



FREEHOLD FOR SALE BY PRIVATE TREATY

95.12 Acres (38.49 Hectares)

WITHY COPSE

Gallowstree Common, near Henley-on-Thames, Oxfordshire

Offers over £850,000 are invited for this property

OS Grid Ref: SU683807 Lat/Long: 51.520965,-1.014810 Nearest Post Code: RG4 9HT
what3words: spoon.increases.polka

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

Situated within the hamlet of Gallowstree Common, 6 miles west of Henley-on-Thames and 6 miles north of Reading. All distances are approximate.

DESCRIPTION

Withy Copse is located within the attractive south Oxfordshire countryside on the southern edge of the Chiltern Hills.

A traditional Chilterns beech wood, the woodland comprises predominantly of mature beech with oak, cherry, silver birch and sweet chestnut also featuring, including within an area of younger planting in the north-west.

The woodland has clearly been developed for timber harvesting with the beech showing good form with generally tall and straight stems and a high canopy. Natural regeneration has also been encouraged successfully throughout although a lack of thinning in recent years has resulted in the rides becoming overgrown.

The entirety of the woodland is classified as Ancient and Semi-Natural Woodland (ASNW) meaning the land has probably been under continuous tree cover since before 1600 AD. Woodlands that are classified as Ancient are often assisted with enhanced grant aid provided by the Forestry Commission. This is normally to assist with managing the wood to maintain or restore its status as an Ancient woodland.

Withy Copse benefits from two vehicular access points off Wyfold Road on the eastern boundary, shown X and Y on the sale plan, as well as a further potential undeveloped vehicular access off Park Lane to the west of the woodland, shown Z on the sale plan.

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.



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. The entrance gate is locked however access to the woodland on foot is possible at various points off Wyfold Rd.

