



FREEHOLD FOR SALE BY PRIVATE TREATY

9.48 Acres (3.84 Hectares)

# HAMPDEN BOTTOM WOOD

Near Great Missenden, Buckinghamshire

**Offers Around £105,000 are invited for this property**

OS Grid Ref: SP862024 Lat/Long: 51.713496,-0.750825 Nearest Post Code: HP16 9PR  
what3words: release.reader.character

## Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact John Clegg or Jack Clegg

Find more woodland properties for sale on our website



## LOCATION

Hampden Bottom Wood is situated 2 miles to the west of Great Missenden, 7 miles to the north of High Wycombe and 37 miles north-west of London.

All distances are approximate.

## DESCRIPTION

Located within the Chilterns National Landscape and Green Belt, Hampden Bottom Wood is a delightfully attractive broadleaf woodland set in rolling Buckinghamshire countryside.

Up until 1985 the wood formed part of the local Hampden Estate which had been associated with the Hampden family for 900 years. Hampden House, the former home of Patriot John Hampden, a cousin of Oliver Cromwell, stands at the end of the avenue which runs along the southern boundary of the wood and heads west.

Species composition is typical of woods in this area and comprises mature oak, beech, ash and cherry as well as lime, sycamore, and sweet and horse chestnut.

In the spring bluebells are evident throughout and add to the attraction of the wood.

## 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 is a fencing liability along the southern and western boundaries, as shown with inward facing T-marks on the sale plan, requiring a stockproof fence to be maintained.

## RIGHTS OF WAY

The woodland is sold subject to a right of way up to a width of twenty feet with or without vehicles for the purposes of timber extraction only in favour of a neighbouring landowner over the route shown AB on the sale plan.

## COVENANTS

Not to undertake sawing operations of any nature between the times of 7pm and 7am on any day.

Not to erect or permit to be erected any building or structure on the land.

Not use the land for any trades or business whatsoever (other than a forestry business and ancillary uses).

## 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

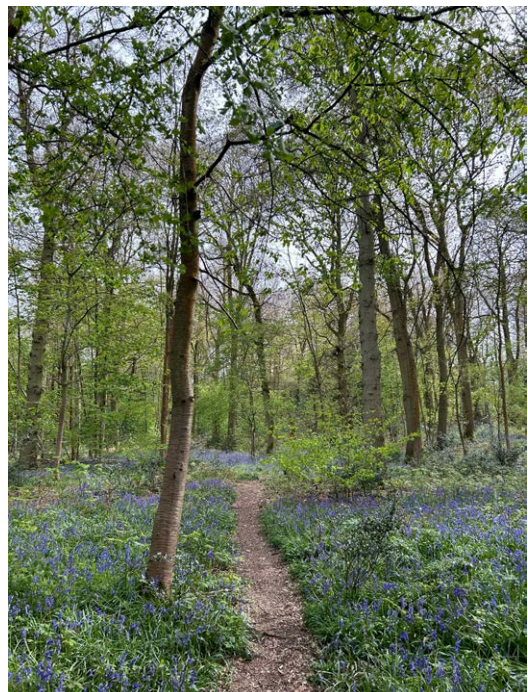
You can view without appointment during daylight hours providing you carry a set of these sale particulars. We would advise parking at point X on the sale plan. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

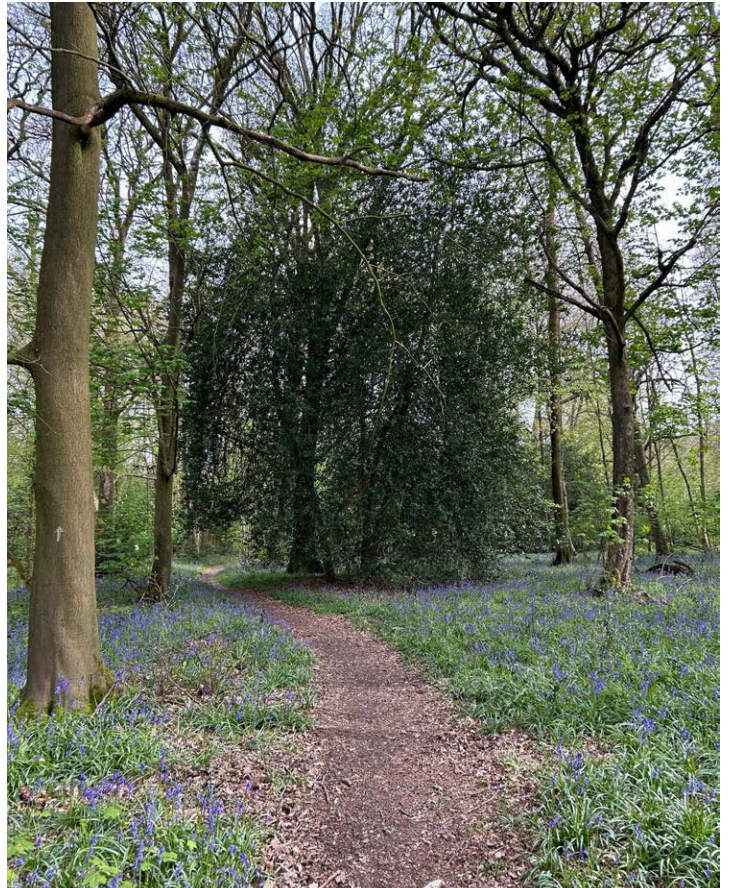
Hampden Bottom Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## 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](http://www.gov.uk)



