



FREEHOLD FOR SALE BY PRIVATE TREATY

10.05 Acres (4.07 Hectares)

Buckenhill Wood

Bromyard Downs, Bromyard, Worcestershire

Offers Around £75,000 are invited for this property

OS Grid Ref: SO668569 Lat/Long: 52.210126,-2.486194 Nearest Post Code: HR7 4PF
what3words: pancake.trips.suave

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



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 February 2025.

LOCATION

Buckenhill Wood is located just to the north of Bromyard Downs half a mile from the B4203 Bromyard to Great Witley Road. Bromyard and the A44 Worcester road are just 2 miles to the south. Worcester is around 14 miles. All distances are approximate.

DESCRIPTION

Buckenhill Wood is a rare offering in this part of the country.

The wood is partly stocked with a maturing overstorey 30 to 40 years old including oak, wild cherry and small leaved lime. This crop, which fully covered the entire land area, was originally planted in mixture with a reasonable amount of ash which has failed due to *Chalara fraxinea* (ash dieback). The diseased trees have now been selectively felled and a large area of restocking has been undertaken. A visitor will see a large number of young saplings planted in tubex tubes. The stocking of this replanting is at 2500 trees per hectare which should help create a dense but productive native woodland with a number of groups of Norway spruce interspersed and growing without protection. The exact species mix is 40% Norway spruce, 25% oak, 15% wild cherry, 10% Hornbeam, 5% Rowan, 5% small leaved lime. The current owners have looked after these saplings well and a new owner should see the young trees thrive as they grow.

The replanting work has been funded by a grant from Forestry Commission England and a new owner will be expected to take on the liabilities of this scheme as well as the replanting liability contained within the felling licence. These documents are available from the Selling Agents upon request.

Access into the wood is easy via a wide gateway, point A on the sale plan. This opens onto an internal track that is on the edge of the property. This is shown as the route AB on the sale plan. This track is also a public footpath. Please do not drive into the wood along this track as it is only stoned for a short distance.

The wood is not classified as Ancient woodland. This gives an owner quite a lot of flexibility to manage the wood more commercially if desired.

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 is sold subject to a right of way for all purposes in favour of neighbouring landowners over the route shown with a broken blue line and marked AB on the sale plan.

MANAGEMENT

Buckenhill Wood is managed by Bronwin & Abbey based in Llandrindod Wells. Their Mr Robert South will be pleased to discuss future management with prospective purchasers. He can be contacted on 01597 825900.

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

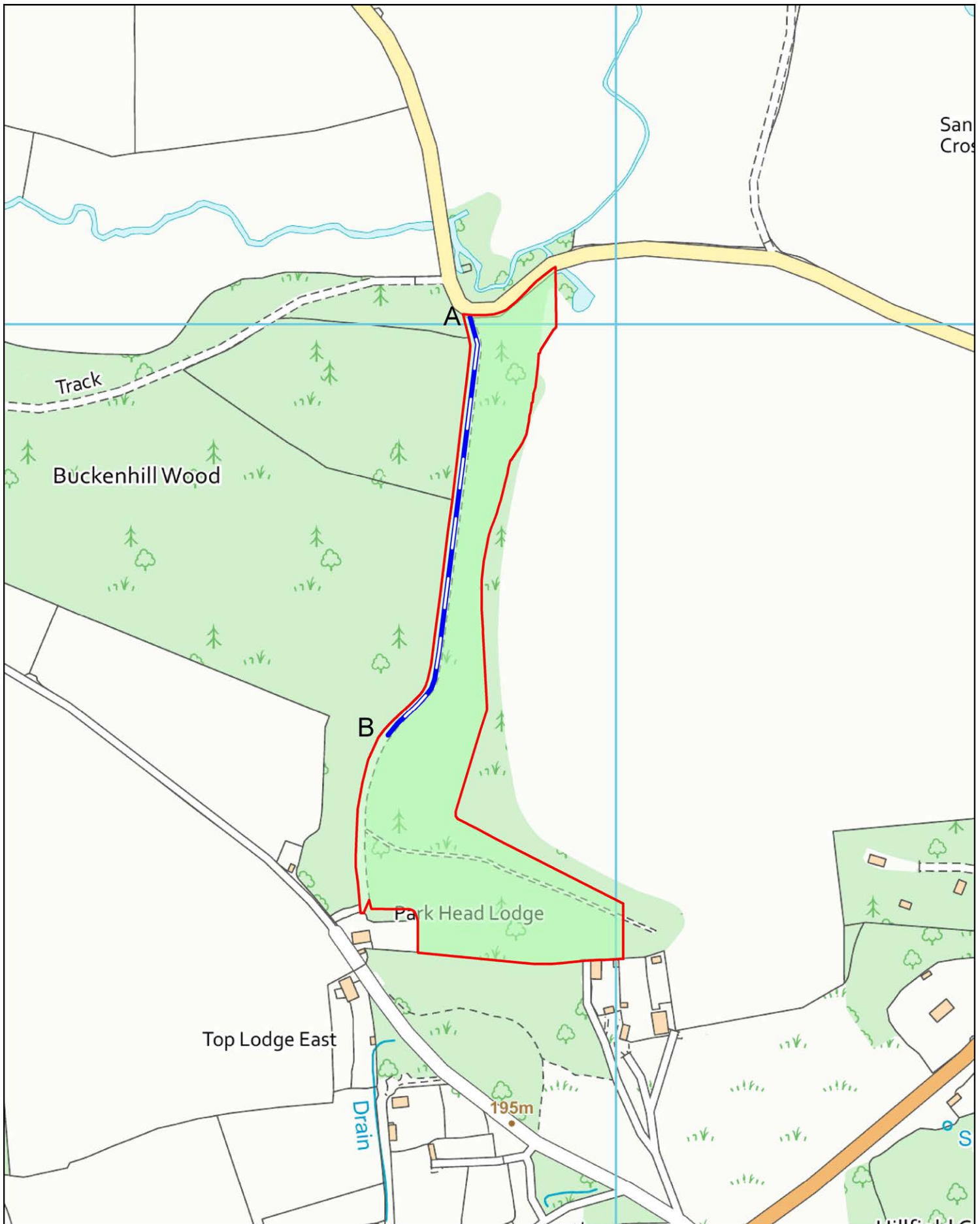
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Buckenhill 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 purchase. Further information can be obtained from the HMRC website www.gov.uk



Buckenhill Wood

Location SO 669 567
 Scale 1:4,000 @ A4
 Drawing No. Y24385-01
 Date 18.02.25



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Buckenhill Wood

Location SO 669 567
 Scale 1:50,000 @ A4
 Drawing No. Y24385-02
 Date 18.02.25



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BUCKENHILL WOOD

Bromyard Downs, Bromyard, Worcestershire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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