



WOODLANDS AT THE LEE

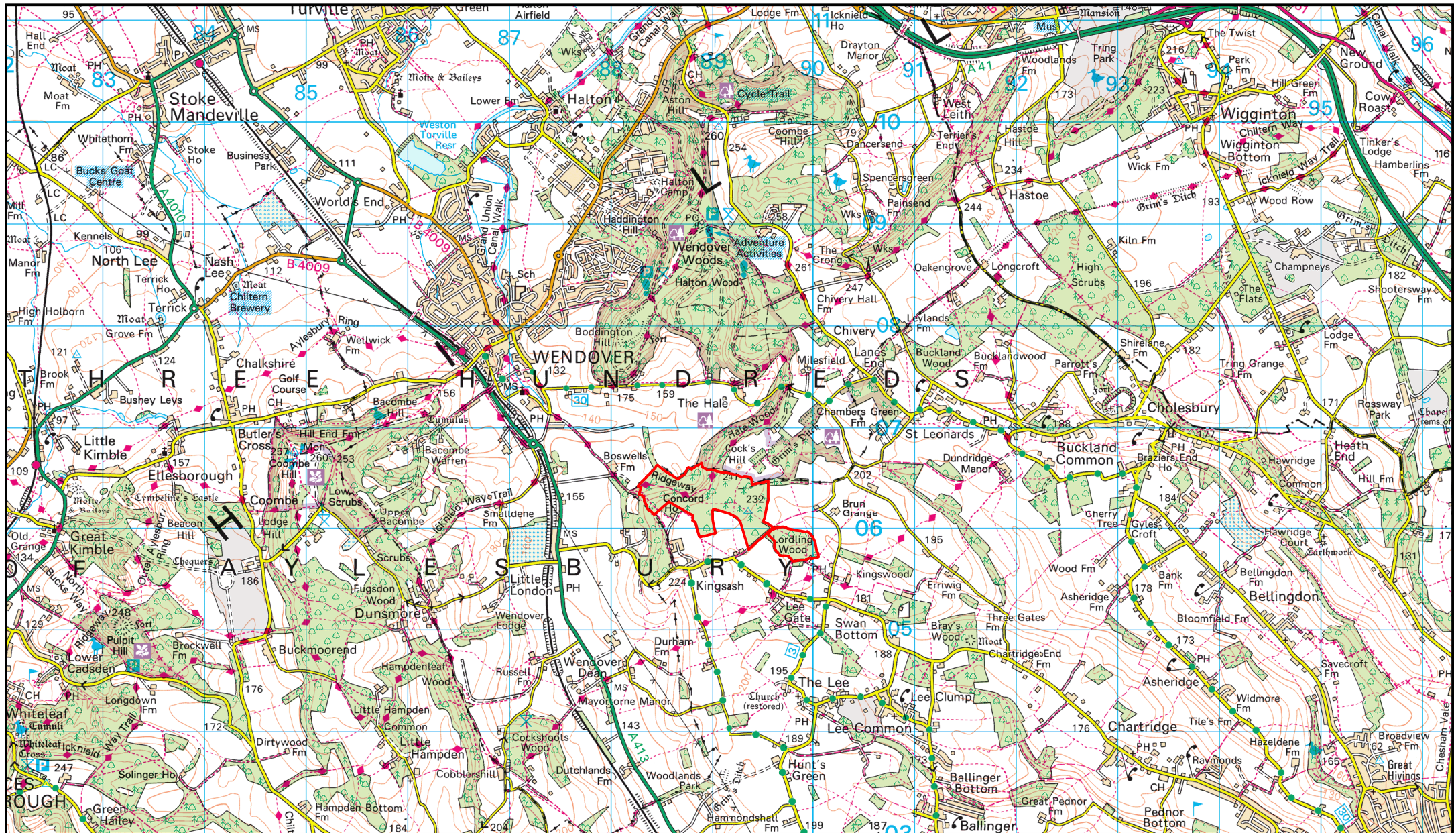
Freehold for sale as a whole or in two lots

