



FREEHOLD FOR SALE BY PRIVATE TREATY

22.18 Acres (8.98 Hectares)

EAST WOOD

Stokenchurch, Buckinghamshire

Offers over £170,000 are invited for this property

OS Grid Ref: SU769949 Lat/Long: 51.647440, -0.888990 Nearest Post Code: HP14 3UW
what3words: reinstate.daydreams.recitals

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

East Wood is situated to the south-east of Stokenchurch close to the M40. Stokenchurch is 7 miles from High Wycombe, 23 miles from Oxford and 37 miles from London (Marble Arch). All distances are approximate.

DESCRIPTION

East Wood is the south-western portion of a larger woodland with the same name. The whole wood was in the same ownership until about 10 years ago. It was well known in forestry circles having won the 1996 Royal Agricultural Society of England Silver Medal Certificate for Natural Regeneration (Class 8) and the 1998 Chilterns Woodland Award for demonstrating the highest standards of silviculture management. This sale offers the opportunity to acquire a portion of this fine beech woodland which lies within the Chiltern Area of Outstanding Natural Beauty.

East Wood remains a maturing beech woodland with occasional oak, ash, wild cherry and holly. There is a dense understorey of circa 30 year old beech natural regeneration. The new owner will have the opportunity to influence the future direction of the wood. With the high proportion of maturing beech small coupe felling and replanting could be considered. Species could be varied with oak, lime, black walnut and yew among the options. The wood is classified as Ancient and Semi Natural Woodland (ASNW). This designation indicates there has been continuous tree cover since before 1600 AD.

There is good access off the B482 over a principally tarmac road running close to the property's southern boundary.

SPORTING AND MINERAL RIGHTS

Sporting Rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland has the benefit of a right of way for all purposes over the route marked CDE on the sale plan subject to paying a fair proportion of the cost of maintenance according to use.

The woodland is sold subject to a right of way in favour of neighbouring landowners over the route marked AB on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

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

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. 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.

VIEWING

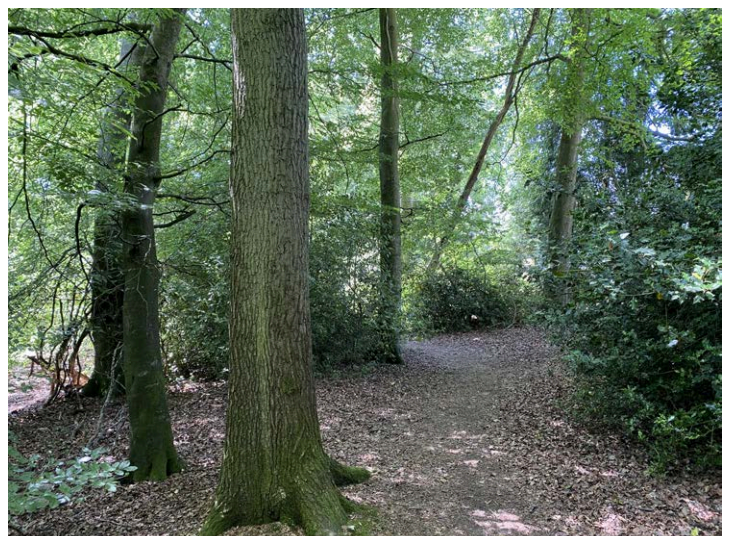
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

