



DELCOMBE WOOD
Bulbarrow Hill, Milton Abbas, Dorset

Available as a Whole or in 3 Lots
Offers Over £1,800,000 for the whole

203.06 Acres (92.17 Hectares)

www.tustins.co.uk



Location ST 789 051
 Scale 1:70,000 @ A4
 Drawing No. W16646-02L
 Date 16.05.22

Delcombe Wood

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

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Delcombe Wood

203.06 Acres (82.17 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: ST795048 Lat/Long: 50.843249,-2.291720 Nearest Post Code: DT11 0BT
what3words: backhand.taped.developer

Offers Over £1,800,000 for the whole

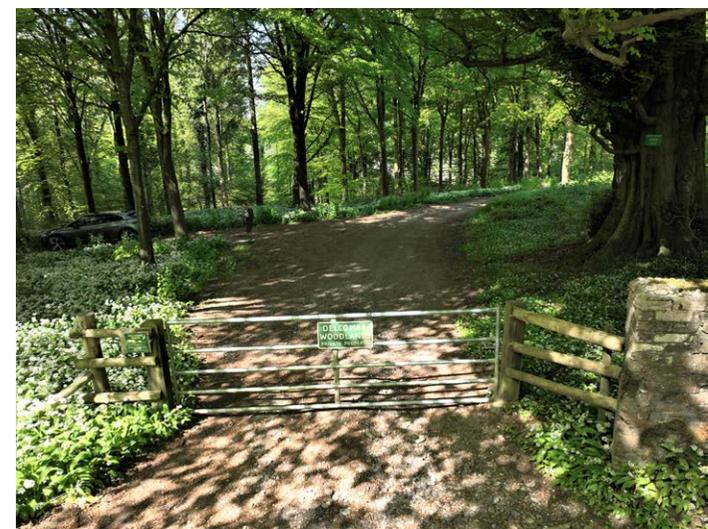
A classic English woodland in the county of Dorset of much charm and solid forestry underpinnings.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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LOCATION

Delcombe Wood lies to the north west of Milton Abbas. Blandford Forum is about 8 miles, Dorchester 15 miles and Bournemouth 27 miles. All distances are approximate.

DESCRIPTION

Delcombe Wood forms the northern end of a picturesque wooded valley known as Delcombe Bottom that leads north from Milton Abbas and Milton Abbey (which has its origins dating back to the reign of King John). This is an historic landscape dotted with a number of traditional estates. This area in particular is renowned as in 1780 Joseph Damer, Lord Milton, the first Earl of Dorchester and owner of Milton Abbey, decided the nearby village was detracting from his enjoyment of the Abbey. The result was the movement of the villagers to the new village of Milton Abbas. This was designed by the architect Sir William Chambers and landscape gardener Capability Brown and is possibly the first planned settlement in England. The old village itself was demolished to make way for a large lake just to the south of Milton Abbey.

The wood itself forms the head of the valley from just above the 165m contour line up to the rim at between 225 and 260m. The bold topography along with its dense woodland cover offers a truly private feeling to all parts of the wood. Access to the wood for all vehicle types is easy from the minor county road that forms the woodland's eastern and north-eastern boundaries behind a combination of stone walling and solid fencing. The main access points are shown at points A and E on the sale plan. Privacy is assured as public access to the woodland is limited due to there being no public footpaths crossing the wood.

Internal access takes the form of various surfaced and unsurfaced roads and rides that link the western and eastern sections of woodland together.

The current owner has gone a long way to improve this system of roads through drainage and surfacing works to provide better access over a greater proportion of the year.

The majority of the wood is classified as a Plantation on an Ancient Woodland Site (PAWS). This designation indicates the land has been under continuous woodland cover since at least 1600AD. In this case the former tree cover has been replaced often with non-native trees.

Management of the woodland is excellent with evidence of substantial activity in recent years. The current owners have been reducing the amount of ash within the canopy and replanting with more appropriate species which include areas of commercial planting. A new owner will have further income and timber production to look forward to as well as being able to thin younger commercial areas in the future.

Douglas fir, Western hemlock, Norway spruce, red cedar, Pine and native broadleaves have been planted in areas that have been selectively felled. These are now into their maintenance phase. The agent is able to provide a compartment schedule and plan for those who are interested in learning more about the stocking of the woodland.

More recently the owners have entered into a Countryside Stewardship scheme that could provide up to £47,000 in grant aid to continue the improvement of the woodland. This five year contract which commenced in February 2022 will be transferred to a new owner subject to Defra/Forestry Commission approving the transfer.

The wood benefits from a number of veteran trees along the north-eastern and eastern boundaries. These are predominantly beech which provides a high level of amenity, historical importance and conservation value.

Delcombe Wood is famous locally for the sheer volume of bluebells in the spring. People are known to travel to the vicinity to wonder at the riot of blue and to enjoy the fragrance produced by such a profusion of flowers.

SPORTING AND MINERAL RIGHTS

The sporting rights are owned and included in the sale. The stalking rights can be let on an annual basis. Currently, deer management is undertaken by the present owner.

Mineral rights are owned and included in the sale.



FENCING

There are no known fencing liabilities.

MANAGEMENT

Delcombe Wood is managed by CJK Silviculture Ltd, Beech End, Lowick Green, Ulverston, Cumbria, LA12 8EA telephone 07768 132638. Mr Christopher Guest will be pleased to discuss future management with prospective purchasers.

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

Delcombe 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 purchaser. Further information can be obtained from the HMRC website www.gov.uk

Lot 1: 58.22 acres (23.56ha)

Guide Price: £550,000

Lot 1 forms the wood's south-western corner. This part of the woodland is mainly stocked with mature conifers mixed with broadleaves. These have all been thinned and some areas have been selectively felled and replanted. This is the most private part of the wood with few opportunities for others to gain access.

Access is a right of way for all purposes over the route shown with a broken brown line marked AXDC on the sale plan. This is a shared access track with Lot 2 and an adjoining woodland owner. Maintenance is according to user.

Lot 2: 61.22 acres (24.77ha)

