



Fifehead Wood, nr. Milton Abbas, Dorset



3.14 acres, £53,500 (freehold)

Nearest postcode: DT11 0HQ **OS Map No:** 194 ST 785 055 **what3words:** Entrance Gate ///opened.brick.received



A lovely mix of beech, ash and Norway spruce nestled in the Dorset National Landscape, 14 miles from Dorchester.

Fifehead Wood is situated within a larger wooded valley in peaceful rural Dorset, some 4 miles from the picturesque village of Milton Abbas. Access is over a series of forest tracks through locked gates.

Located over flinty chalk slopes with an access track running through the wood, the western side is made up of a mature canopy of beech, Norway spruce, oak, and ash, with occasional holly and hazel in the shrub layer below. The eastern side is a blend that includes Norway spruce, beech, lime, hazel, oak, yew and crab apple. You will also find stems of ash, alder and birch. A felling operation in this area has been followed by the re-planting of sycamore, oak and hazel, currently protected by tree shelters. These, if looked after by a keen weekend woodsperson, could create a lovely legacy for future generations.

During the warmer months of the year the ground layer is awash with potent wild garlic along with herb-Robert, wood anemones, primrose, foxglove and blackberry, all relished by our essential pollinators.

The west of the wood could certainly offer a number of locations to hone ones bushcraft skills, there is ample material to hand for this. Many areas within the woodland enjoy arresting views across the valley, a real tonic when sitting on a bench on a still summers evening.

An array of woodland wildlife inhabits Fifehead and the wider area, including fallow and muntjac deer, brown hare, wood mouse, fox and badger. Owl, buzzard, skylark, green woodpecker, lesser redpoll and many harmonious songbirds make up the feathered population.

Our Forester's Thoughts

Sam says...

"I would pitch a tent for overnight camping adventures, gazing at the stars. By day, nurturing the newer trees would certainly be a key requirement – strimming and clearing around the shelters would be one of the jobs to allow the trees to flourish.

I would fell the occasional mature tree for a firewood supply, utilising the five cubic metres per calendar quarter allowance.

Deer control is a good woodland management practice – the roe and muntjac deer here could provide a sustainable supply of venison."

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

Directions

- 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 pass a fork to the right (point **B**), but continue straight ahead (if you arrive at the tall locked steel deer gate, you have gone the wrong way).
- Five hundred metres beyond the fork, the track slopes steeply downhill with a tall wire deer fence on the right, continue down towards the bottom.
- As the track bears left and reaches another corner of the deer fence with a dilapidated high seat fixed to a tree (point **C**), turn right and continue up the track, keeping the tall deer fence on the right.
- After 60 metres you will arrive at a turning on the left (point **D**), Fifehead Wood is ahead and to the left of the wire deer fence.



Boundaries

- The eastern boundary **DJ** is the northeastern edge of the track, indicated by green paint on occasional wooden posts which may be offset by a short distance.
- The southern boundary **JHG** is indicated by orange paint on occasional trees, wooden posts and in part the plastic mesh deer fence, indicated by orange paint on fence posts.
- The southwestern boundary **GF** follows an earth bund indicated by green paint on occasional trees with occasional further strips of woodland, agricultural fence and farmland beyond.
- The northern boundary **FED** is the tall wire mesh deer fence.

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.

Management Obligations

Under the terms of the existing felling licence there is an obligation to maintain levels of tree cover in the newly replanted areas until 2030. Further details are available upon request.

