

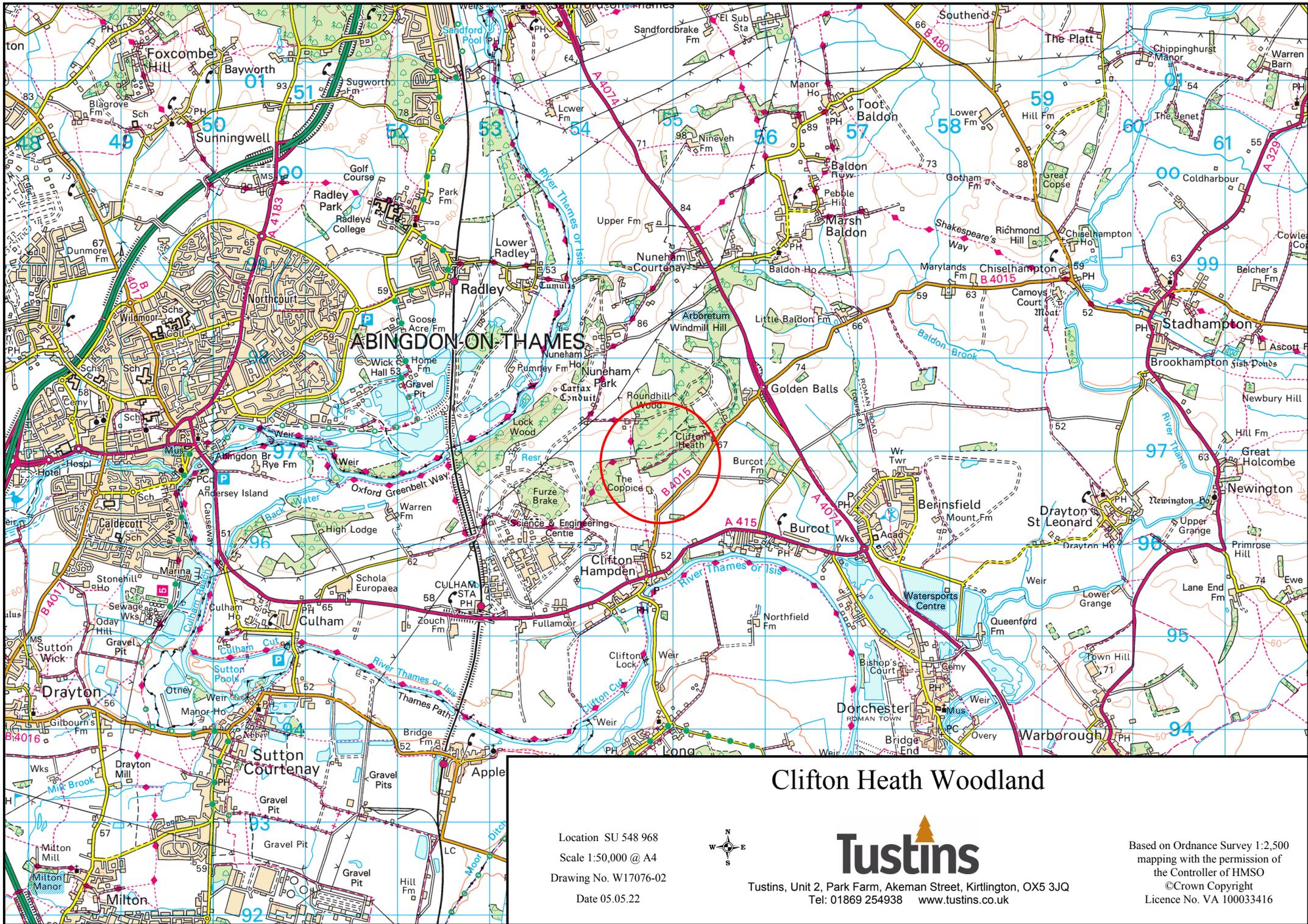
## CLIFTON HEATH WOODLAND

Clifton Hampden, near Abingdon, Oxfordshire

Offers Over £990,000 are invited for this property

91.21 Acres (36.91 Hectares)

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# Clifton Heath Woodland

Location SU 548 968  
 Scale 1:50,000 @ A4  
 Drawing No. W17076-02  
 Date 05.05.22



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

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# Clifton Heath Woodland

91.21 Acres (36.91 Hectares)

**FREEHOLD FOR SALE BY PRIVATE TREATY**

OS Grid Ref: SU554971 Lat/Long: 51.670039,-1.199410 Nearest Post Code: OX44 9PW  
what3words: prayers.arts.professed

**Offers Over £990,000 are invited for this property**

An interesting opportunity to acquire a high quality managed forest in a rural location within easy reach of Oxford city. Suitable for a variety of owners, this woodland offers a large range of potential income streams.

## **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

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## LOCATION

Situated about a mile to the north of Clifton Hampden which is 4.5 miles to the south east of Abingdon and only 8 miles to the south of Oxford. London is 58 miles. All distances are approximate. Access to the forest is via point A on the sale plan and thence through a gate into Blacklands Plantation.

