



FREEHOLD FOR SALE BY PRIVATE TREATY

53.77 Acres (21.76 Hectares)

HOLCOMBE COPSE

Hinton St George, Somerset

Offers Around £275,000 are invited for this property

OS Grid Ref: ST403103 Lat/Long: 50.889233,-2.848025 Nearest Post Code: TA17 8TQ
what3words: imagined.surveyed.launcher

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact **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. Bluebells photo Spring 2024.

LOCATION

Holcombe Copse is located just outside the village of Hinton St George, 3 miles to the west of Crewkerne and 12 miles to the south-west of Yeovil.

All distances are approximate.

DESCRIPTION

With fantastic views over the surrounding countryside, Holcombe Copse occupies a delightful setting on a north-facing slope.

An attractive mixed woodland, stocking is principally broadleaved including beech and ash in the southern half and sycamore and poplar in the northern half whilst blocks of conifers feature throughout and include Douglas fir, Norway spruce, western red cedar, Japanese larch and Corsican pine.

In the spring bluebells are evident, particularly in the southern half below the beech, and add to the attraction of the wood.

Several natural springs are located in the lower-lying areas.

Holcombe Copse is very accessible benefiting from a good network of rides and tracks.

Much of the wood is classified as a Plantation on Ancient Woodland Site (PAWS). This designation indicates the woodland has had trees growing continuously 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.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are let on an annual basis with the current lease ending in May 2025.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

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.

We understand a neighbouring farm and the purchaser of Old Limekiln Sawmill reserve the right to access the wood to draw water and maintain equipment, although there is no obligation to supply water to either in the event of a drought.

V.A.T.

The sale of the woodland is not subject to VAT.

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 subject to the sporting lease.

VIEWING

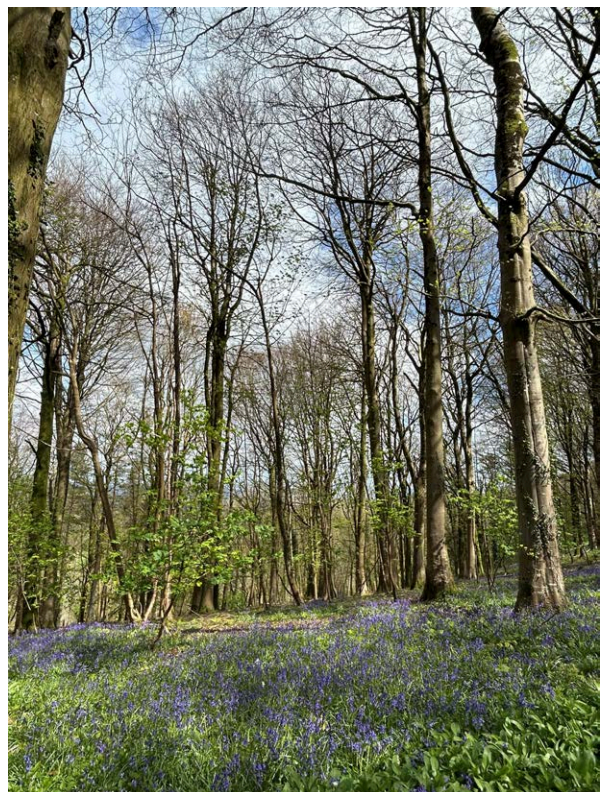
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. Access can be taken from point X on the sale plan.

