



Buckwell Wood, Leaden Roding, near Great Dunmow, Essex

1.85 acres, £50,000 (freehold)



Woods4Sale

Nearest postcode: CM6 1QQ **OS Map No:** 167 TL 599 128 **what3words:** Roadside gate (A): ///harder.whisk.sleeping



Stunning mature oaks, hornbeam and sycamore make this well accessed, Ancient Woodland a haven for wildlife and people alike.

Within easy reach of the M11 and tucked away in a beautiful corner of Essex, not far from the county town of Chelmsford, Buckwell Wood is a stunning example of ancient woodland and is home to a plethora of wildlife.

The towering canopy consists of mature oaks, sycamore and hornbeam, with some elm, willow, field maple and hazel making up the lower shrub layer. The woodland floor comes alive in the warmer months with swathes of wood anemone, bluebells and dog's mercury taking over - a testament to the thriving diversity and ancient history of this woodland, being under tree cover since at least the 1600s.

Buzzing with activity, it is easy to become immersed in the sights and sounds of woodland life at Buckwell. During my visit, I caught a glimpse of a muntjac deer nipping across the path in the dappled sunlight, and noted a striking mixture of birdsong from wrens, woodpecker, great tits and song thrush accompanied by the distant sounds of buzzards mewing overhead.

Buckwell is accessed via a solid surfaced track which is taken directly off the road, which allows for year-round entry into the wood and leads to a handy pull-in area of hardstanding big enough for two cars. Beyond this is a wonderful seating area, providing a focal point for many summer evenings under the tree canopy with family and friends.

Our Forester's Thoughts

Harry says...

"Buckwell Wood is a great example of an amenity woodland and is ready to enjoy immediately. A day of wildlife watching followed by a night under the stars would be a relaxing way to become better acquainted with the landscape, and the dawn chorus will be spectacular to witness!"

I would think about coppicing some of the older hazel stools, and re-establishing a rotation system, tackling a different section each winter. This staggered approach creates pockets of varying degrees of regeneration and is a great way to maximise diversity and manage light levels in a relatively small area.

Using the poles from the hazel coppicing, I might weave some hurdles for the seating area, make some walking sticks or even try my hand at charcoal production!"

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

Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)

Directions

- From the town of Great Dunmow, head south along the B184 towards The Rodings and Ongar passing over the A120.
- Continue through the villages of High Roding and Aythorpe Roding (this village is known as Roundbush Green on some maps) passing Aythorpe Roding village hall on the right.
- After 5.5 miles you will arrive at the village of Leaden Roding, passing the primary school on the right and fire station on the left.
- At the roundabout, take the first exit left at The Country Shop and then immediately left again (onto High Easter Road) signposted for The Easters.
- Continue along High Easter Road passing over the yellow lines that cross the road as you leave the village and passing the entrance to 'Chill's Bodyworks' on the left.
- After 0.4 miles you will drive through woodland either side of you. As the road bears left, turn right onto the track and Byway (point **X** on the plan).
- Continue along the track passing a gate with our Woods4Sale sign attached almost immediately after on the left (point **A**), please park in a safe place just beyond not obstructing the track or any access points.
- Climb over the gate (sorry, we do not provide keys for viewings) and the woodland is immediately to the left of the track, indicated by the wooden name sign beyond.

Rights of Way

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



Boundaries

- The north boundary is indicated by an earth bank, with ditch, verge and council road beyond.
- The east boundary is indicated by green paint on occasional wooden posts and trees.
- The south and southwest boundaries are the southern edge of the track, indicated by white paint on occasional wooden posts and trees that may be offset by a short distance.

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.

Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)

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.