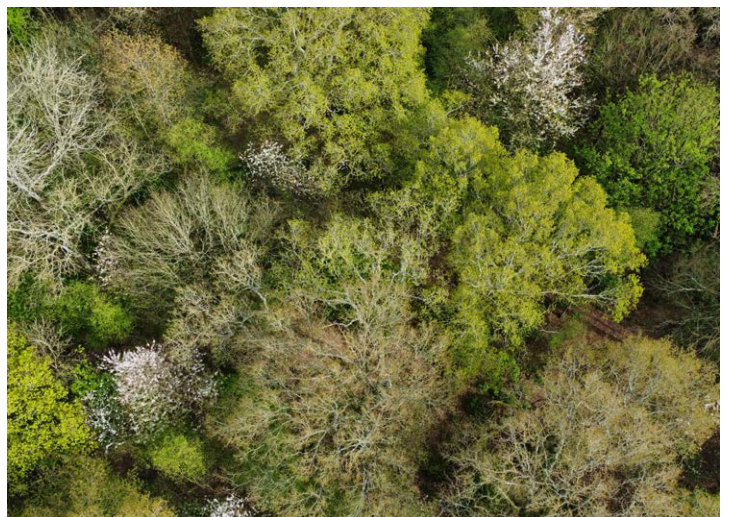
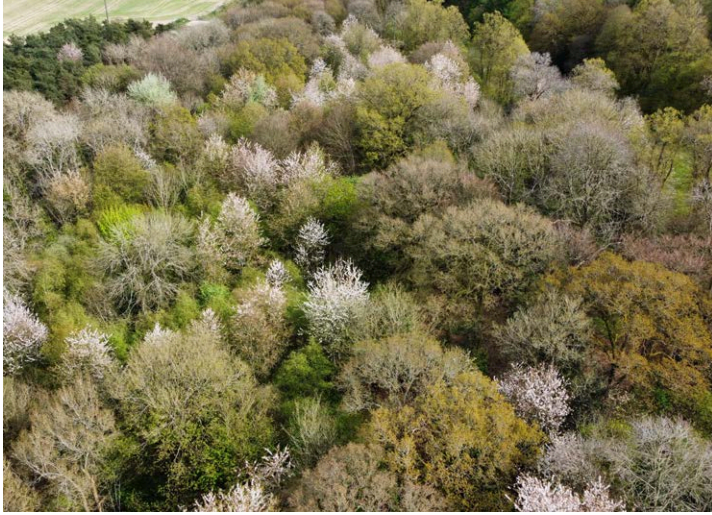
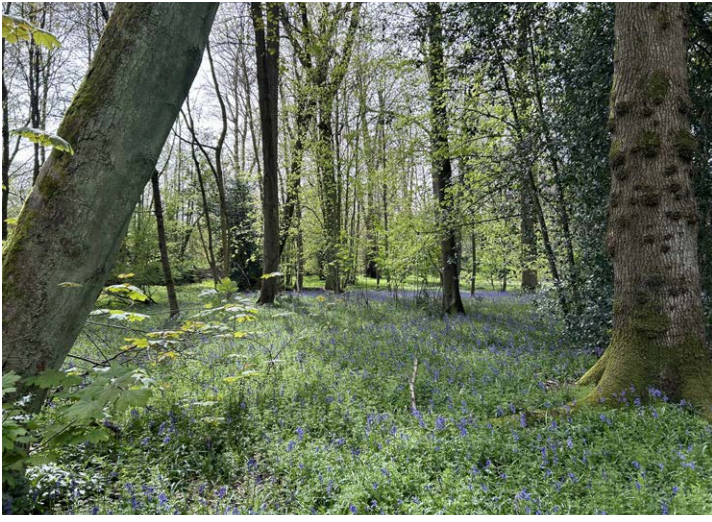