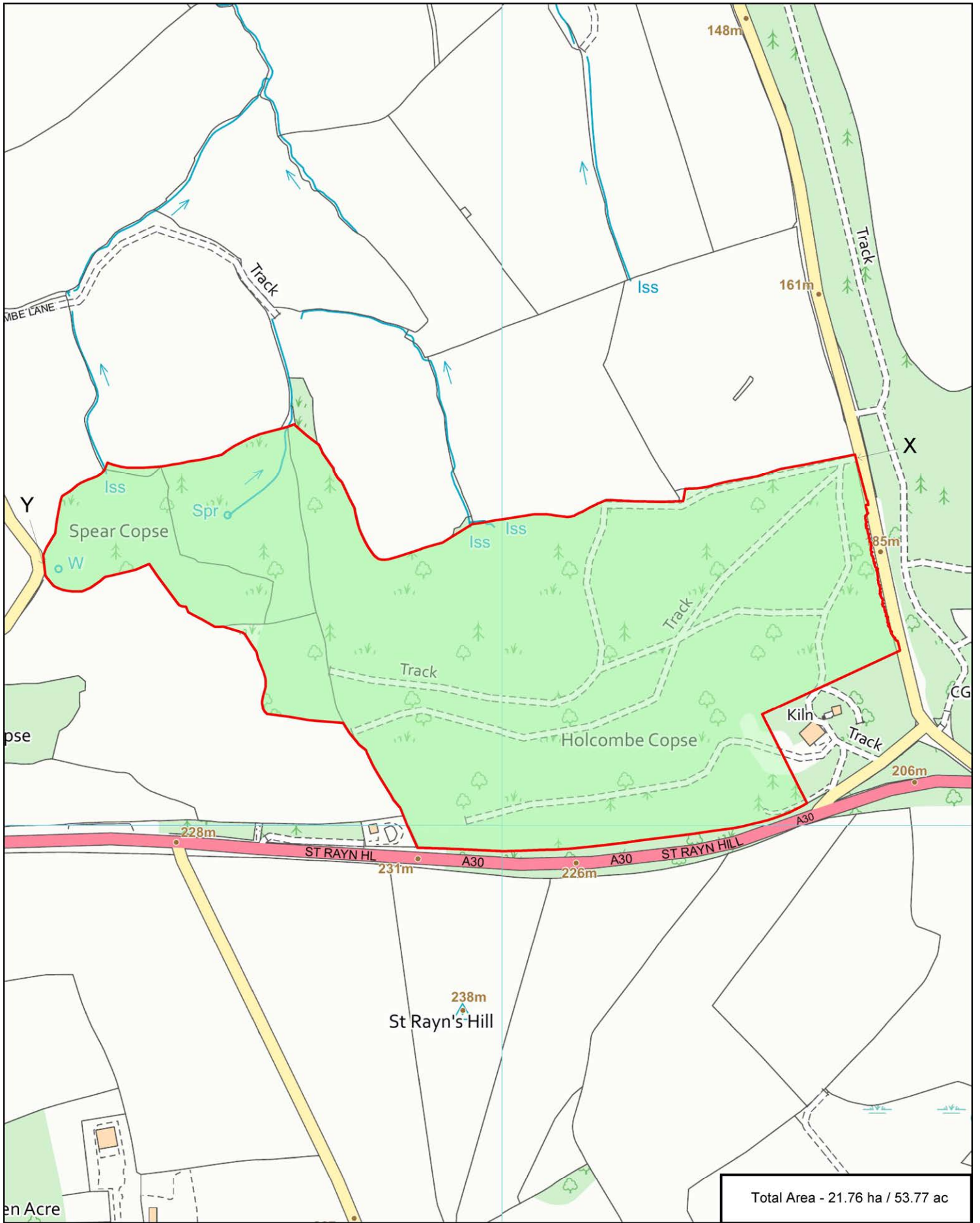
METHOD OF SALE

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





Holcombe Copse, Hinton St George, TA17 8TQ

Location ST 401 101

Scale 1:5,000 @ A4

Drawing No. Y24023-01

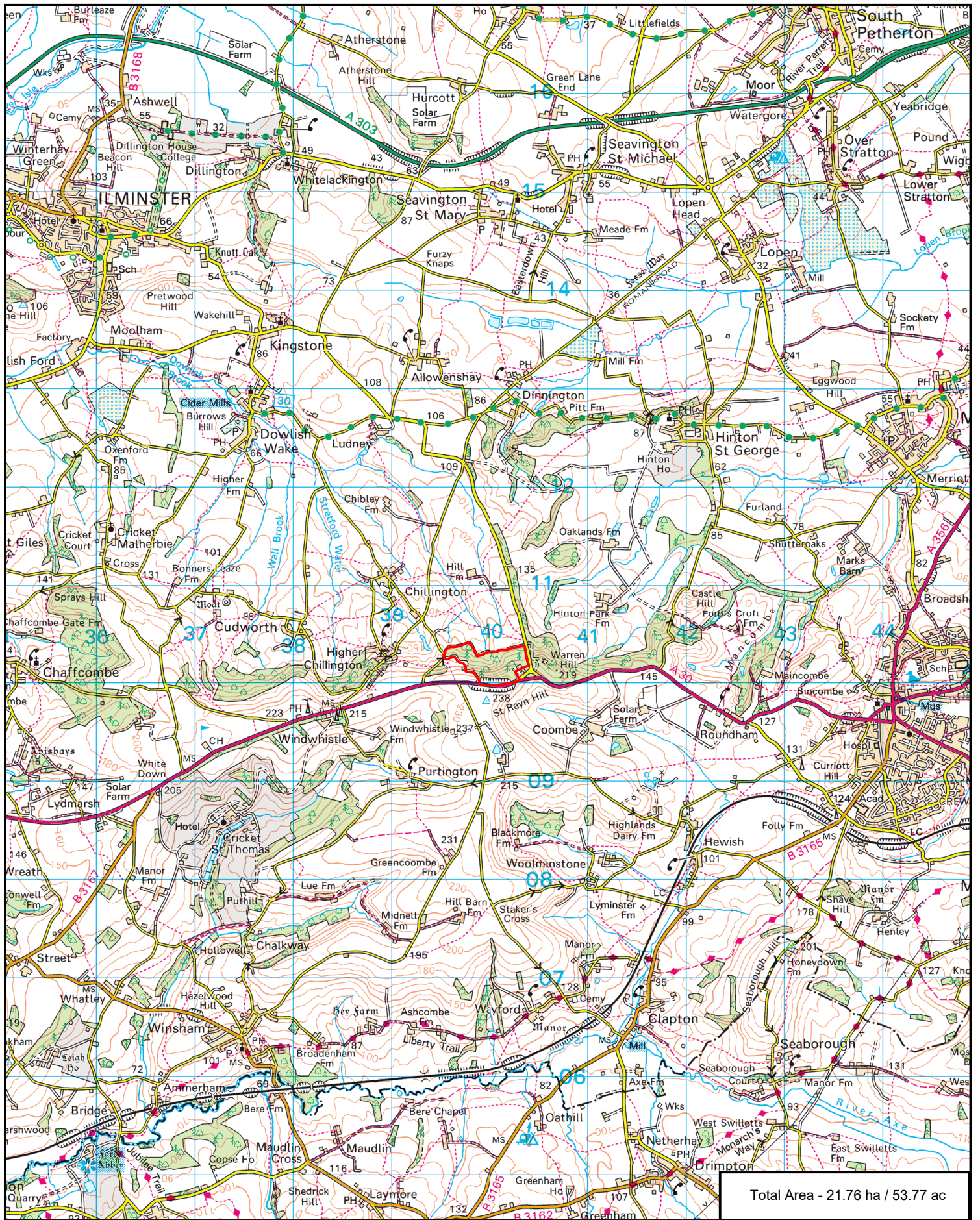
Date 27.02.25



Tustins

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

Based on Ordnance Survey 1:2,500
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Total Area - 21.76 ha / 53.77 ac

Holcombe Copse, Hinton St George, TA17 8TQ

Location ST 401 101
 Scale 1:50,000 @ A4
 Drawing No. Y24023-02
 Date 20.12.24



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HOLCOMBE COPSE

Hinton St George, Somerset



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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