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



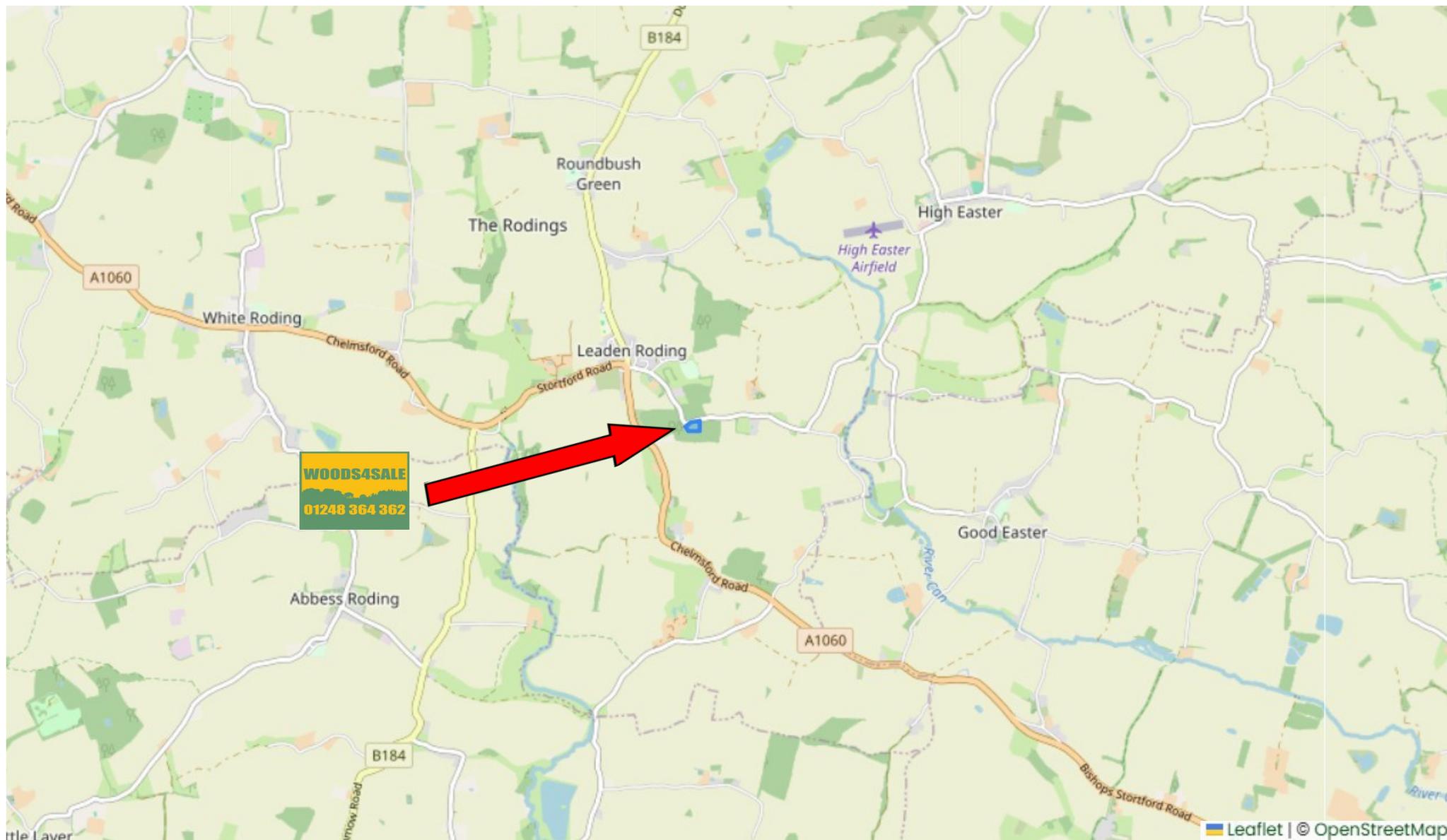
Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)