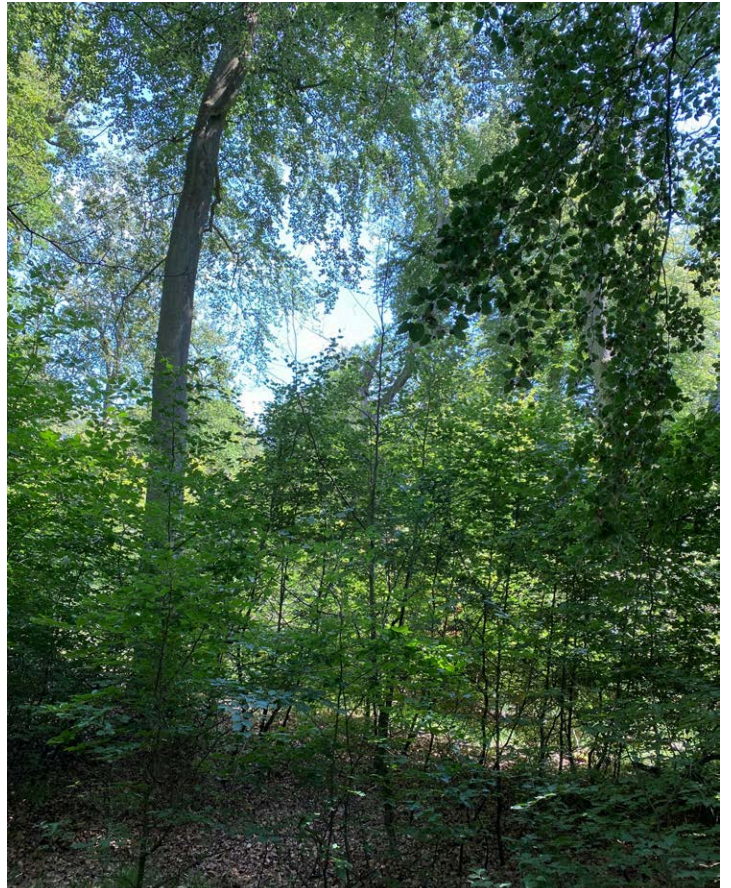
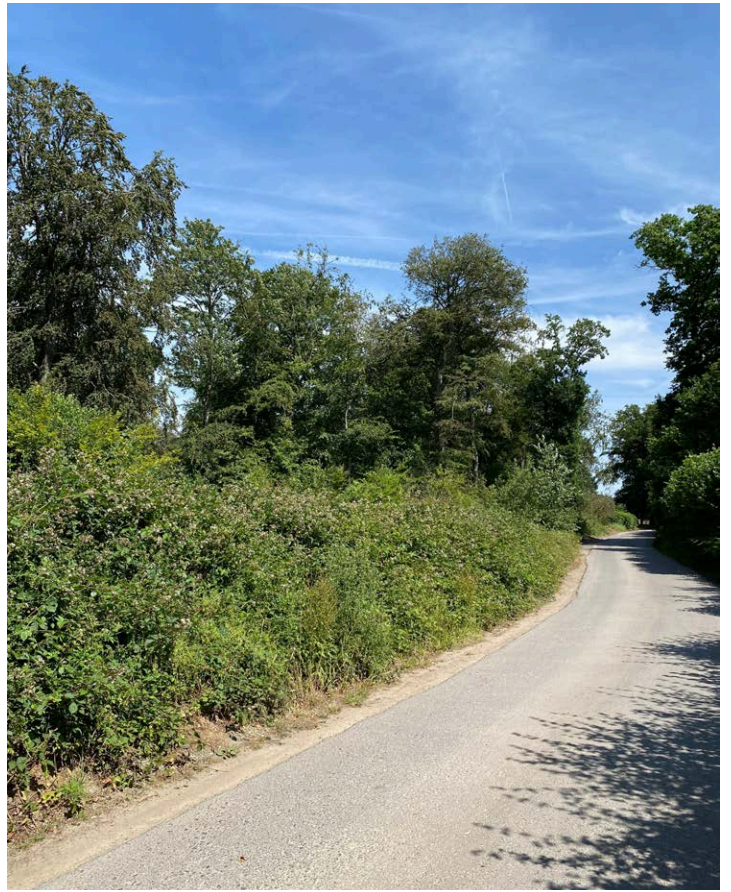
METHOD OF SALE

East Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk

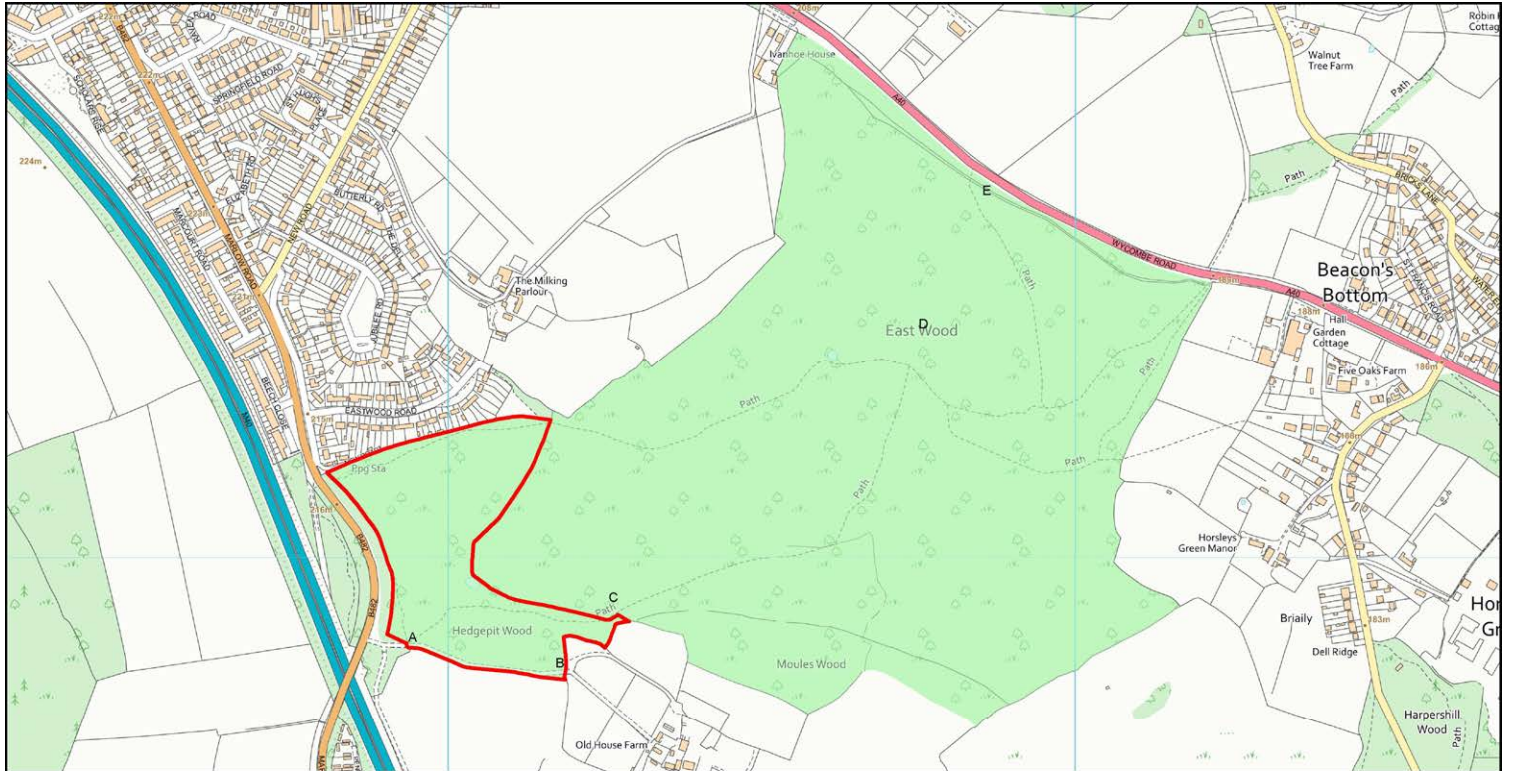




IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared July 2023.





