BLACKDOWN WOOD
Briantspuddle, near Dorchester, Dorset

43.30 Hectares / 107.00 Acres

FREEHOLD FOR SALE BY PRIVATE TREATY

Guide Price £500,000

Joint Selling Agents
John Clegg & Co - 01844 291384
Strutt & Parker LLP - 01722 344010
Symonds & Sampson LLP - 01305 261008
DIRECTIONS
From the Puddletown bypass (A35) take the Tolpuddle Ball exit (about 3 miles south-west of Bere Regis), signed to Affpuddle and Crossways. At the eastern side of the underpass below the A35 take the turning signed to Briantspuddle. Follow the road into Briantspuddle and continue straight on at the crossroads in the centre. The wood is on the right, a third of a mile after the crossroads with the entrance at point A on the sale plan. There are further accesses at points C and D. OS 1:50,000 Map 194 Ref SY815926. Nearest post code DT2 7HZ.

VIEWING
Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these sale particulars. Please be aware of hazards within the woodland when viewing.

DESCRIPTION
Situated just to the south of the “model” village of Briantspuddle, the wood was part of the extensive estate assembled by Ernest Debenham of the famous drapery business in the early 20th Century. At that time the property comprised woodland and heathland. Since then the heathland on the southern side has been planted to provide full woodland cover.

Blackdown Wood is a fascinating mix of crops ranging from a broadleaved belt along the northern boundary including beech, oak, ash, cherry, sweet chestnut and walnut. Crops range from mature to a recently felled area awaiting replanting with oak and sweet chestnut in the north east corner.

There are extensive areas of bluebells amongst the broadleaves along with daffodils and primroses. Hazel coppice is present as an understorey in many areas. On the western side is about 7 acres of hazel coppice which was previously worked by a local hurdler until the late 1970s.

The balance of the wood is strongly commercial in content containing some fine late rotation Douglas fir, Sitka spruce and western hemlock together with mature Scots pine and larch. Some are in mixture with broadleaves. The southernmost compartments are younger and strongly pine albeit with other conifer.

There is excellent access with public highways along three of the boundaries with entrances off each of these - points A, B and C on the sale plan. Internally there are a good series of tracks and rides serving the wood.

The woodland contains a geological Site of Special Scientific Interest (SSSI) - Cull-Pepper’s Dish. There are various wet areas which add to the nature conservation interest. The wood has a small pit in the north east which has provided a useful source of gravel for maintaining the woodland tracks and gateways.

It is understood Richard St Barbe Baker (1889-1982) - the famed forester, environmental activist and author - was involved with this woodland during the early 1900s. Mr Barbe Baker is perhaps best known as the founder of the Men of The Trees organisation which grew to be known as the International Tree Foundation which has a presence in over 100 countries.

The woodland forms lot 3 of the sale of Blackdown House Farm at Briantspuddle. This includes an 8-bedroom country house, flat, farm buildings and about 245 acres being offered in 6 lots by Strutt & Parker LLP and Symonds & Sampson LLP. Full details for the sale of the Farm can be found on their websites:

www.struttandparker.com
www.symondsandsampson.co.uk
The Schedule was prepared in 2014. Some felling has taken place on the north eastern boundary. A copy of the stocking plan is available on John Clegg & Co’s website www.johnclegg.co.uk

**TAXATION**

After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

**SPORTING RIGHTS**

The shooting rights are owned and included in the sale. They are not let. The stalking rights are let on a temporary licence which can be terminated on completion.

**MINERAL RIGHTS**

These are owned and included in the sale except as reserved by statute.

**FENCING**

There are no known fencing liabilities.

**RIGHTS OF WAY**

The woodland is sold with the benefit of a right of way over the route shown FHJ on the sale plan.