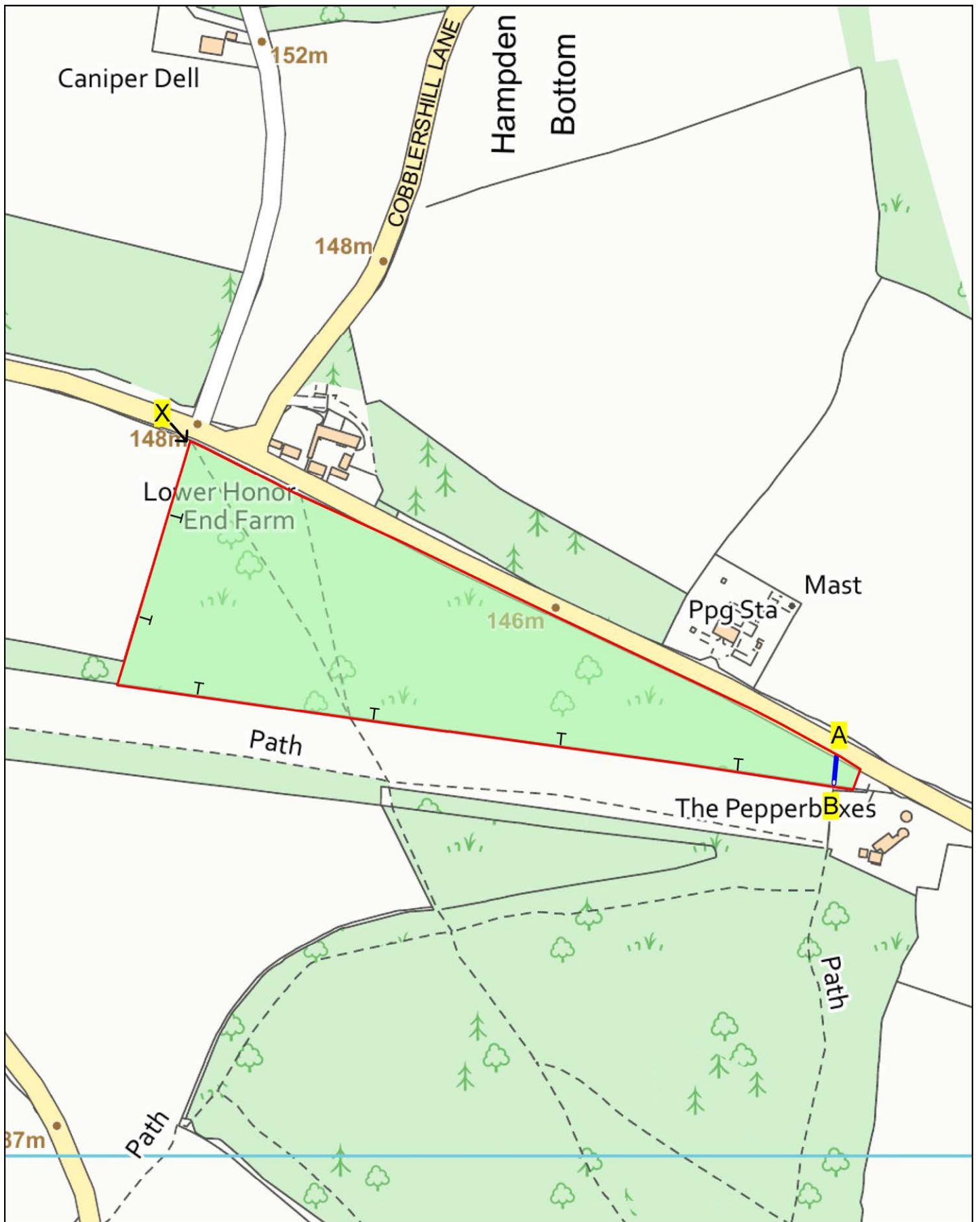
#### IMPORTANT NOTICE

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 April 2024.