East Wood

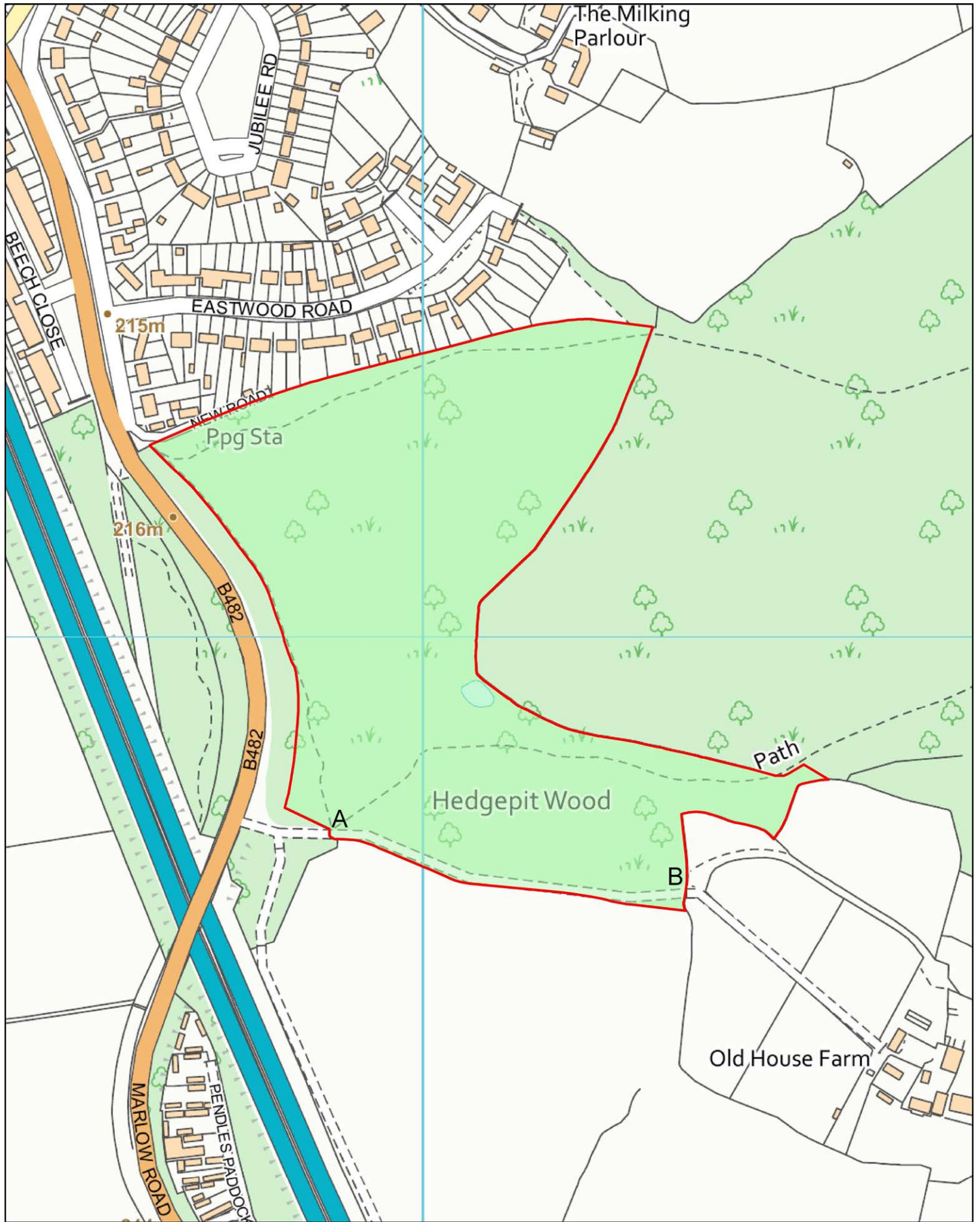
Location SU 775 953
 Scale 1:12,000 @ A5
 Drawing No. X19950-03
 Date 28.07.23