Guide price: £580,000

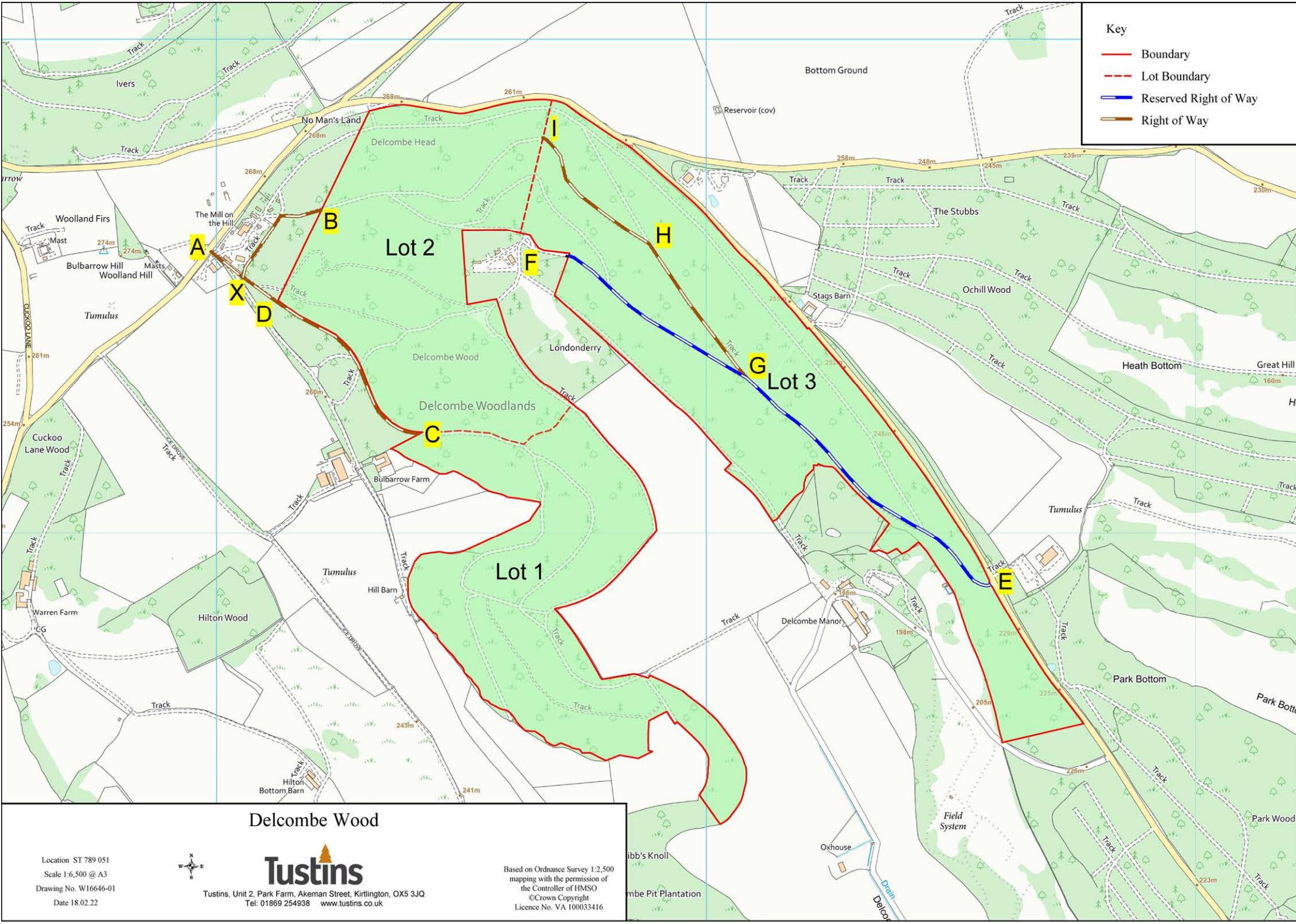
Lot 2 is the northern valley head section of Delcombe Wood. Stocking is variable, mainly mature broadleaves with an element of commercial conifers including Douglas fir and Pine. There are also several small deer fenced, selectively felled areas that have been replanted with a mix of commercial conifers. These complement a larger area of felling and replanting. This is a stunning part of the wood accessible via three rights of way for all purposes over the routes show with broken brown lines and marked AXDC, AXB and EGHI. EG is shown with a broken blue line. Maintenance is according to user.

Lot 3: 83.62 acres (33.84ha)

Guide price: £670,000

Lot 3 is on the eastern side of Delcombe Wood. With long road frontage along its entire eastern boundary this is a convenient lot. The wood contains a healthy mix of mature broadleaves together with small areas of conifer and recently replanted land as well as several small deer fenced, selectively felled and replanted areas that are nearly out of maintenance. Close to the bottom edge of the wood there is a small orchard that was planted between 2007 and 2012 with plum, pear, apple, cherry and apricot together with walnut and Kentish cobnut. Traditional old species have been used with over 20 varieties.

The wood is sold subject to a right of way for all purposes in favour of The Lodge over the route EGF shown with a broken blue line on the sale plan and in favour of Lot 2 over the route marked EGHI shown with a broken blue and broken brown line.



Key

- Boundary
- - - Lot Boundary
- Reserved Right of Way
- Right of Way

Delcombe Wood

Location ST 789 051
 Scale 1:6,500 @ A3
 Drawing No. W16646-01
 Date 18.02.22

Tustins

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Bulbarrow Hill, Milton Abbas, Dorset



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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