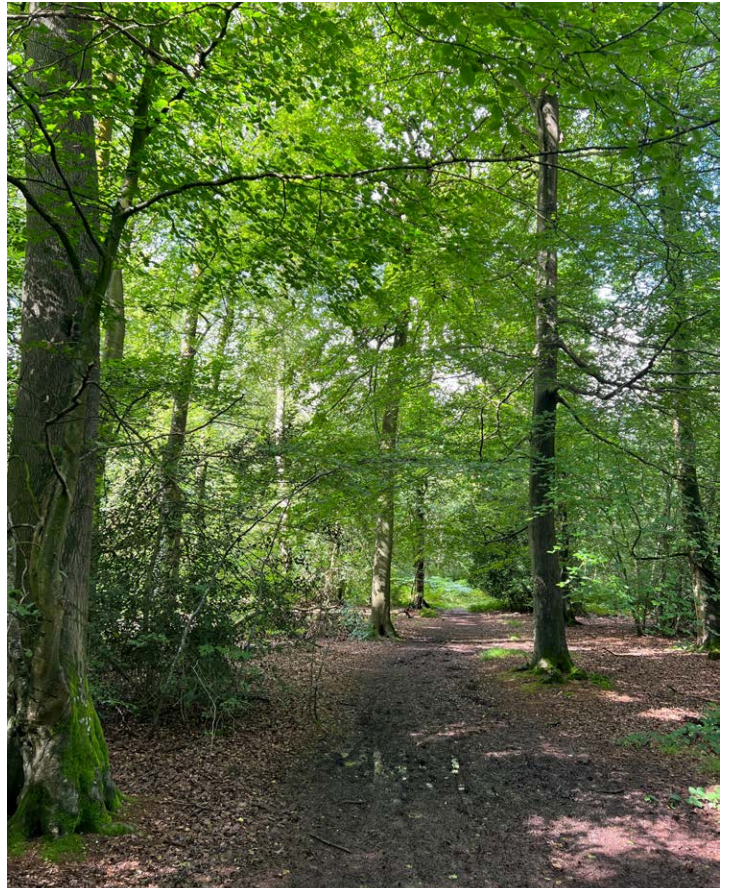
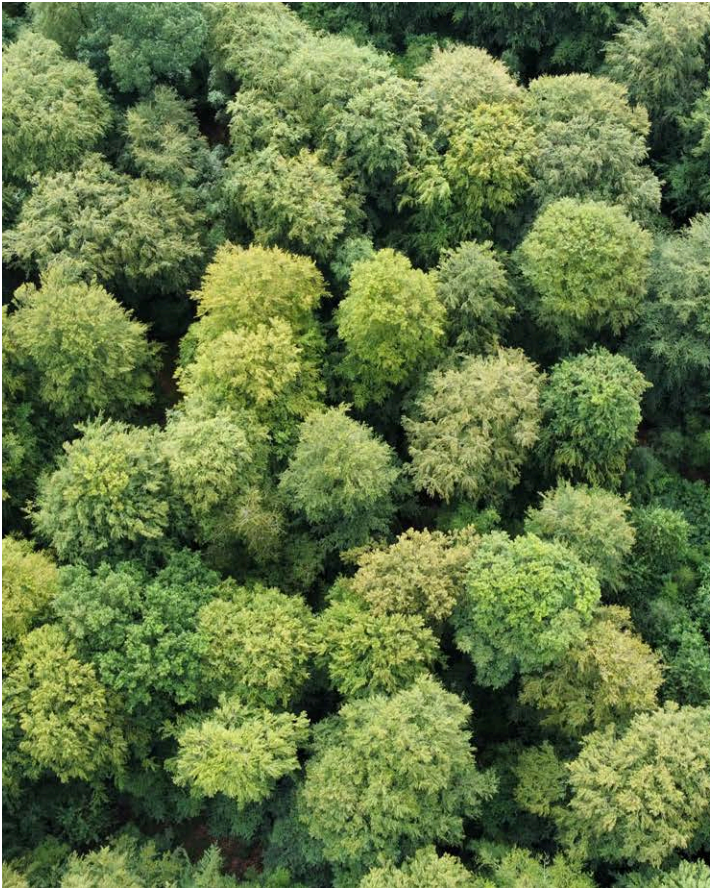
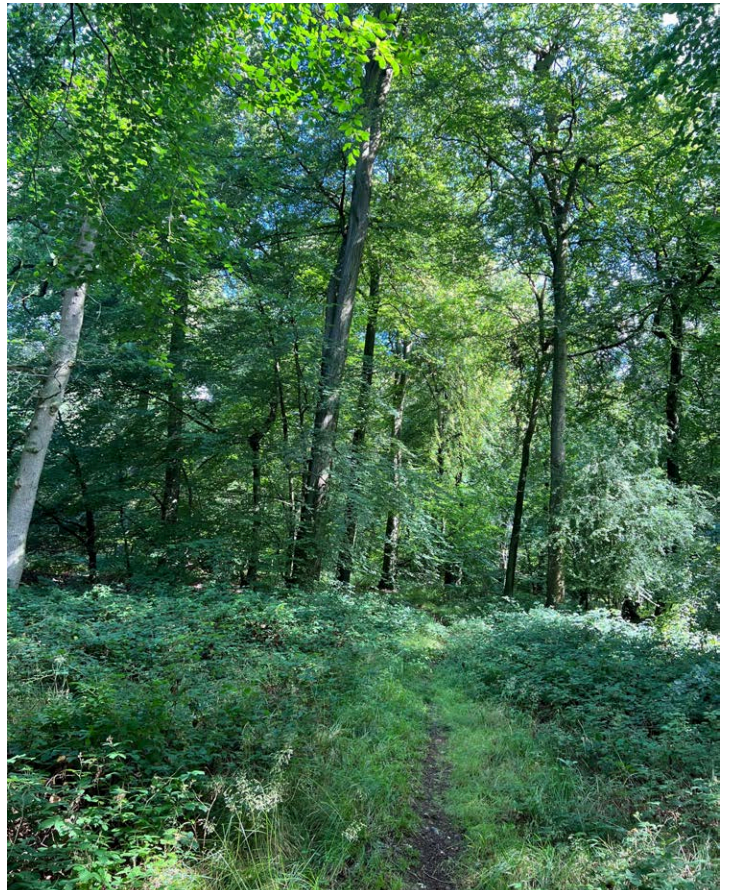
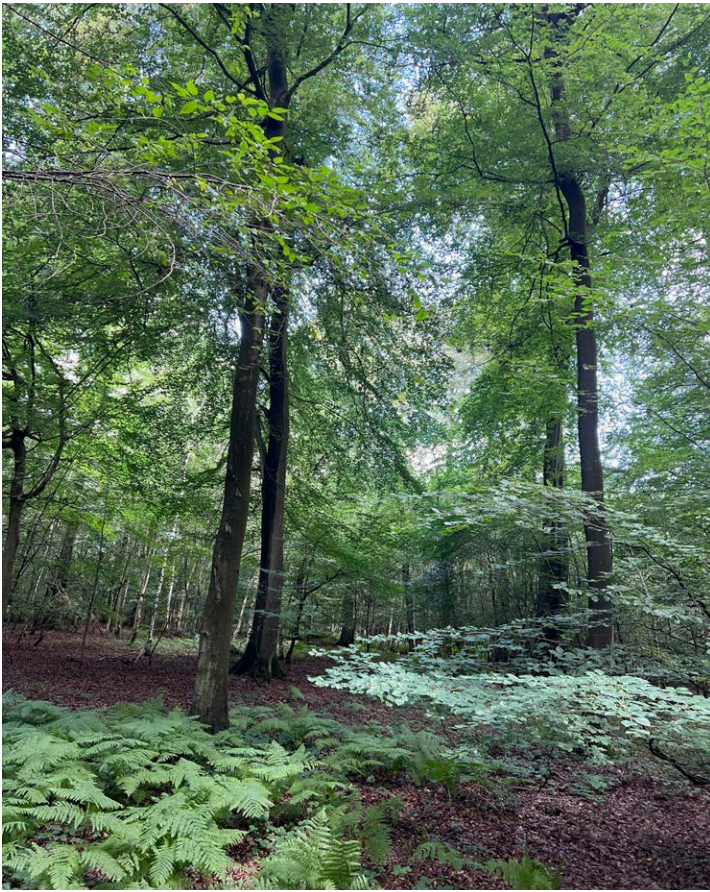
METHOD OF SALE