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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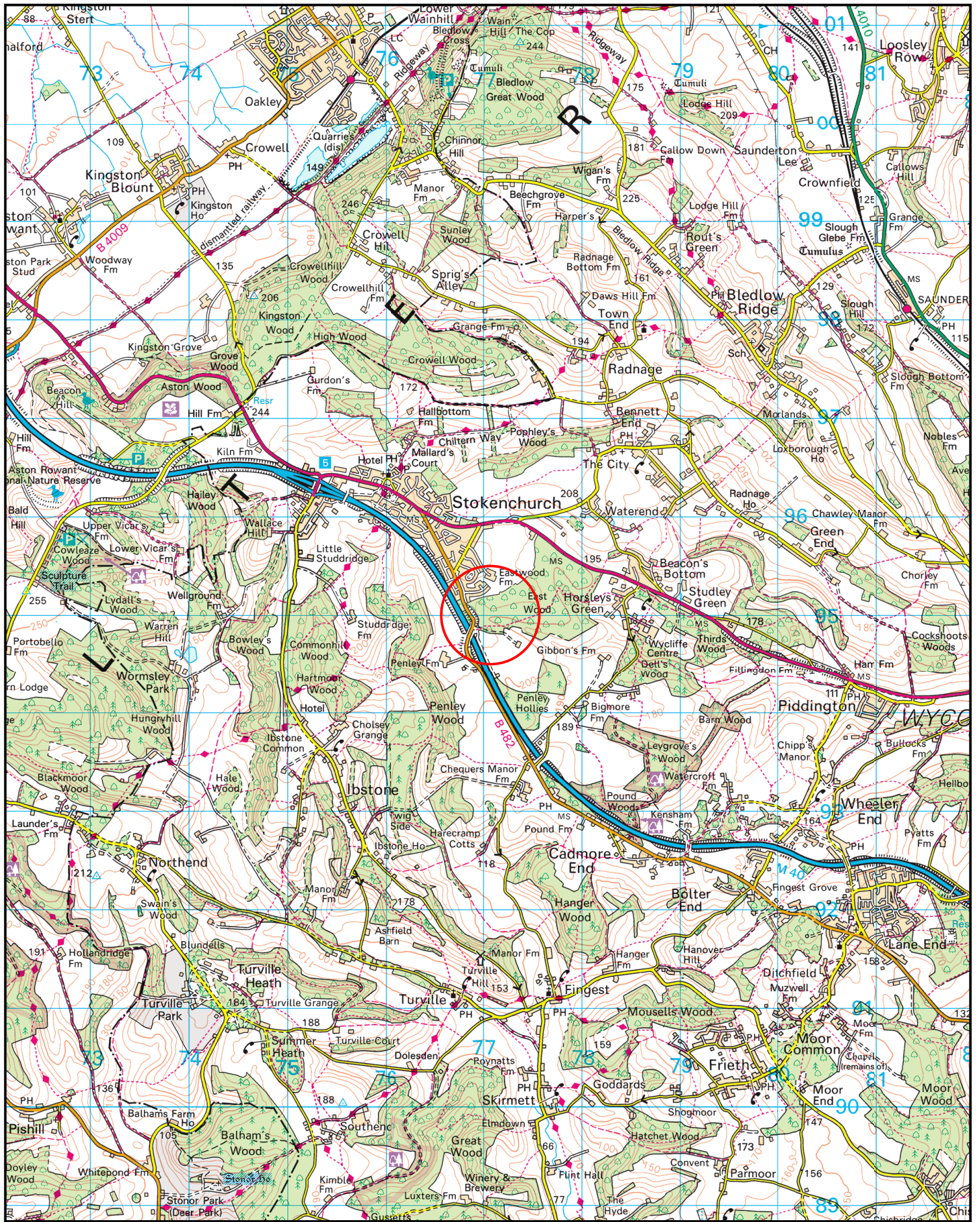
Location SU 770 950
 Scale 1:3,500 @ A4
 Drawing No. X19950-01
 Date 21.06.23



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Location SU 770 950
 Scale 1:50,000 @ A4
 Drawing No. X19950-02
 Date 21.06.23



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EAST WOOD

Stokenchurch, Buckinghamshire



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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