Great Missenden, Buckinghamshire

Guide prices £700,000 and £225,000

As a Whole, 168.99 Acres (68.39 Hectares)

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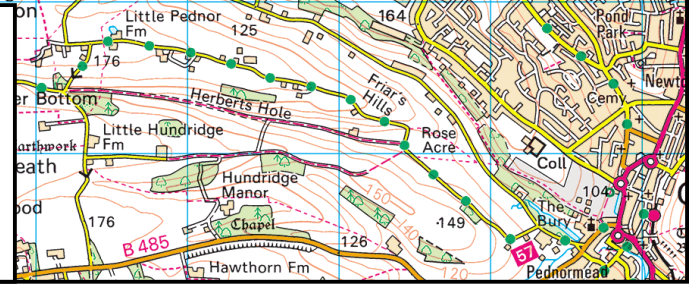
Concord Wood & Lordling Wood

Location SP 889 062
 Scale 1:50,000 @ A4
 Drawing No. Y22060-03
 Date 16.04.24



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

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WOODLANDS AT THE LEE

As a Whole, 168.99 Acres (68.39 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SP895059 Lat/Long:51.745132, -0.704479 Nearest Post Code: HP16 9NW
what3words: next.shrugging.shaped

Guide prices £700,000 and £225,000

Concord and Lordling Woods are excellent mixed woodlands enjoying a special location on the Chilterns AONB.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact John Clegg or Jack Clegg

Find more woodland properties for sale on our website



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LOCATION

Situated to the north of the village of The Lee within easy reach of Wendover, Great Missenden, Chesham and Amersham which are all within 7 miles. London (Marble Arch) is 36 miles. All distances are approximate.

GENERAL DESCRIPTION

Situated in the Chilterns Areas of Outstanding Natural Beauty, the woodlands enjoy a special location. The village of The Lee, well known due to its appearances in Midsomer Murders, is to the south. The woods are also in the Greenbelt and Chilterns Beechwood Special Area of Conservation. They are particularly beautiful in the spring with large areas carpeted with bluebells.

The Lots comprise:-

LOT 1: CONCORD WOOD

140.55 acres / 56.88 hectares

Guide price: £700,000

Concord Wood enjoys excellent access over Timberley Lane on its southern boundary. This stoned track then runs into and west through most of the wood, linking with a series of internal rides. This access has been used for all purposes including timber extraction.

The woodland has a long history of management and this is evidenced in the quality of the crops, particularly in the mid rotation beech and oak. Excluding Barn Wood, which is let to the Forestry Commission, the balance of the wood totals about 48 hectares.

Around 45 percent of the crops are mixed broadleaves planted between 1930 and 1947. The principal species are beech and oak with cherry, sycamore, ash, lime and hornbeam also present. A small stand of 1930s Corsican pine and Norway spruce is present.

Since 1971 the age structure has been varied by the felling of coupes and restocking, principally with broadleaves but also including conifers. The most recent restocking in the centre of the wood took place in the spring of 2019. The focus was on conifers with a species mix of 60% Douglas fir, 20% red cedar, 10% Lawson cypress and 10% Japanese cedar. Planting was in tubes and the crop is growing well. Some natural regeneration of sycamore is being accepted into the stocking.

A stocking schedule and plan is available from the Selling Agents upon request.

21.9 acres, known as Barn Wood and shown hatched on the sale plan, is let to the Forestry Commission on a 999 year lease which commenced in 1966. The annual rent payable is £2.75 which is fixed for the period of the lease. A copy of the lease is available upon request from the Selling Agents.

Grim's Ditch, a Scheduled Ancient Monument, runs through Concord Wood.

Access

Access is over a hard track marked ABC on the sale plan.

LOT 2: LORDLING WOOD

28.44 acres / 11.51 hectares

Guide price: £225,000

This is a delightful mixed age, small Chilterns woodland containing principally beech and oak. Other species are present including birch, sycamore and ash. Access to the wood is good via Timberley Lane on the north western boundary and Furze Field Lane/Swan Lane on the southern boundary.

Access

Access is over a hard track marked AB on the sale plan or off Swan Lane/Furze Field Lane at point D on the sale plan.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sales. They are not let.

Mineral rights are owned and included in the sales.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodlands are not subject to VAT.

MANAGEMENT

Concord and Lordling Woods are managed by Active Woodlands. Their Mr Nick Evans will be pleased to discuss future management with prospective purchasers. He can be contacted on 07925 527298.

WAYLEAVES, RIGHTS AND EASEMENTS

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

The woodlands are 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 subject to the terms of the Forestry Commission lease in Lot 1.

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 gate on Timberley Lane to the west of point A is locked. Please contact the Selling Agents for the gate code.

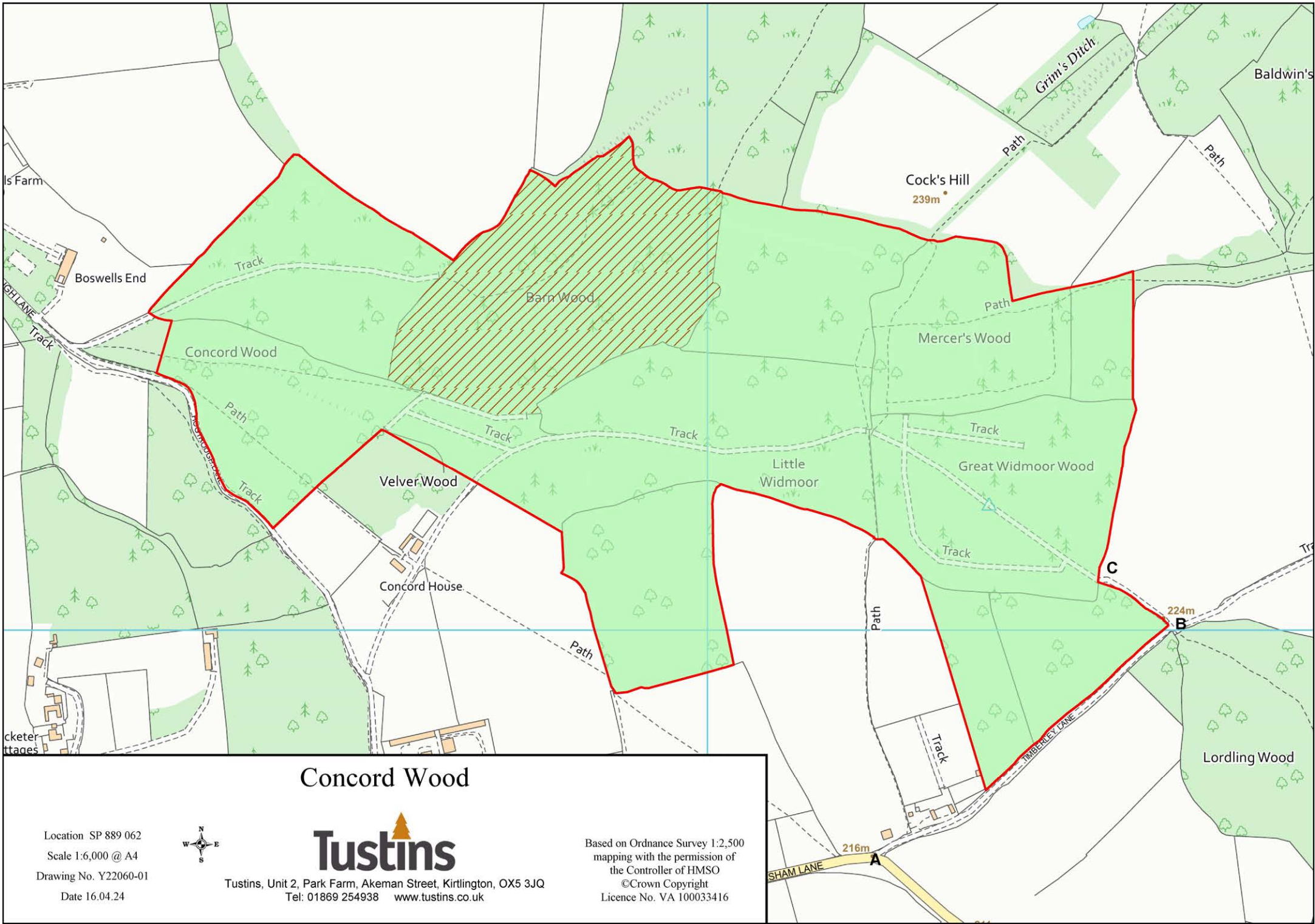
METHOD OF SALE

Concord and Lordling Woods are offered for sale by Private Treaty as a whole or in two Lots. 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





Concord Wood



Location SP 889 062
 Scale 1:6,000 @ A4
 Drawing No. Y22060-01
 Date 16.04.24

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Lordling Wood



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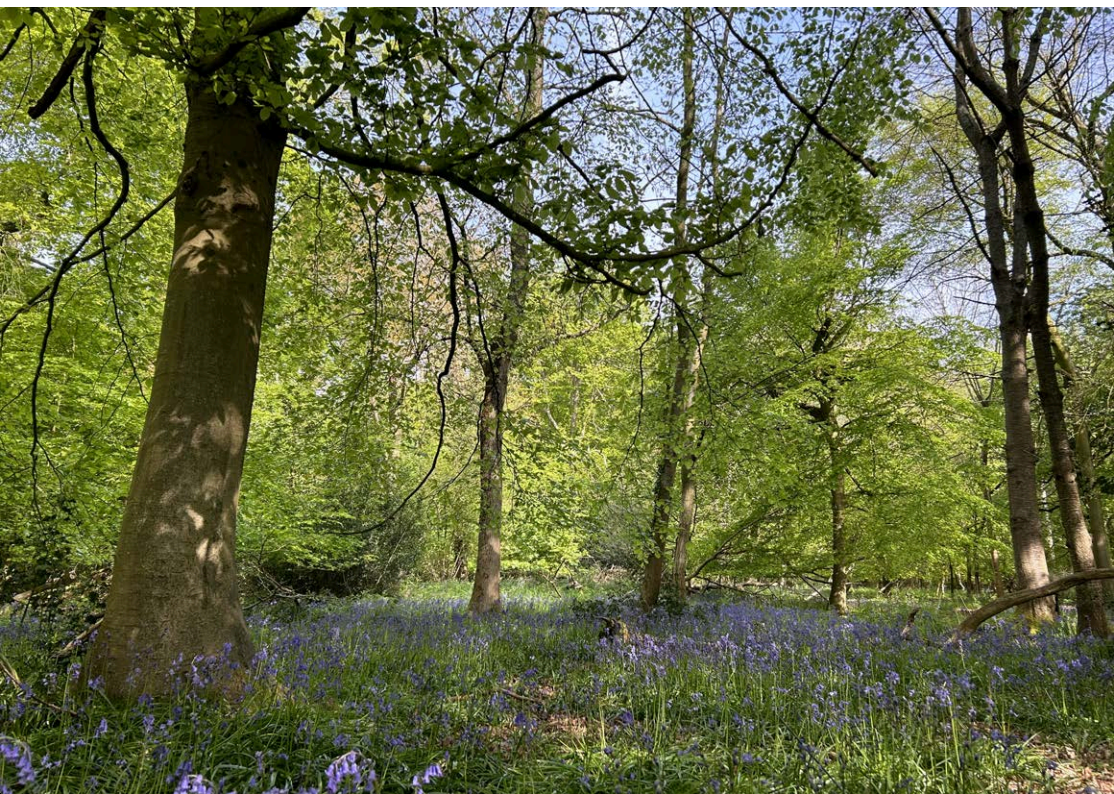


Location SP 889 062
 Scale 1:4,000 @ A4
 Drawing No. Y22060-02
 Date 23.04.24

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WOODLANDS AT THE LEE

Great Missenden, Buckinghamshire



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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