



## **Deepdale Corner, near Sandy, Bedfordshire**

**2.53 acres, offers in the region of £42,000 (freehold)**

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**Woods4Sale** Nearest postcode: SG19 2NH OS Map No: 153 TL 206 495 what3words: [///relaxed.spray.serenade](https://www.what3words.com/relaxed.spray.serenade)



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### ***A mature mixed woodland including oak and birch, not too far from the historic city of Cambridge.***

Deepdale Corner is in the northeast corner of a larger woodland, situated between the towns of Sandy and Potton in pastoral Bedfordshire. Access is through a locked gate and along a track. The historical city of Cambridge is around 20 miles north east and could make a great place to explore when in the area.

Located on gently elevated and mostly level loam sandy soils with gentle undulations, its lofty canopy primarily consists of mature stems of oak, some of which look of an excellent quality. There is a Forestry Commission felling licence in place until 2030 for thinning the oak; this might offer a new custodian some lumber for a woodworking project. The oak is accompanied by birch, sycamore, elder and occasional Scots pine. In the relatively

uncluttered shrub layer, there is hazel coppice and thorn, whilst ground dwellers include blackberry, primrose, bracken and snowdrop.

There are numerous open spaces that could be used for activities such as camping and bushcraft. There is room to accommodate a mobile sawmill for anyone considering a greater degree of management – the rural vistas to the north might inspire the creation and siting of a picnic bench from which to enjoy the outlook. This could make a lovely spot for winding down after a day of working in the woodland or the more leisurely pursuit of foraging for blackberries to make homemade jam.

Muntjac deer, hare, fox and badger are known to inhabit the area, with a feathered population of starlings, kites, green woodpeckers, chaffinches, and many harmonious songsters. The Lodge Nature Reserve is a stone's throw to the west, offering a further opportunity for wildlife spotting.

### **Our Forester's Thoughts**

#### **Sam says...**

*"I would rig up some trail cameras to selected trees to slowly collect data on wildlife movement in the woods. Perhaps planting a few shade-tolerant species, such as hazel or hornbeam, might further vary the age structure a little.*

*Overnight campouts in the warmer weather with friends and family would be a great way to maximise my enjoyment of owning a woodland"*

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

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### Directions

- From the A1 take the B1042 into Sandy, then heading east towards Potton.
- After approximately 4 miles there is a crossroads with a turning left for Deepdale, indicated by a yellow vintage 'distant signal' (a nod to the old Varsity Railway Line).
- Follow the unclassified road for approximately 600 metres, and bear left (if you follow the DIROK sign, you have gone the wrong way).
- After a further 100 metres, park on the verge and continue on foot.
- There are 2 steel gates on the right, a short distance ahead, take the first gate (point **A** on the plan below) indicated by our Woods4Sale sign in the woodland behind the gate.
- Follow up the track and around a right bend, then at the left bend, the wood is on your right and ahead, indicated by another Wood4Sale sign on a tree (point **B**).

### Rights of Way

- *There are no public rights of way within this wood.*
- *There is a right of way at all times and for all purposes over the route **AB** and **CDE**.*
- *A right of way is reserved over **BC** for the benefit of the wood beyond.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*

**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.**



### Boundaries

- The north boundary is the edge of the woodland, indicated by white paint on occasional wooden posts and trees with farmland beyond.
- The west boundary is indicated by blue paint on occasional wooden posts and trees.
- The south boundary is in part the outside edge of the track, indicated by green paint on occasional boundary trees, and green paint on occasional wooden posts and trees up to the eastern boundary.
- The east boundary is indicated by white paint occasional trees that maybe set back a short distance from the bridleway.



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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.

### Overage Clause

An overage (clawback) agreement exists until 2051 whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner. A deed to confirm this must be signed by a new owner.