Withy Copse 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



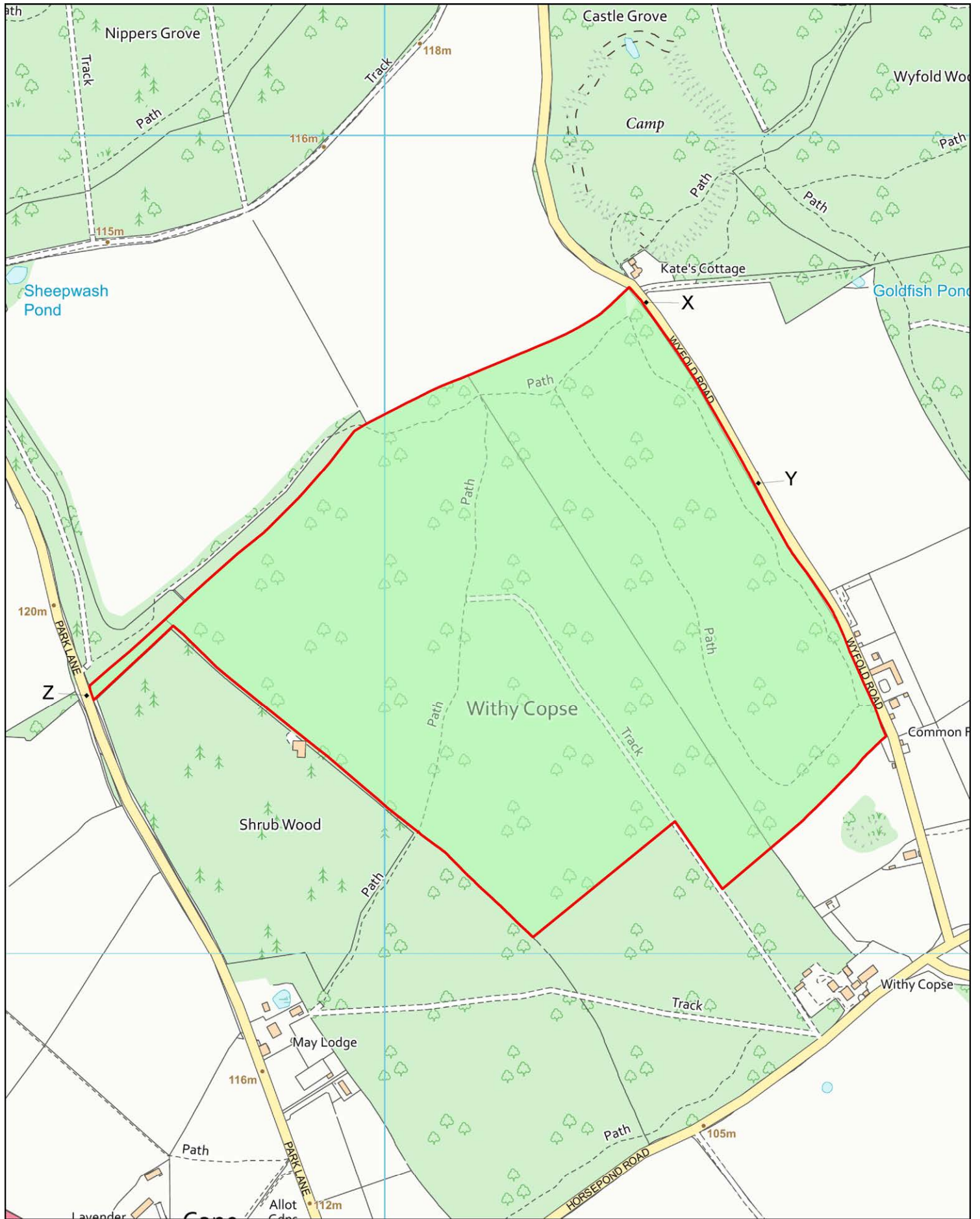


IMPORTANT NOTICE

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 August 2023.







Withy Copse

Location SU 682 804
 Scale 1:6,000 @ A4
 Drawing No. X20286-01
 Date 07.08.23



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Withy Copse

Location SU 682 804
 Scale 1:50,000 @ A4
 Drawing No. X20286-02
 Date 07.08.23



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WITHY COPSE

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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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