## DESCRIPTION

Clifton Heath Woodland is a delightful semi commercial mixed woodland with easy vehicular access to the entire area. The wood was once part of the well- known Nuneham Park estate whose woodlands form the northern boundary.

This gem of a forest has been managed to exemplary standards by the current owners with the process of restructuring to regenerate and reset well underway. The lowland location combined with almost perfect and varied soil conditions has given rise to the establishment of an excellent range of classic UK timber species.

Access to the site can be found directly off the Oxford Road (B4015) shown as point A on the sale plan. This shared access track leads into the woodland past East and West Heath Cottages. It is more than suitable for modern timber haulage vehicles and runs fully stoned to the centre of the eastern section, Blacklands Plantation, where the main turning and stacking area is located. From there the rest of the woodland is accessible via un-surfaced rides that give adequate summer access to most of the wood. There is further access to Blacklands Plantation off the B4015 from points C and D on the sale plan.

The western section, New Covert, can be accessed by following Thame Lane along the northern edge of the property. This is a former road used as a public path.

The woodland comprises two distinct areas. The larger or main eastern section, known as Blacklands Plantation and Clifton Heath, has road frontage and is stocked with a mix of mainly coniferous trees. Soils become more sandy as you move eastward into Clifton Heath. The majority of this wood is mature final crops with some areas of selective fell and replant. Species include Douglas fir, Norway spruce, Scots pine and mixed native broadleaves. This area is very well thinned and could be ready for further selective or final felling as per the objectives of a new owner.

In addition, there is a wooden shooting hut in the centre of Blacklands Plantation. This contains a woodburner and has a verandah on its front.

New Covert is principally mature oak and a proportion of ash standing on heavy clay. This is a very unusual productive native woodland over hazel coppice that has been beautifully thinned over many decades. Soil conditions should ensure the highest value from the premium oak logs and the ash standards should provide a useful quantity of firewood income from the buoyant local market. More recently an area of 4.41 hectares has been selectively felled, mulched and replanted with young native species. These have been planted to an extremely high standard at tight spacing and protected from deer browsing using 1.2m tall tree shelters.

Clifton Heath Woodland has no known statutory designations and is not classified as Ancient Woodland. This gives the owner a good degree of flexibility on what he or she might wish to plant or replant after felling.

The woodland is currently being managed under an approved management plan, a copy of which is available from the selling agents upon request.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. Deer stalking rights are currently let on an annual basis and will be available for renewal on 31 March 2023.

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.



## MANAGEMENT

The woodland is managed by Wessex Woodland Management. Their Mr Ralph Gascoigne will be pleased to discuss the management of the wood either by telephone on 01488685007 or by email, [ralph@wessexwoodland.com](mailto:ralph@wessexwoodland.com)

## RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route shown AB on the sale plan.

## 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 subject to the deer stalking agreement.

Part of Blacklands Plantation is classified as registered common land although, due to a successful objection in the 1980s, there are no registered commoners' rights.

## VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please contact the Selling Agents for the code to the access gate. Please be aware of potential hazards within the woodland when viewing.

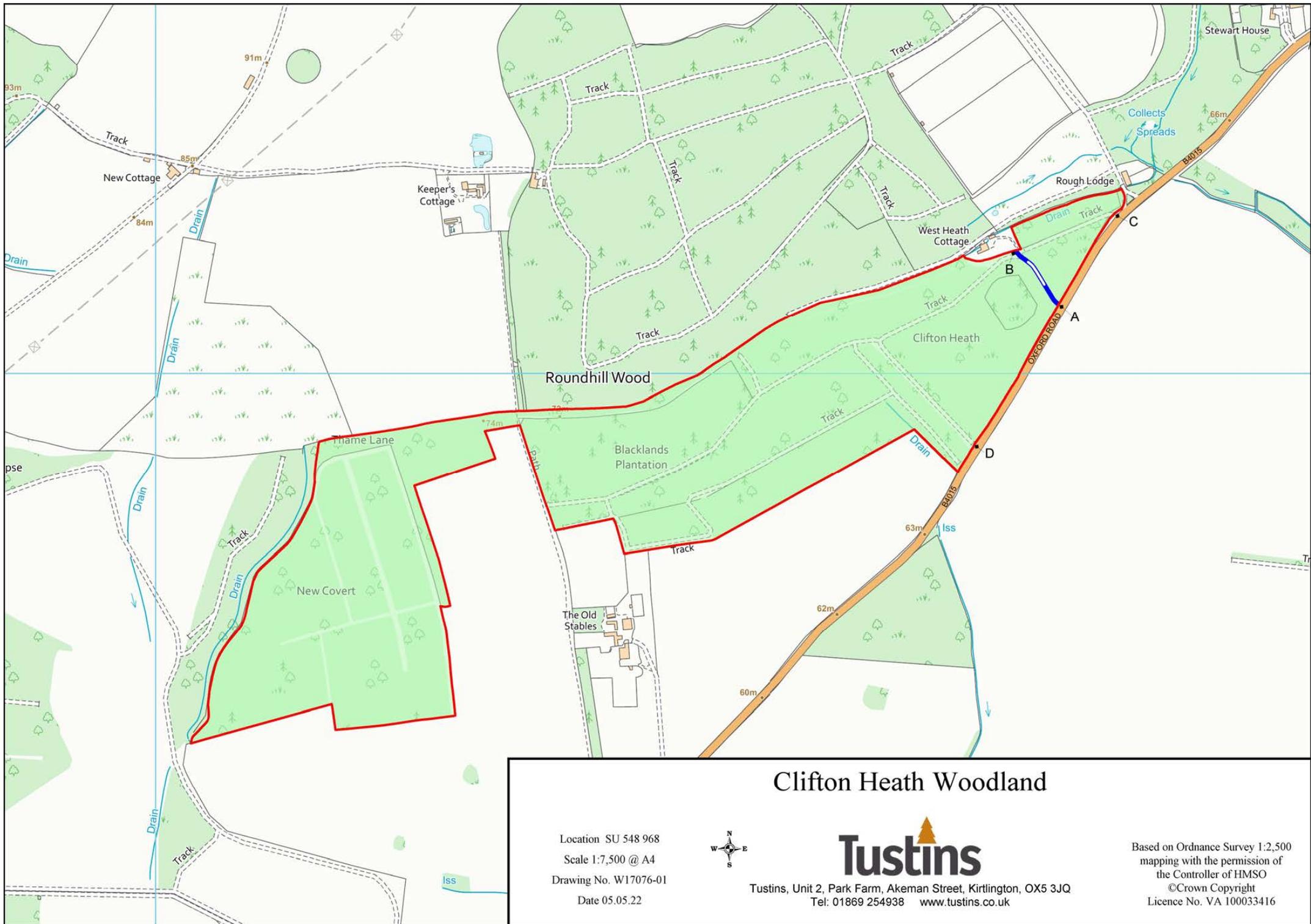
## METHOD OF SALE

Clifton Heath Woodland 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)





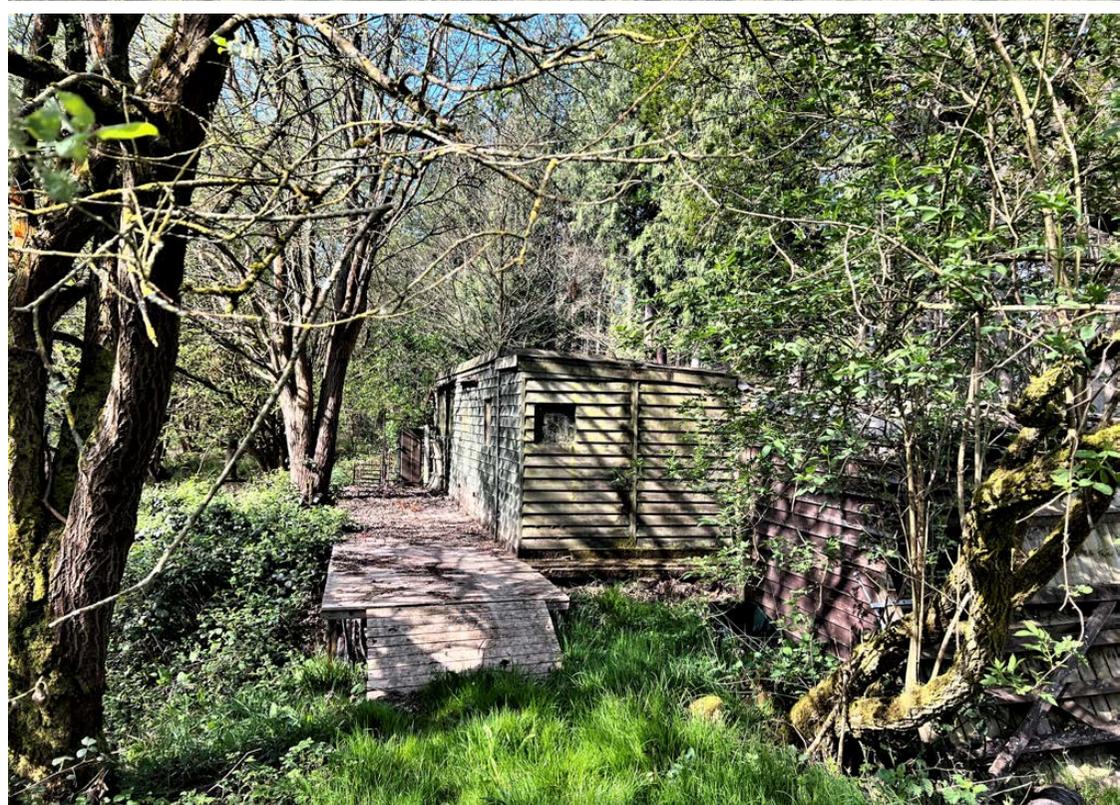
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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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