



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254938

info@tustins.co.uk

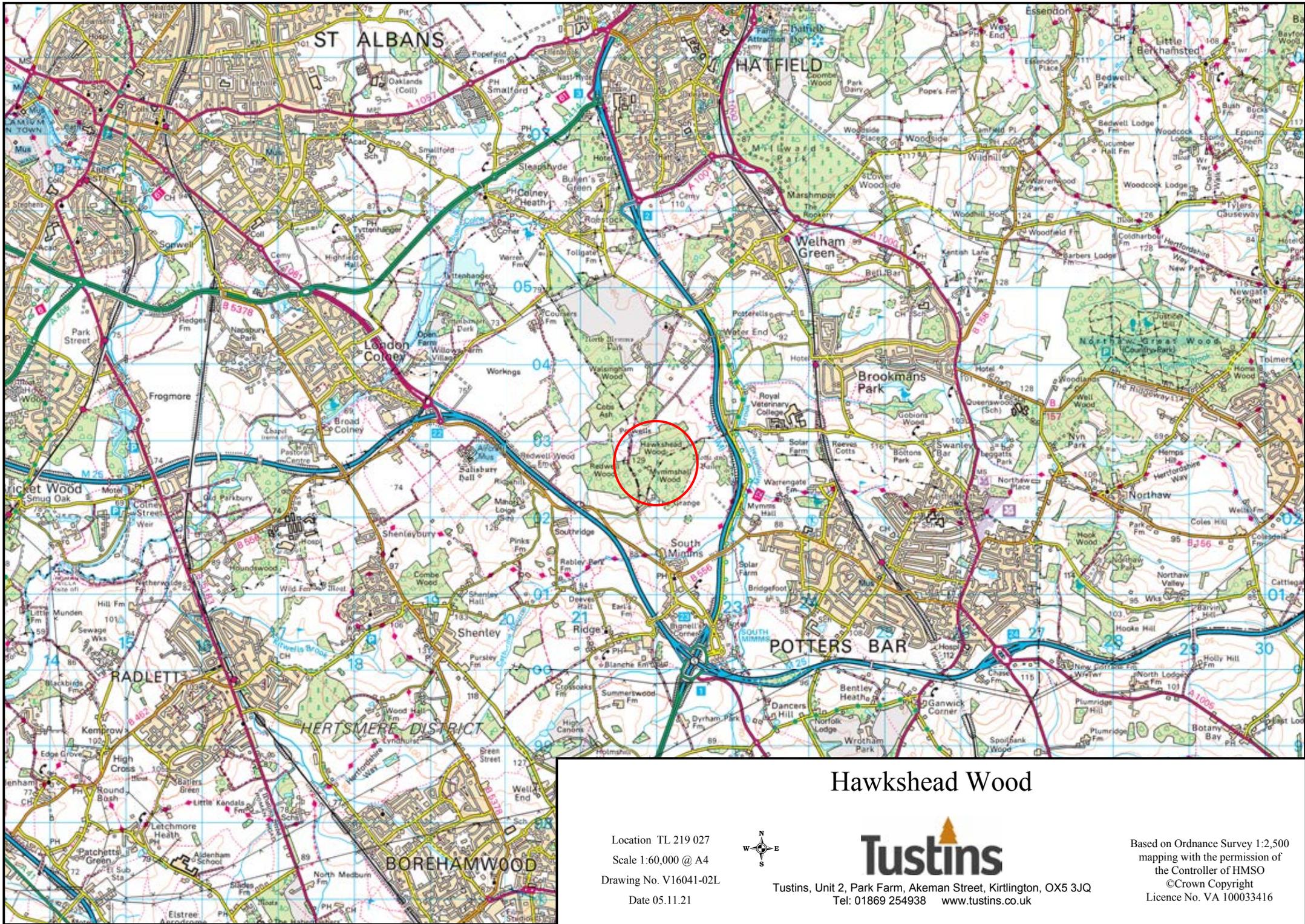
HAWKSHEAD WOOD

South Mimms, near Potters Bar, Hertfordshire

Offers Around £1,200,000 are invited for this property

102.61 Acres (41.42 Hectares)

www.tustins.co.uk



Hawkshead Wood

Location TL 219 027
 Scale 1:60,000 @ A4
 Drawing No. V16041-02L
 Date 05.11.21



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

Based on Ordnance Survey 1:2,500
 mapping with the permission of
 the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416



Hawkshead Wood

102.61 Acres (41.42 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: TL217021 Lat/Long: 51.705177,-0.239449 Nearest Post Code: EN6 3NB

Offers Around £1,200,000

BRIEF DESCRIPTION

Situated within 20 miles of central London, a delightful mixed broadleaved and coniferous woodland.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John 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 November 2021.