Rights of Way

- *There is a right of way at all times and for all purposes over the route XYABCD.*
- *A right of way is reserved for forestry purposes only over the route DJ for the benefit of the woodland beyond.*
- *A right of way is reserved over the route DEH for the benefit of the woodland beyond.*
- *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.*

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:

- use the Property for any sort of racing whether with motorcycles car or other vehicles
- use the Property as a commercial campsite
- unreasonably damage the said tracks
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- 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





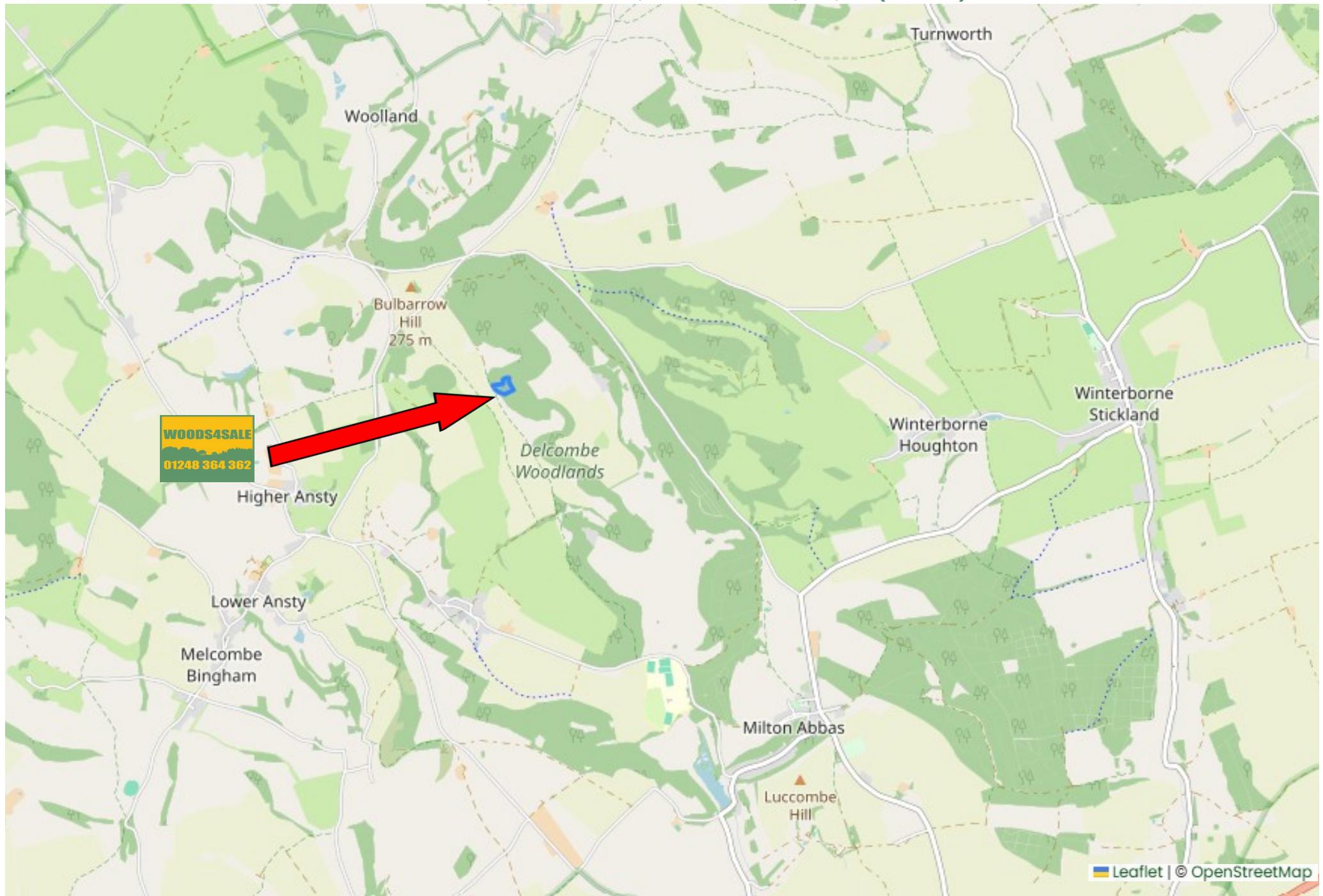
Disclaimer

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.