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**STOCKING SCHEDULE**

<table>
<thead>
<tr>
<th>Cpt.</th>
<th>Area (ha.)</th>
<th>P. Year</th>
<th>Principal Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>1.5</td>
<td>1900</td>
<td>Hazel coppice; mature beech, oak ash</td>
</tr>
<tr>
<td></td>
<td>0.4</td>
<td>1930</td>
<td>Scots pine</td>
</tr>
<tr>
<td>1b</td>
<td>1.5</td>
<td>1900</td>
<td>Mixed broadleaves with hazel coppice</td>
</tr>
<tr>
<td>1c</td>
<td>1.8</td>
<td>1900/1959</td>
<td>Beech, Sitka spruce</td>
</tr>
<tr>
<td>2a</td>
<td>0.3</td>
<td>1900/1972</td>
<td>Oak, ash with coppice under-planted 1972.</td>
</tr>
<tr>
<td>2b</td>
<td>1.0</td>
<td>1958</td>
<td>Beech, Douglas fir</td>
</tr>
<tr>
<td>2c</td>
<td>0.6</td>
<td>1900</td>
<td>Oak, ash with coppice</td>
</tr>
<tr>
<td>2d</td>
<td>0.2</td>
<td>1900</td>
<td>Mixed broadleaves with coppice</td>
</tr>
<tr>
<td>2e</td>
<td>0.4</td>
<td>1957</td>
<td>Douglas fir, Sitka spruce, western hemlock</td>
</tr>
<tr>
<td>3a</td>
<td>0.8</td>
<td>1930</td>
<td>Silver fir</td>
</tr>
<tr>
<td>3b</td>
<td>1.2</td>
<td>1936</td>
<td>Scots pine, larch</td>
</tr>
<tr>
<td>3c</td>
<td>0.3</td>
<td>1957/1972</td>
<td>Beech, oak/beech, Norway spruce</td>
</tr>
<tr>
<td>4</td>
<td>3.9</td>
<td>1958/1959</td>
<td>Corsican pine, Scots pine, Douglas fir, beech</td>
</tr>
<tr>
<td>5a</td>
<td>4.5</td>
<td>1969</td>
<td>Scots pine</td>
</tr>
<tr>
<td>5b</td>
<td>0.7</td>
<td>1930/1960</td>
<td>Beech, Douglas fir, Cull-Pepper’s Dish</td>
</tr>
<tr>
<td>5c</td>
<td>4.3</td>
<td>1960</td>
<td>Douglas fir, Scots pine, beech</td>
</tr>
<tr>
<td>6a</td>
<td>0.6</td>
<td>1936</td>
<td>Scots pine</td>
</tr>
<tr>
<td>6b</td>
<td>4.7</td>
<td>1964</td>
<td>Lodgepole pine, Sitka spruce, Douglas fir, larch, beech</td>
</tr>
<tr>
<td>9a</td>
<td>5.0</td>
<td>1964</td>
<td>Douglas fir, Norway spruce</td>
</tr>
<tr>
<td>9b</td>
<td>1.4</td>
<td>1946</td>
<td>Larch</td>
</tr>
<tr>
<td>10</td>
<td>8.0</td>
<td>1964</td>
<td>Scots pine, western hemlock</td>
</tr>
<tr>
<td>Total</td>
<td>43.1 hectares</td>
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<td></td>
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</tbody>
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The woodland is sold subject to rights of way in favour of Allotments Plantation for all purposes over the routes shown BEFG and EG on the sale plan and for timber haulage over the route KL. Adjoining houses have rights of way for all purposes over the route marked DPOQ. The Water Authority has a right of access to its disused reservoir in the north east of the wood.

**RIGHTS AND EASEMENTS**

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

**WAYLEAVES**

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

**PLANS AND AREAS**

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

**TENURE AND POSSESSION**

Freehold. Vacant possession will be given on completion.

**METHOD OF SALE**

Blackdown Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Haddenham office on 01844 291384.

**OFFERS AROUND £500,000 ARE INVITED**

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**IMPORTANT NOTICE**

John Clegg & Co, Strutt & Parker LLP and Symonds & Sampson LLP 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 the Agents or the vendor. (3) None of the statements contained in these particulars as to this property is 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) The vendor does not make or give, and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2017.

John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522. Its registered office is at 13 Hill Street, Berkeley Square, London W1J 5LQ.

Joint Selling Agents

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