LOCATION

The wood is approximately 3.5 miles to the north west of Potters Bar. Borehamwood is 6 miles, Hatfield 7.5 miles and St Albans 6.5 miles. The M25, junction 23, and the A1(M), junction 1, intersection is 1.5 miles. Marble Arch in London is only 16.5 miles.

DESCRIPTION

Hawkshead Wood was until the mid-1970s part of the North Mymms Park Estate which was the home of the famed American banker Pierpont-Morgan and his descendants. It is believed the mature hardwoods in Hawkshead Wood along with those in the adjoining former estate were planted at the turn of the nineteenth century. Their predecessors could well have been felled to provide timber for Nelson's navy.

The southern section of the woodland is traditional broadleaved woodland where, we understand, there has been little management intervention in approximately 40 years. Well developed mature oak dominate with a wide variety of other hardwoods including hornbeam, ash, cherry, sycamore, birch and sweet chestnut. There were small ponds within the wood which have silted up together with a small water course running north from Flint House. There is excellent access through this section of the wood over a hard track.

The northern portion, where there has also been little intervention in recent years, is believed to have been established during the 1940s and 1950s with Norway spruce, Scots pine and larch. These have been very successful and have matured into a heavily stocked stand of timber that has been thinned in places leaving areas of pure species. These really add to the interest of the woodland.

The Pine and larch are simply beautiful now they are approaching maturity. These could be allowed to carry on for many years yet providing a real amenity.

The Norway spruce is, however, somewhat over mature and would benefit from immediate felling. This should create a good quantity of marketable timber leaving an opportunity for a new owner to either plant replacement conifers or create a young broadleaved conservation wood to complement the SSSI. Gaps in the canopy in this part of the wood have greened over almost immediately with either birch or rhododendron. These gaps also create opportunities to vary the treatment of this part of the wood and allow selective felling to take place rather than a large clearfell.

Some areas of the northern part of the woodland were damaged in the 1987 gales. Several areas that were tidied up as a result of these winds have regenerated heavily with birch that is now showing excellent promise. These could be thinned and managed to produce good quantities of firewood in the future.



The woodland to the south of the broken red line on the plan is part of Redwell Wood Site of Special Scientific Interest (SSSI). The SSSI is described as a complex site comprising both ancient woodland of the Pedunculate oak/hornbeam type and heathland which is uncommon in Hertfordshire. The ground flora reflects different moisture regimes created by the geology and includes bluebell, enchanter's nightshade, honeysuckle, wood sage, foxglove and species indicative of the wood's ancient origins such as wood sedge, yellow archangel, yellow pimpernel and dewberry.

SPORTING AND MINERAL RIGHTS

The 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 with the benefit of a right of way for all purposes over the route shown coloured brown on the sale plan.

The woodland is sold subject to rights of way for all purposes over the routes AB, CDE and CDF coloured blue 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. There are specific rights relating to the properties which have rights of way through the wood.

