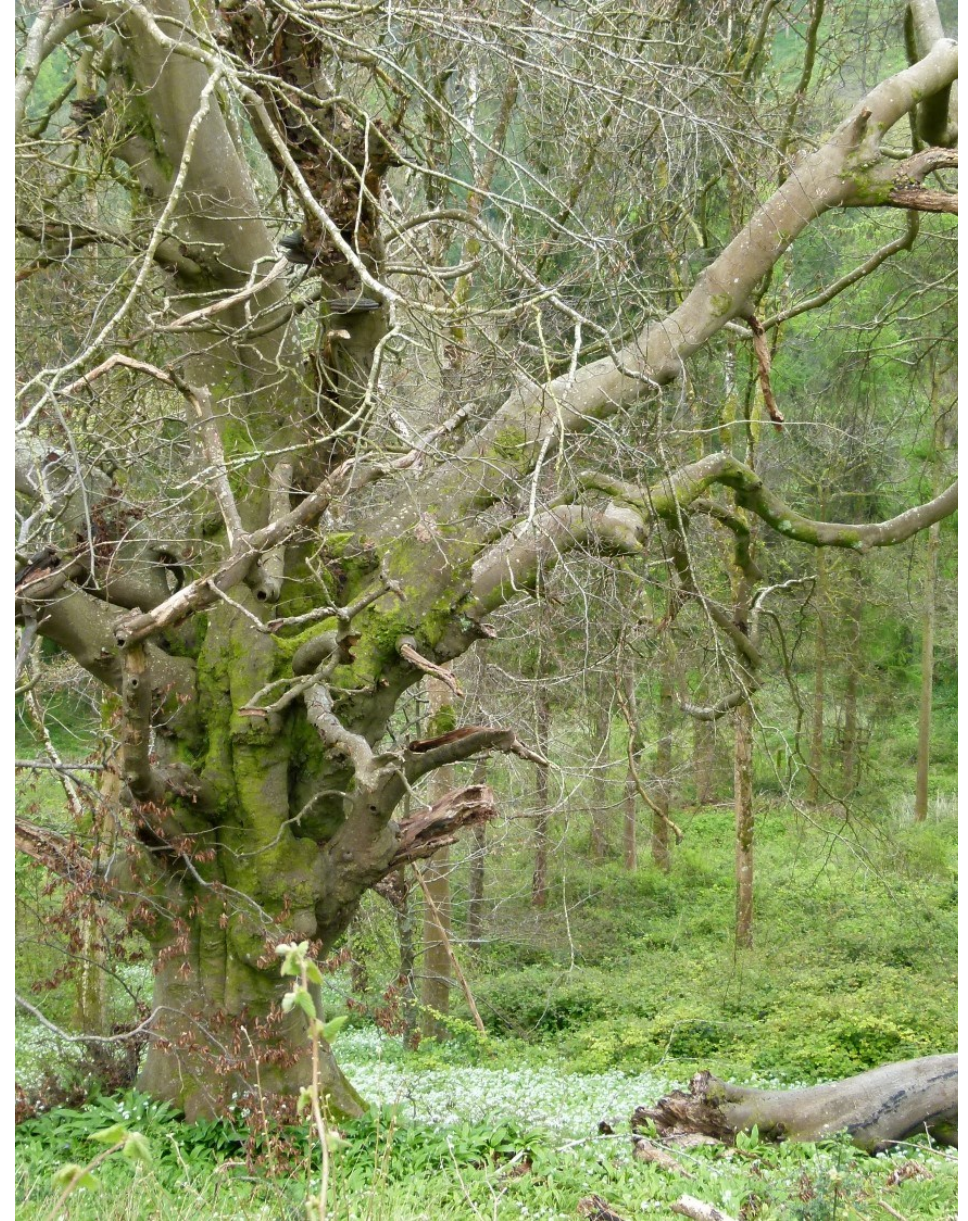
Sam says...

"To make the most of the fantastic views on offer, I would consider siting a bench or two toward the north of the woodland, which would also be a great place to unwind after a busy day of forestry work."

I would keep the foot trails clear each year, and perhaps also brush-cut around the emerging tree and saplings (a brush cutter is a more robust cutting head for a strimmer). I would also consider an occasional yield of firewood for the home hearth."

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

Viewing this property is strictly by appointment. Please telephone the Woods4sale office to make an appointment, 01248 364 362 to obtain the padlock code.



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Directions

Please telephone the office prior to viewing this woodland in the first instance.

- From Blandford Forum, head southwest along the A354 towards Dorchester, Weymouth and Winterborne Whitechurch.
- Take the fork right onto Chescombe Lane in front of The Milton Arms pub towards Milton Abbas and Bulbarrow.
- Continue past Luccombe Riding Centre carrying on through Milton Abbas, passing the turning on the left with the grassy triangle and brown sign to Milton Abbey, and follow the sign to Stickland, Bulbarrow and Blandford.
- After half a mile, where the road bears right (with a gate lodge, private road and stone pillars on the left), take the fork left here signposted to Bulbarrow (do not turn down the private road).
- After 2 miles, turn left at the T junction towards Bulbarrow, Stoke Wake and Ansty Cross, keeping the flint wall on the left, which becomes further setback and changes to fencing, still following signs for Ansty.
- After half a mile, you will see a phone mast ahead of you with a turning on the left for Bulbarrow Timber Products (point **X** on the plan below)- Please note that the phone signal from here on in is poor. Please park in a suitable place not obstructing the road nor access points.
- Walk along the private tarmac lane (also a Public Bridleway) southeast passing the entrance to Bulbarrow Timber Products and take the fork left ahead shortly after (point **Y**).
- Climb over the wooden gate (sorry, we do not provide keys for viewings) and continue southeast straight ahead along the track.
- After 510 metres you will arrive at a steel gate (point **A**), please climb over the gate and continue along the track passing a Woods4Sale and Red Rock Forestry management sign shortly after on the right.
- After 230 metres you will arrive at fork in the track (point **B**), take the fork to the right and continue up the track.
- After 130 metres you will arrive at a tall steel gate (point **C**). Unlock and open the gate using the code provided and walk through, making absolutely certain that it is closed and latched shut behind you, before continuing.
- Lot 2 Earl Copse is to the left of the track. To reach Lot 1, Milton Wood, continue along the track for 133 metres, and you will arrive at Milton Wood on the left (point **D**), indicated by green and red paint on a wooden post, near a large pull-in ahead on the right.



Boundaries

Lot 1 Milton Wood

- The northeastern boundary **DG** is indicated by red paint on occasional posts and trees.
- The northwestern boundary **DE** is the northwestern edge of the track, indicated by green paint on occasional wooden posts.
- The southern boundary **EFG** is indicated by the deer fence.

Lot 2 Earl Copse

- The southwestern boundary **DG** is indicated by red paint on occasional posts and trees.
- The northwestern boundary **DC** is the northwestern edge of the track, indicated by green paint on occasional wooden posts.
- The southeastern and northeastern boundaries **GHC** are indicated by the deer fence.

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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

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.

Rights of Way (if sold as a whole)

- *There is a right of way at all times and for all purposes over the route **XYABC**.*
- *A right of way is reserved over the route **CDE** for the benefit of the adjacent woodland.*
- *There is a right of way for forestry purposes only over the route **BHGFE**.*
- *There are no public rights of way in this woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*

If sold in lots, the rights of way will be amended accordingly.

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





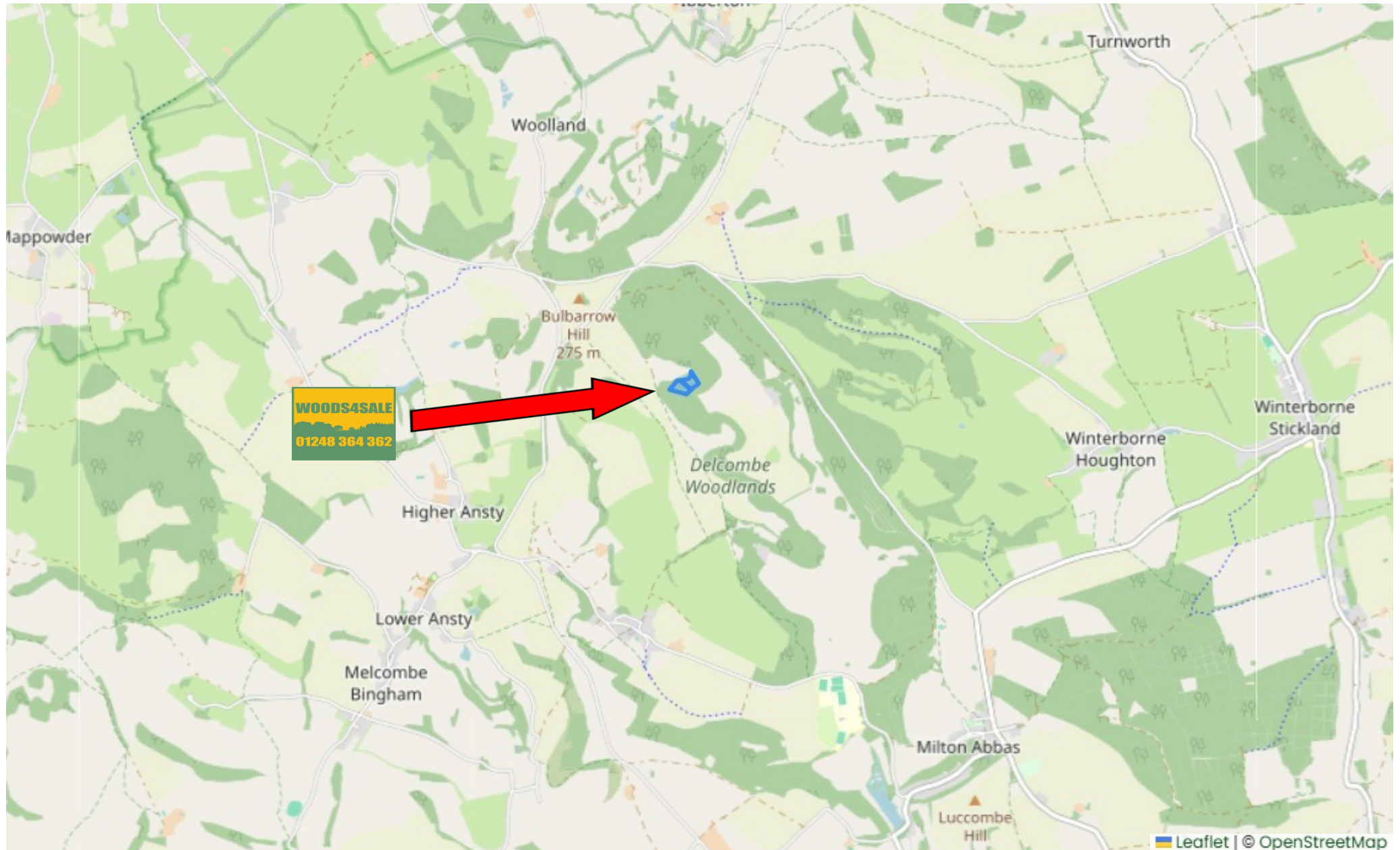
Disclaimer

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.

Note

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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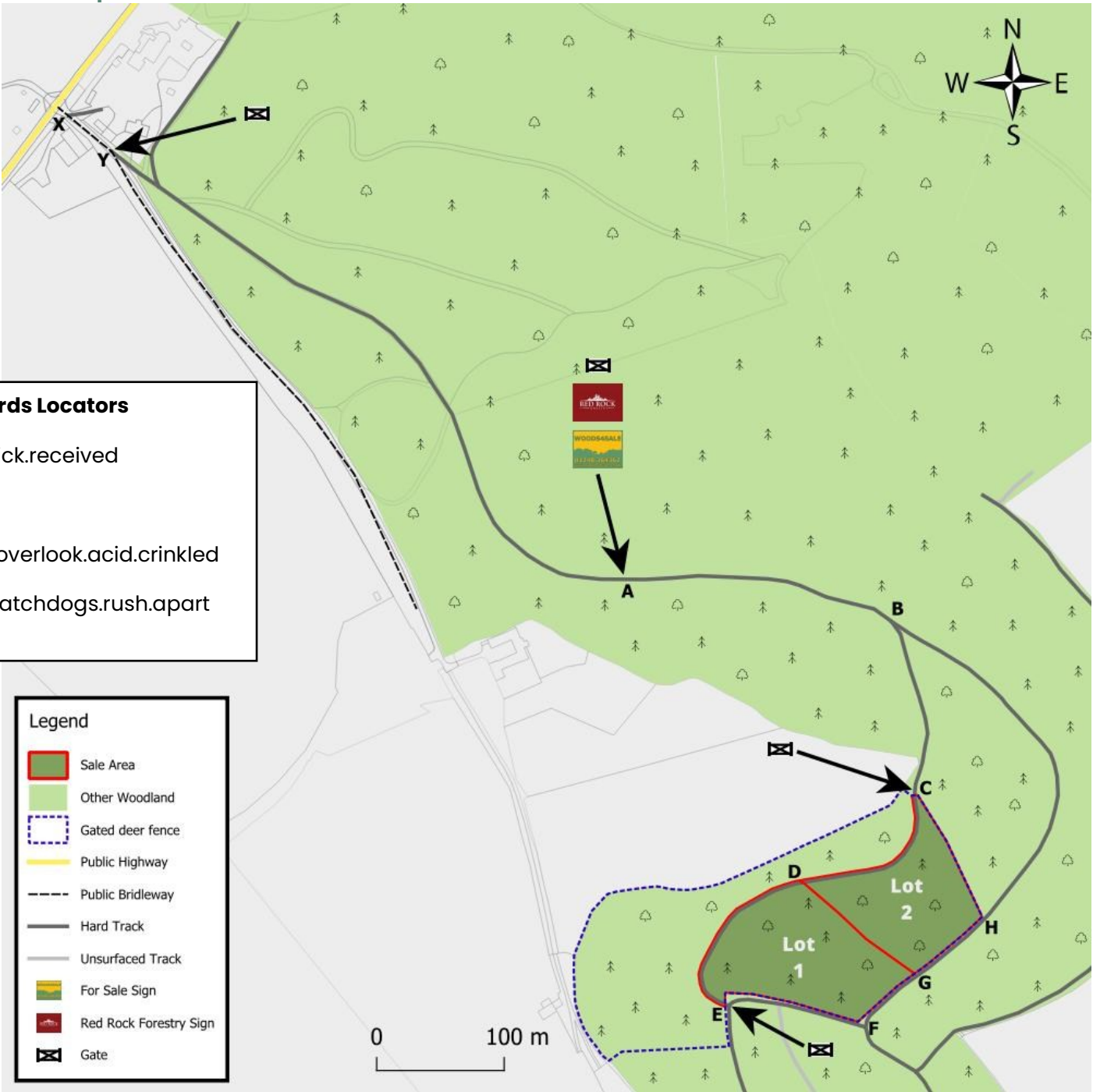
what3words Locators

Point Y: `///opened.brick.received`

Centre of Wood:

Lot 1 Milton Wood: `///overlook.acid.crinkled`

Lot 2 Earl Copse: `///watchdogs.rush.apart`



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Woods4Sale

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