## Hampden Bottom Wood

Location SP 864 023  
 Scale 1:3,000 @ A4  
 Drawing No. Y22095-01  
 Date 19.04.24



**Tustins**

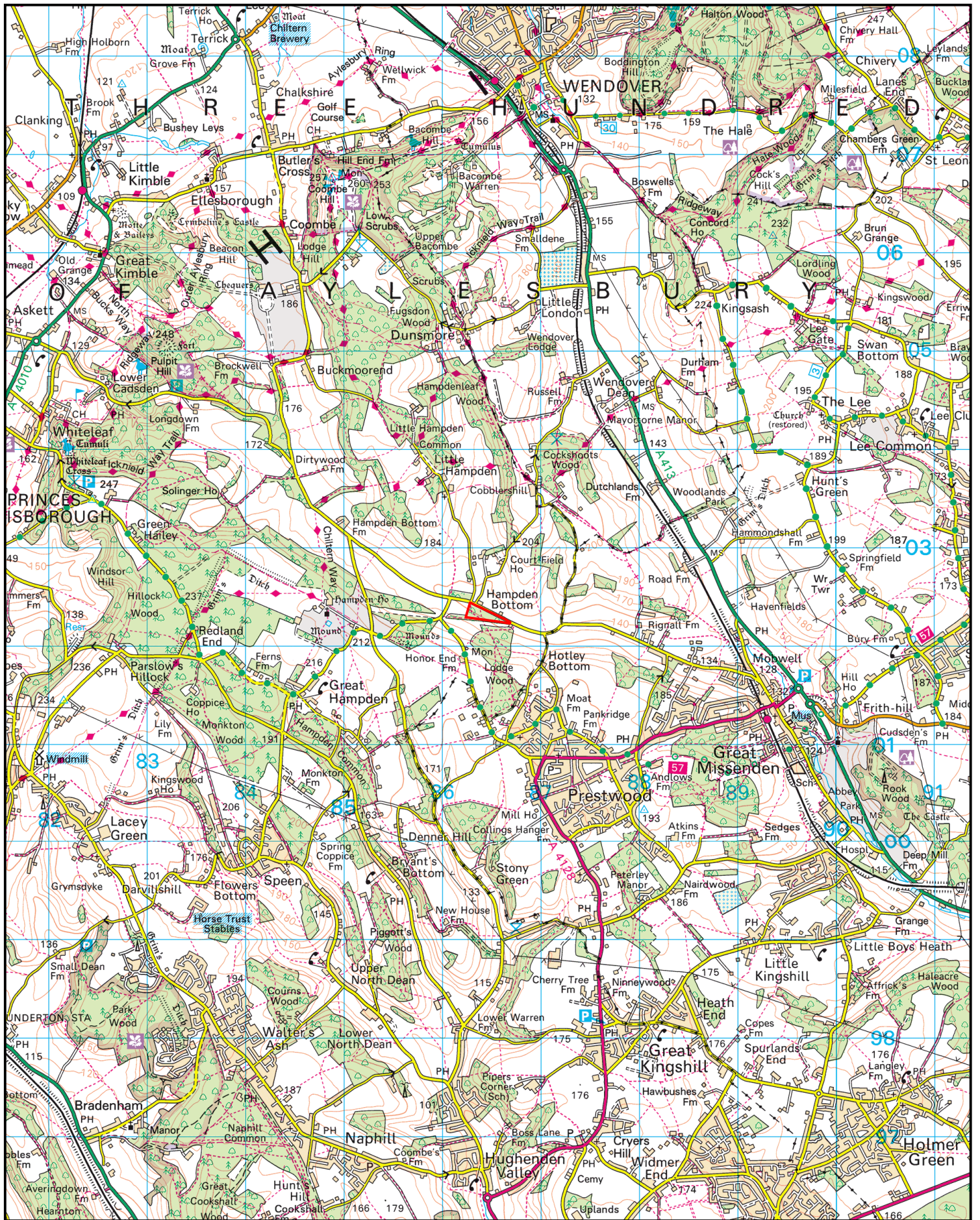
Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Hampden Bottom Wood

Location SP 864 023  
 Scale 1:50,000 @ A4  
 Drawing No. Y22095-02  
 Date 19.04.24



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# HAMPDEN BOTTOM WOOD

Near Great Missenden, Buckinghamshire



  
**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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