### 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 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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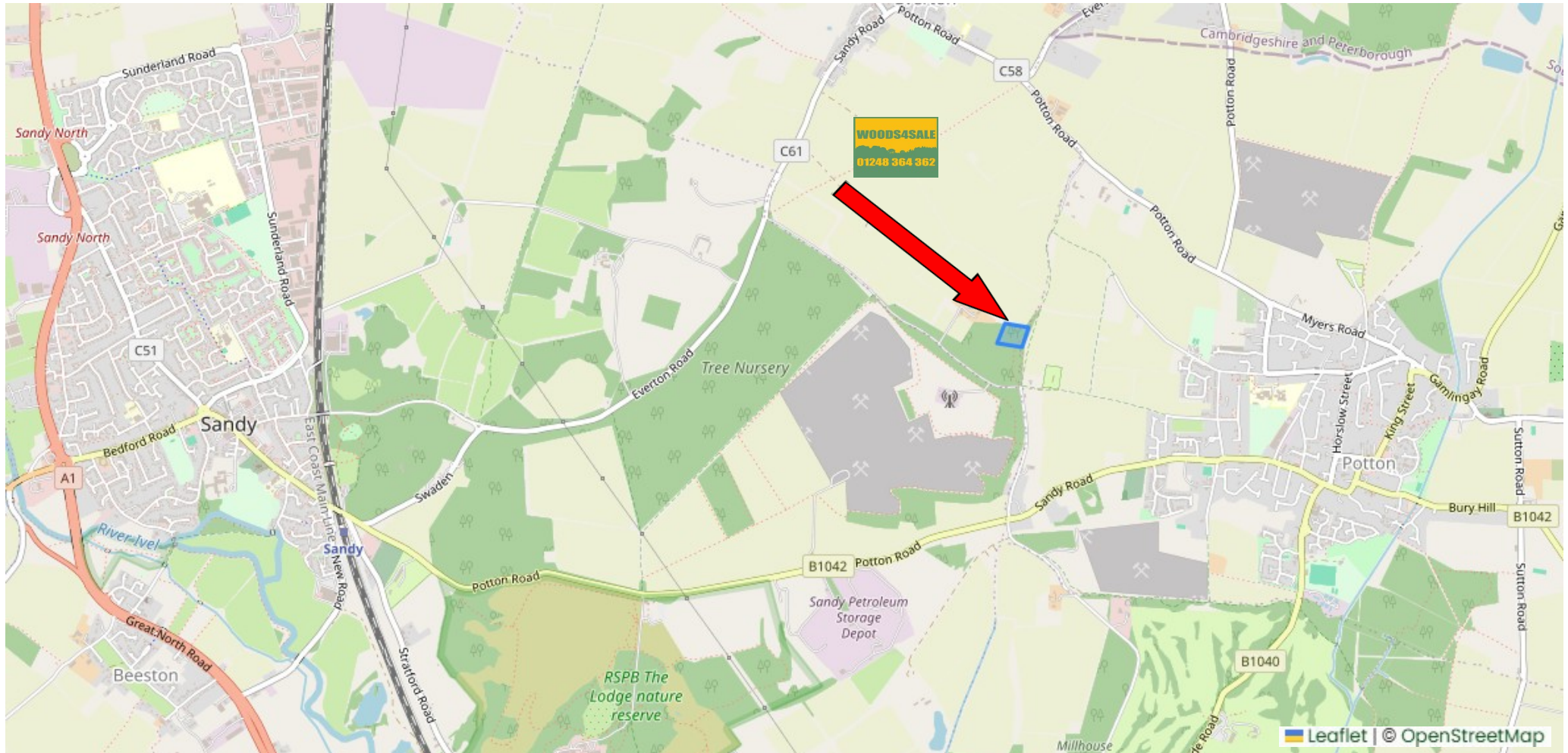
**Disclaimer**

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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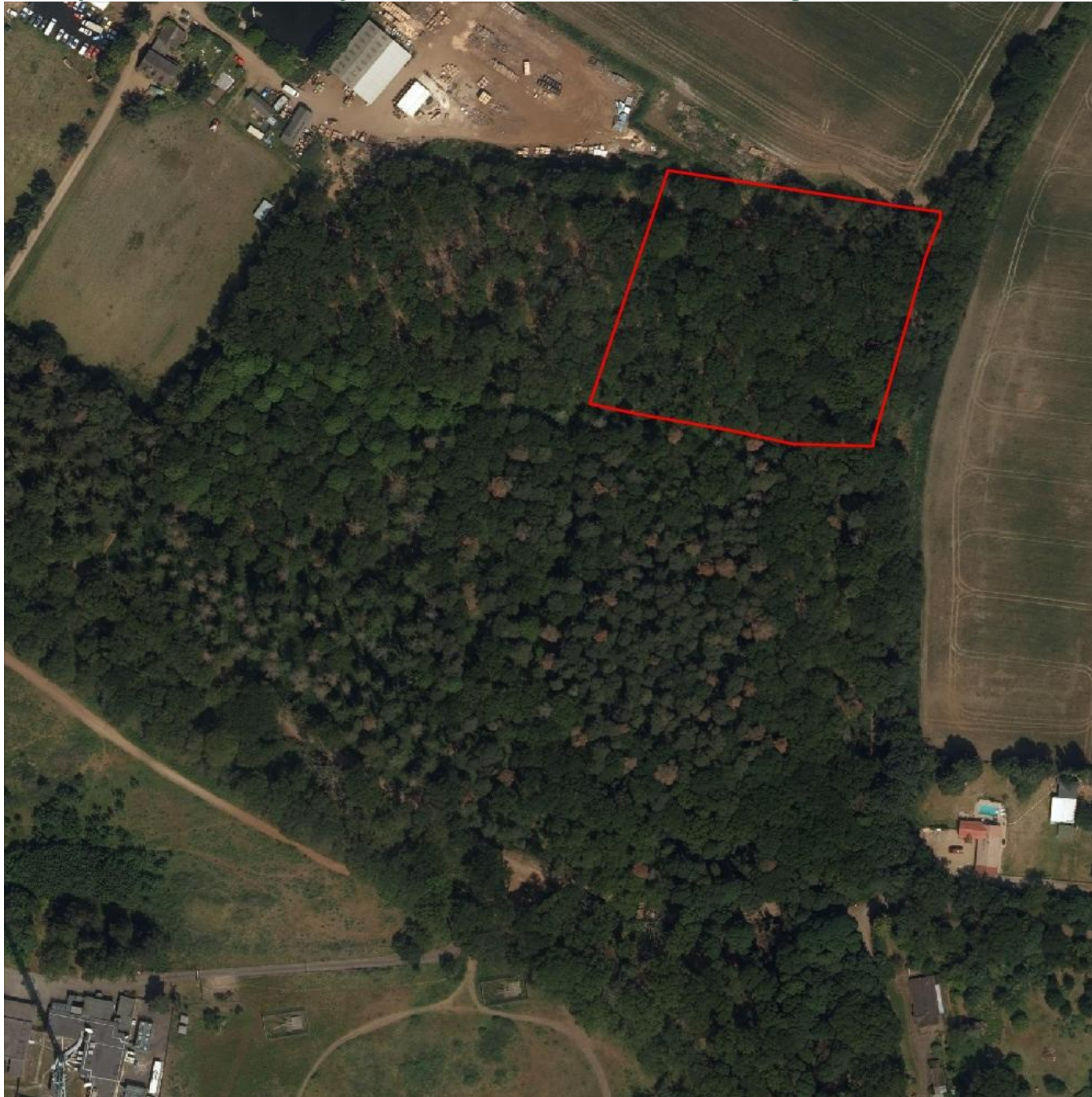


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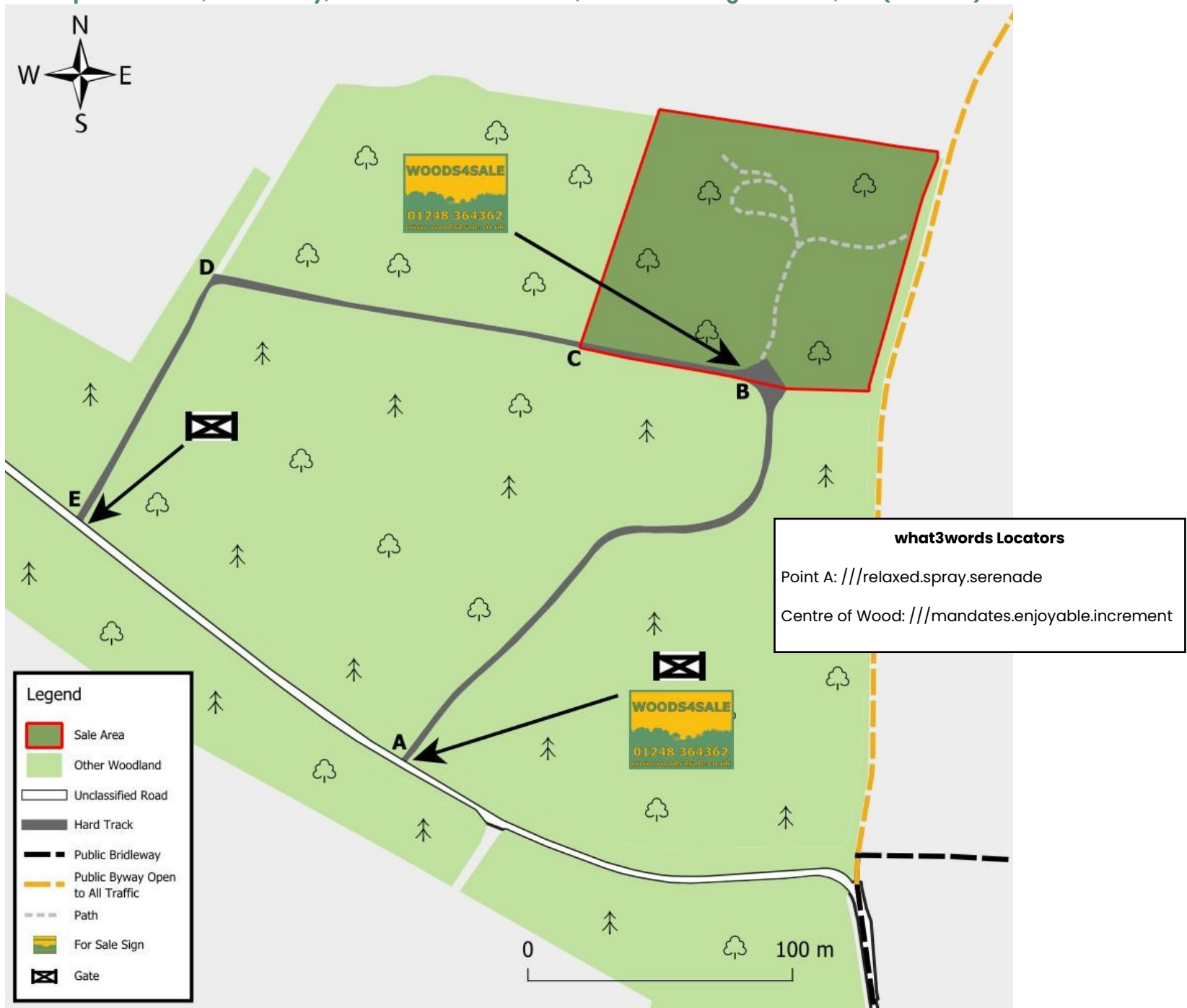




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