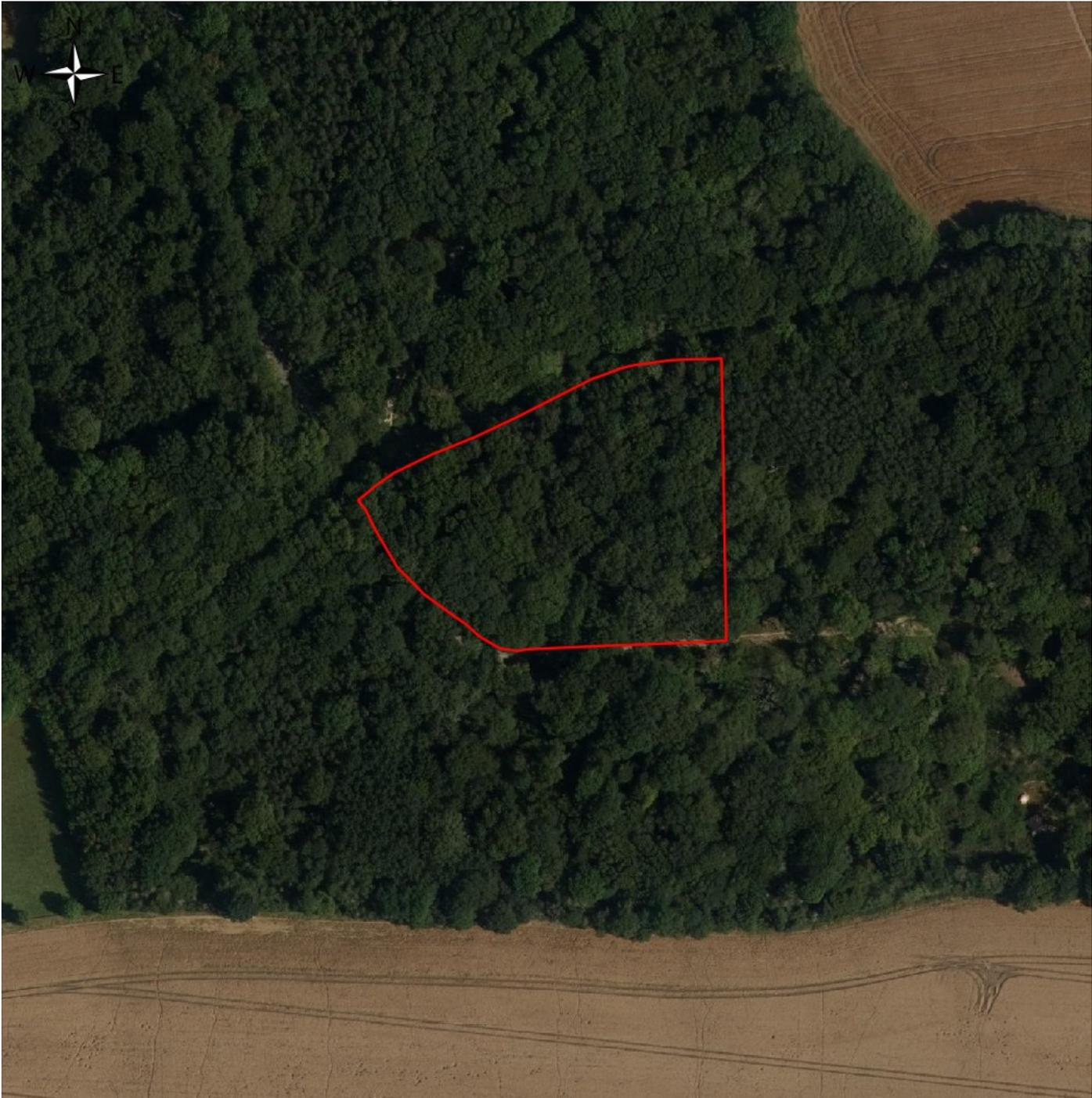
Disclaimer

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.