Note

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

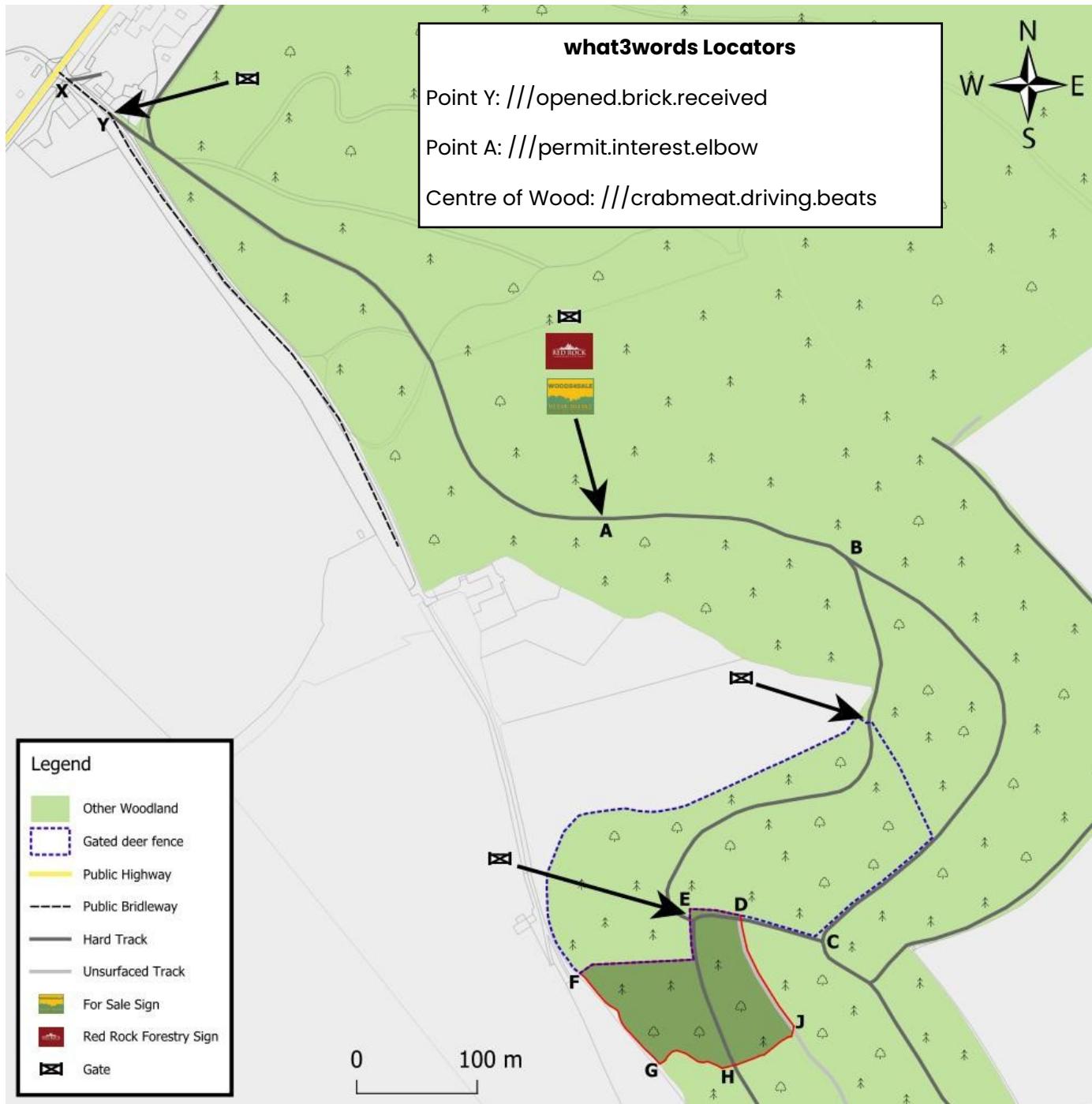
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