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

Hawkshead 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

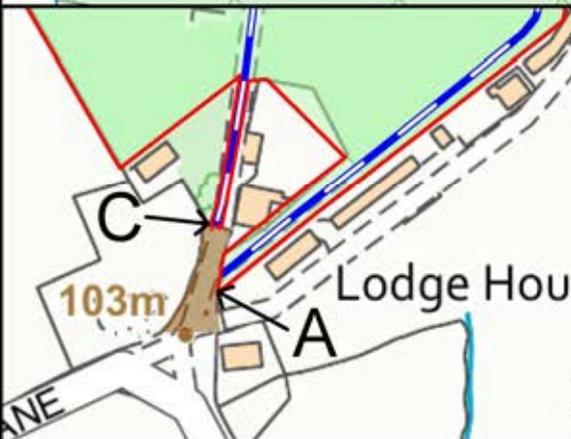
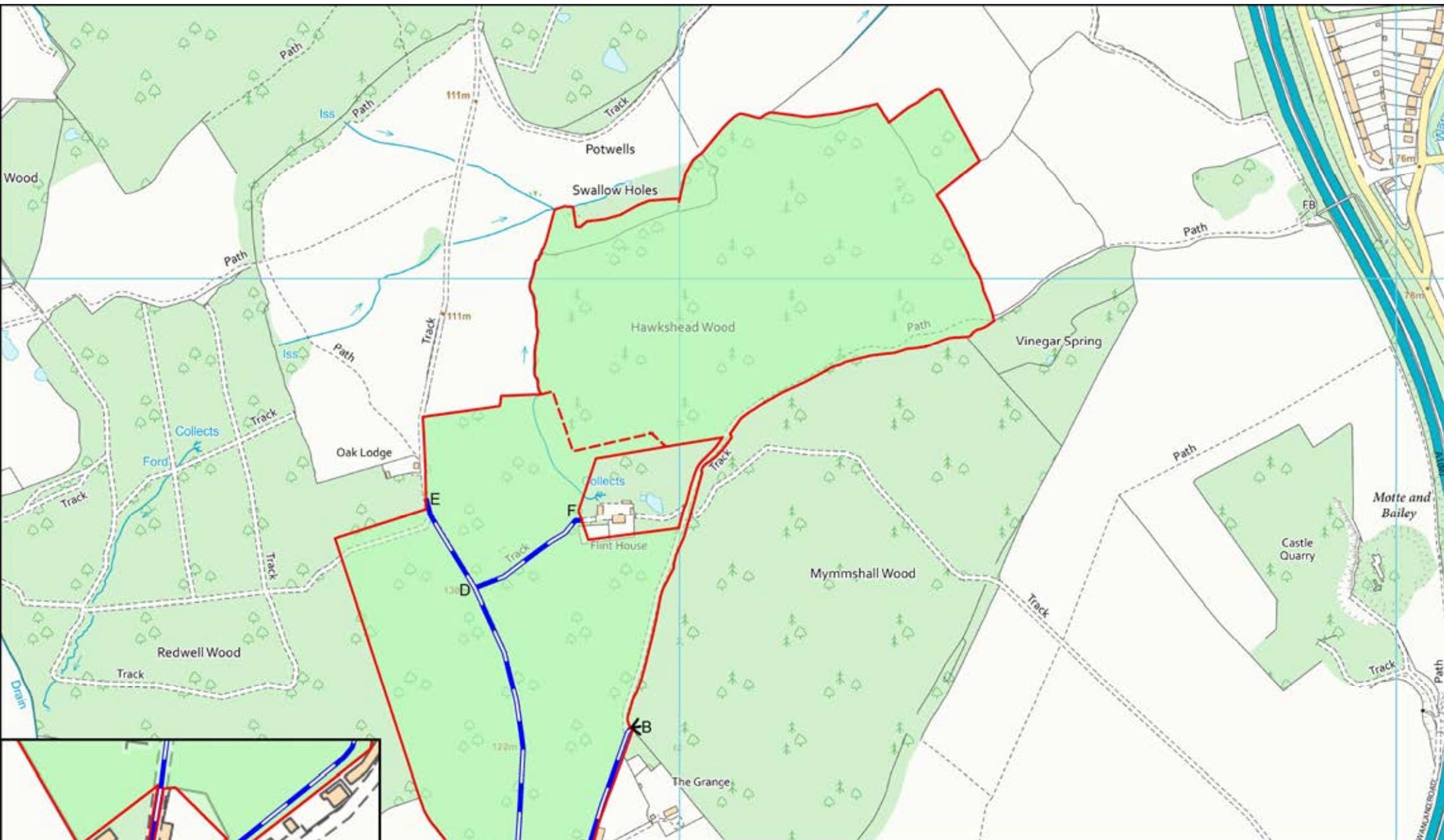
Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk











Hawkshead Wood

Location TL 219 027
 Scale 1:7,000 @ A4
 Drawing No. V16041-01L
 Date 05.11.21

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 mapping with the permission of the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416



HAWKSHEAD WOOD

South Mimms, near Potters Bar, Hertfordshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk