



Owlswick Wood, Great Missenden, Buckinghamshire



2.86 acres, £67,000 (freehold)

Nearest postcode: HP16 9PF OS Map No: 181 ST 881 016 what3words: Entrance Gate ///eager.dose.texts



A stunning beech and oak Ancient Woodland with recreational possibilities, set in the Chilterns National Landscape.

Owlswick Wood is located in the southwest corner of a larger Ancient Woodland in the heart of Buckinghamshire, between the town of Prestwood and the village of Great Missenden, once home to the renowned writer and poet, Roald Dahl – there is a museum here that is worth a visit! The woodland is roughly 35 miles from London and is accessed through a locked gate and along a track, and enjoys an open aspect over countryside to the west.

Situated over undulating flinty chalk soil, the lofty woodland canopy comprises beech and oak, complemented by sycamore, rowan, ash, birch and hazel. Within its shrub layer, you will find abundant groves of holly that, in some spots, give a lovely sense of privacy – ideal for camping. Smatterings of hazel coppice and hawthorn are dotted throughout the woodland and along the

edges. At ground level, grasses, fern and clumps of bluebell make up the woodland floor.

Situated close to the northwest corner is a large hollow, believed to be an old chalk pit. This would make a nice spot to perhaps hunker down for the night, alongside a responsibly maintained campfire. A number of reasonably level areas are suitable for bushcraft activities and processing firewood. Rural views can be enjoyed from the western boundary; however, the best vistas are from the northwest corner – a real tonic to sit on a bench with a book on a warm day.

The mammal residents within the woodland include roe and fallow deer, badger, wood mouse fox and hare. Buzzard, skylark, tree pipit, green woodpecker and many harmonious songsters have been spotted in the tree canopy above.

Our Forester's Thoughts

Sam says...

"Felling one of the larger beech stems would undoubtedly feed a log burner for a couple of years. In doing so, I would pile the residual brash to form a lovely wildlife habitat. A few birdboxes attached to trees would hopefully encourage some of the birds to take up residence, enhancing the feathered population with their fledglings. And of course, I would clear a camping spot in and among the holly to enjoy some nights under canvas "

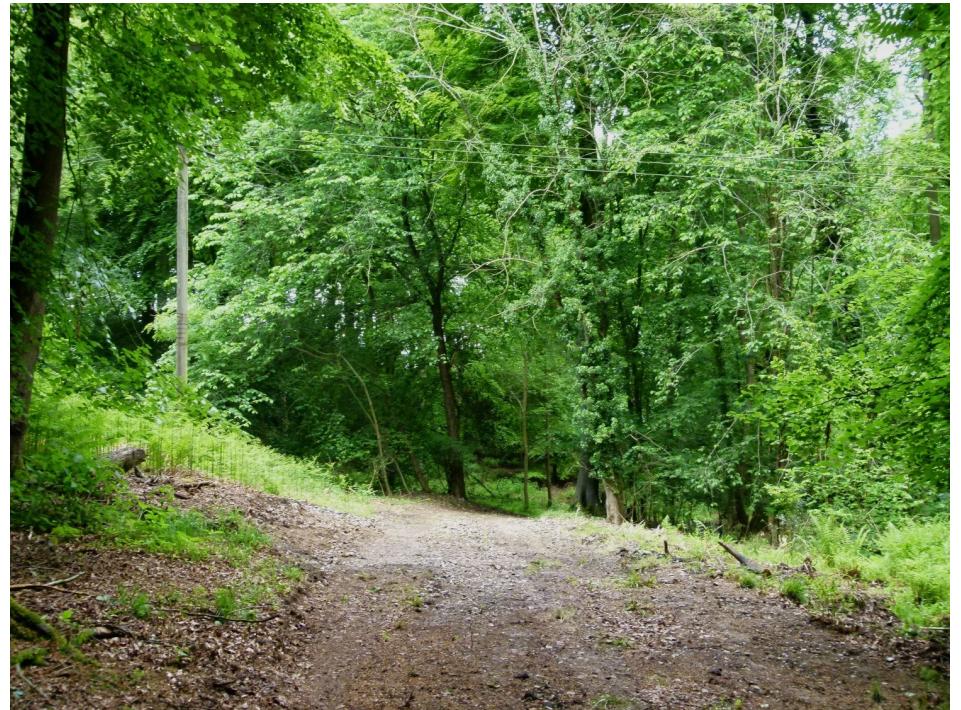
Please remember some management operations require approval and/or a licence.

Directions

- From the A413, take the A4128 towards Great Missenden. Turn right onto High Street at the mini roundabout then straight over the one soon after.
- Continue north forking left after 240 metres onto Rignall Road, sign posted towards Butlers Cross and Princes Risborough.
- Continue along Rignall Road passing over the railway and Great Missenden Garage shortly after.
- After 0.6 miles turn left onto Broombarn Lane with the white house set back on the corner and the blue 'Unsuitable for heavy goods vehicles' sign.
- Continue up the lane for 340 metres, and you will arrive at a steel gate on the right (point **A** on the plan below).
- Please park in a safe place not obstructing any access points nor the road.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the track, passing under a power line further along the track.
- After 340 metres you will arrive in the woodland (point **B**) ahead of you and to the left of the wooden posts and trees marked with red paint, indicated by our Woods4Sale board.

Rights of Way

- There is a right of way granted for all times and all purposes over the route **AB**.*
- A right of way is reserved over the short section of track **BC** for the benefit of the adjacent woodland.*
- There is a public footpath just inside the southeastern boundary.*
- A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The southeast boundary is indicated by blue paint on occasional trees set back off the public footpath.
- The northeast boundary is indicated by red paint on occasional wooden posts and trees.
- The west boundary is for the most part the top of an earth bank, along with a section of dilapidated barbed wire fence with the agricultural track, paddocks and 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.

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.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

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.

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

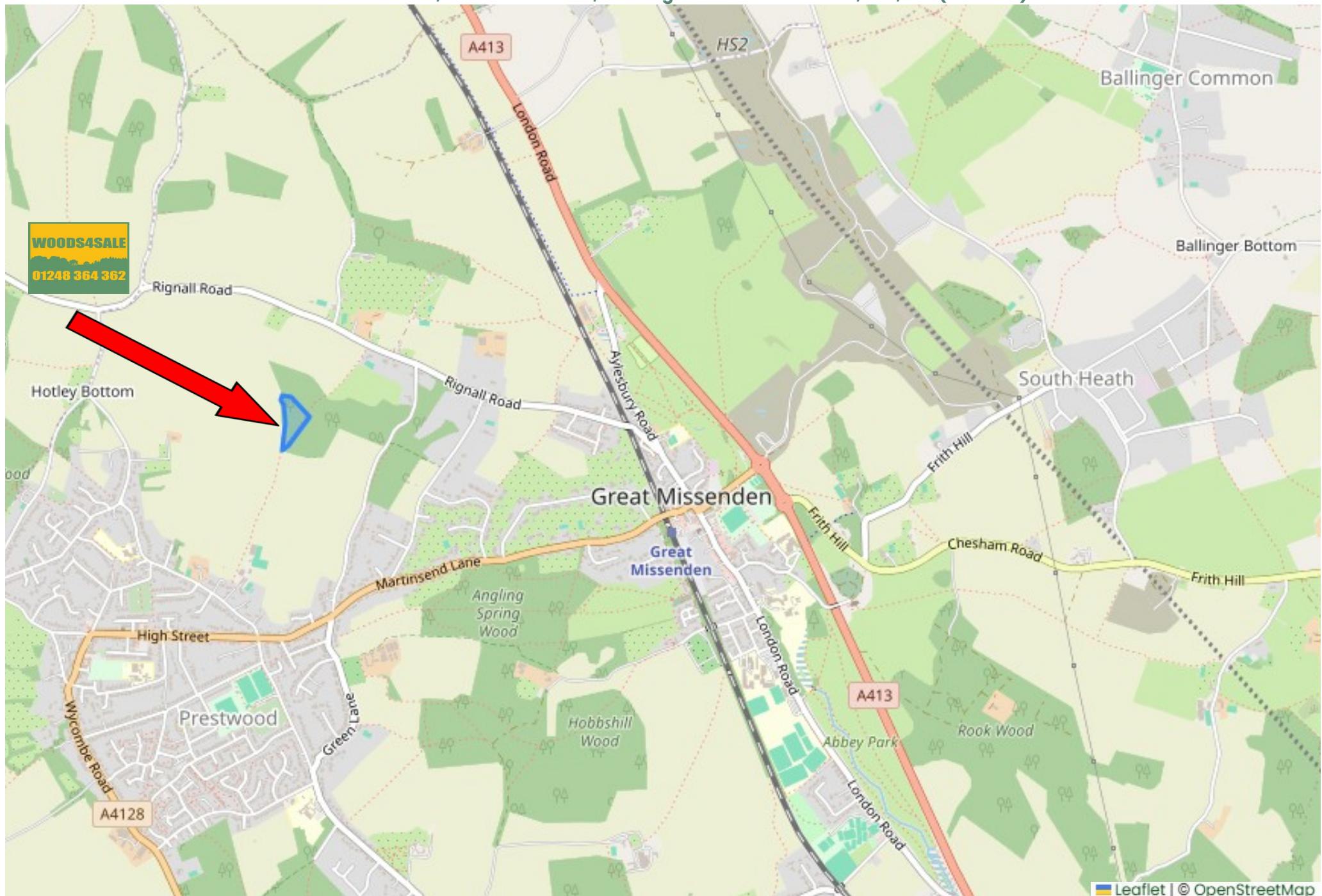




Disclaimer

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.

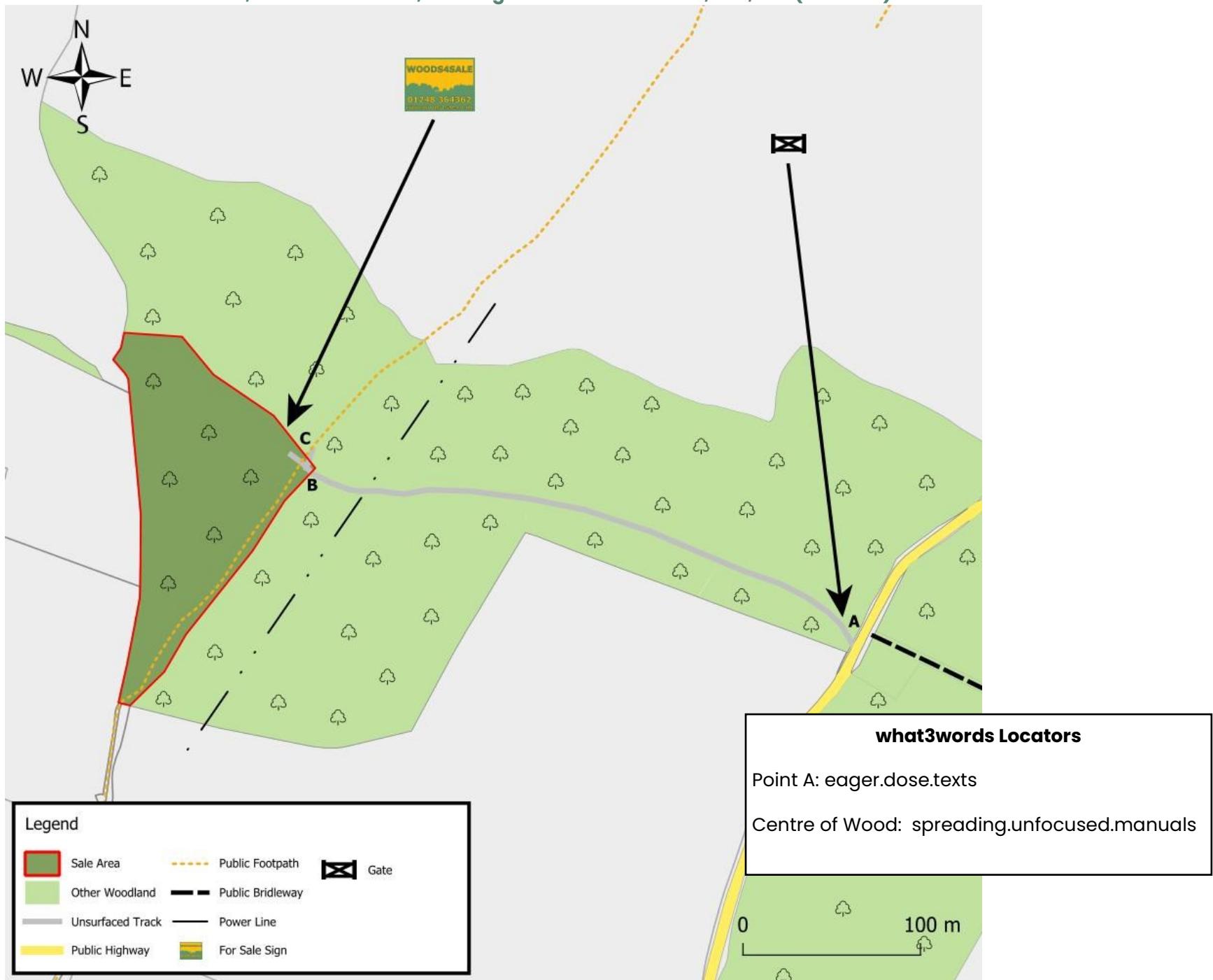
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Woods4Sale

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