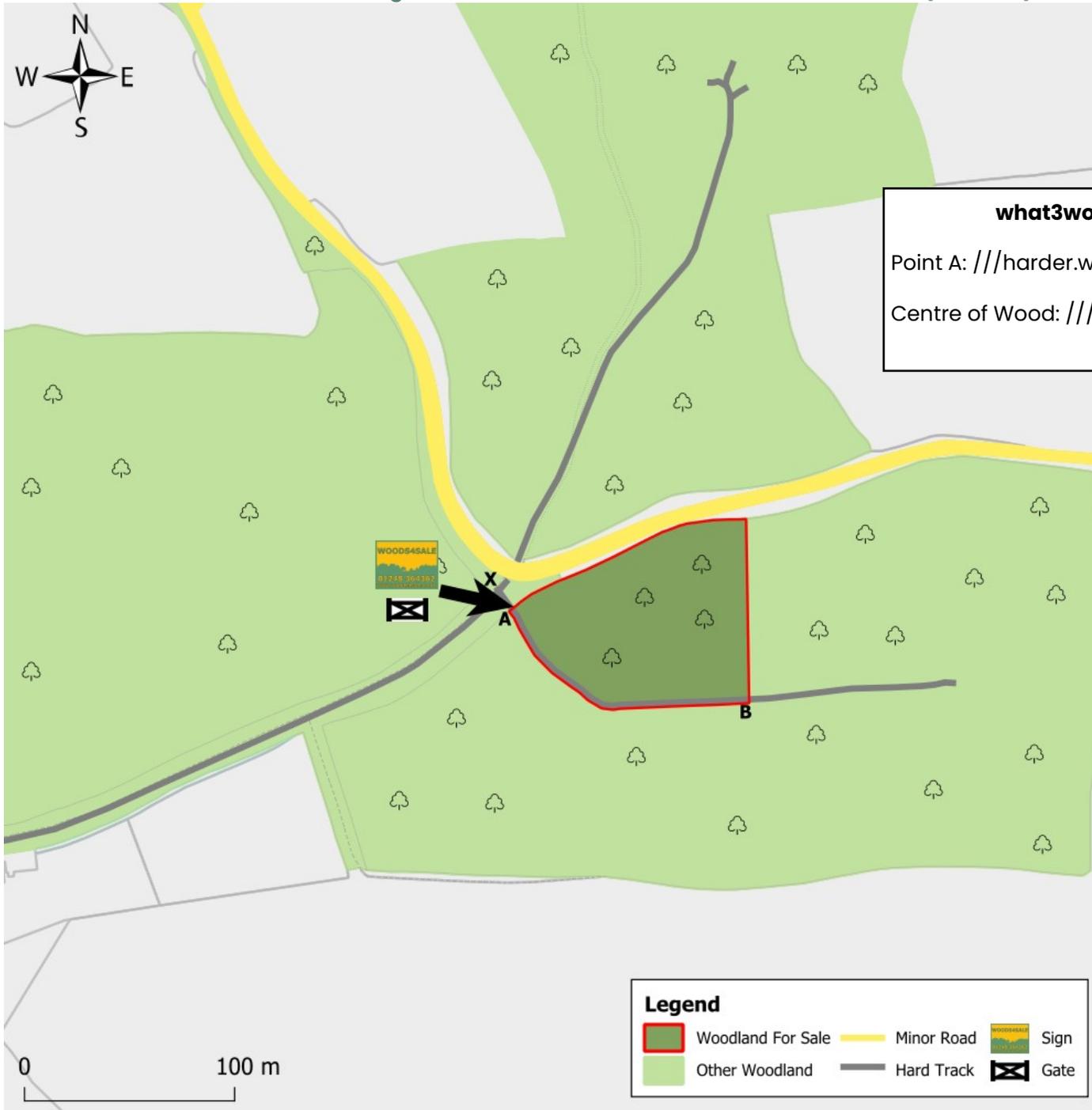
Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)



Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)



Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)



Buckwell Wood, Leaden Roding, near Great Dunmow, Essex. 1.85 acres, £50,000 (freehold)



Woods4Sale

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk