



FREEHOLD FOR SALE BY PRIVATE TREATY

7.80 Acres (3.16 Hectares)

RUSHMOOR COVERT

Westonbirt, Gloucestershire

Offers Around £86,000 are invited for this property

OS Grid Ref: ST873888 Lat/Long: 51.98178,-2.184041 Nearest Post Code GL8 8QE

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Rushmoor Covert is situated a few miles south east of the famous Westonbirt Arboretum on the southern edge of Westonbirt Estate's historic parkland. This is a few miles south west from the historic market town of Tetbury.

DESCRIPTION

Rushmoor Covert is an opportunity to purchase a small woodland situated in this highly sought after area of the Cotswolds. Woodlands for sale in this corner of the country are so rare as to be almost non-existent. Tustins is delighted to offer this woodland as a solid investment prospect as well as a haven for both the woodland owner and the large amount of local wildlife that uses the woodland as its primary habitat.

The wood is situated with stone walled road frontage on its eastern and southern edges. The woodland's entrance, point A on the sale plan, is double gated and will easily allow access for a variety of vehicles.

The woodland is relatively flat in topography with a raised area in the northern corner. In times past this raised area was classified as a land fill site and used by the estate to stockpile garden arisings along with excess soil. The area is now de-licensed. This area is largely unstocked with trees and offers the owner an opportunity to enhance the woodland's biodiversity by planting trees or shrubs.

Most of the wood is stocked with an oak-dominated mix of native species plus understorey that is now fully mature. These could offer a new owner the opportunity to create timber income through selective felling and replanting or perhaps just leave the woodland as it is found. Visitors to the woodland will be impressed how, despite its small size, complete privacy is possible with very limited visibility into the woodland from the two roadside boundaries.

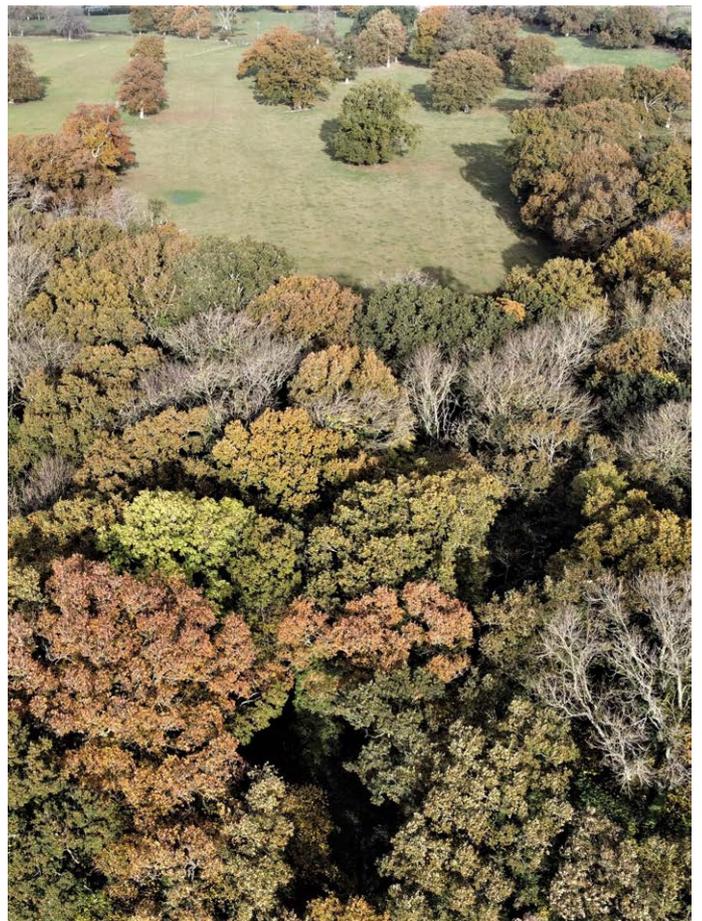
As a potential site for those family weekends under canvas Rushmoor Covert will be attractive to those who wish to introduce their families to the delight of owning a woodland and learning the skills necessary to manage it for the future.

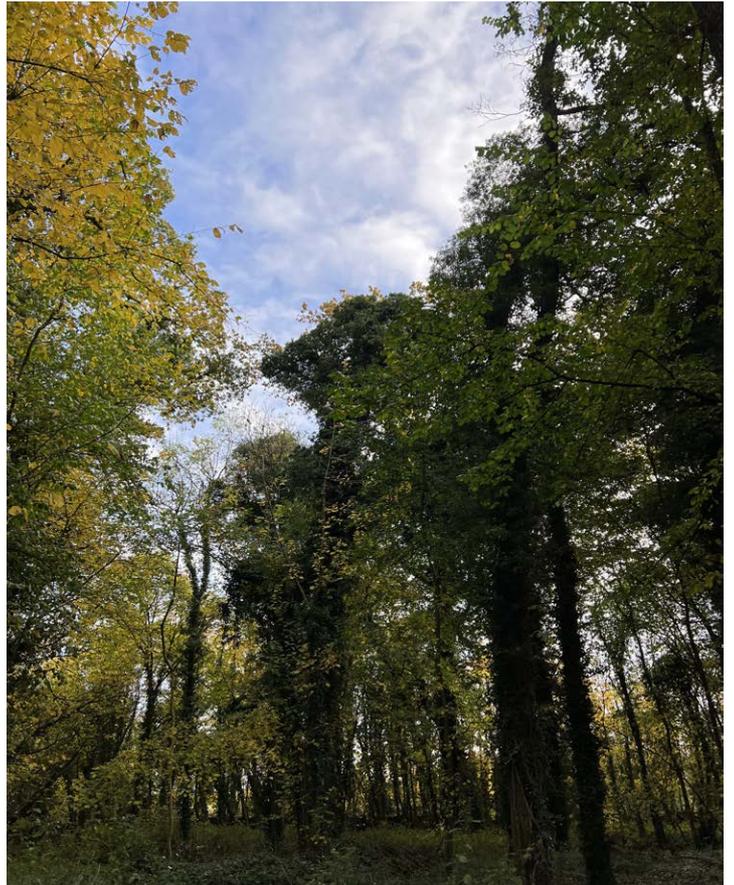
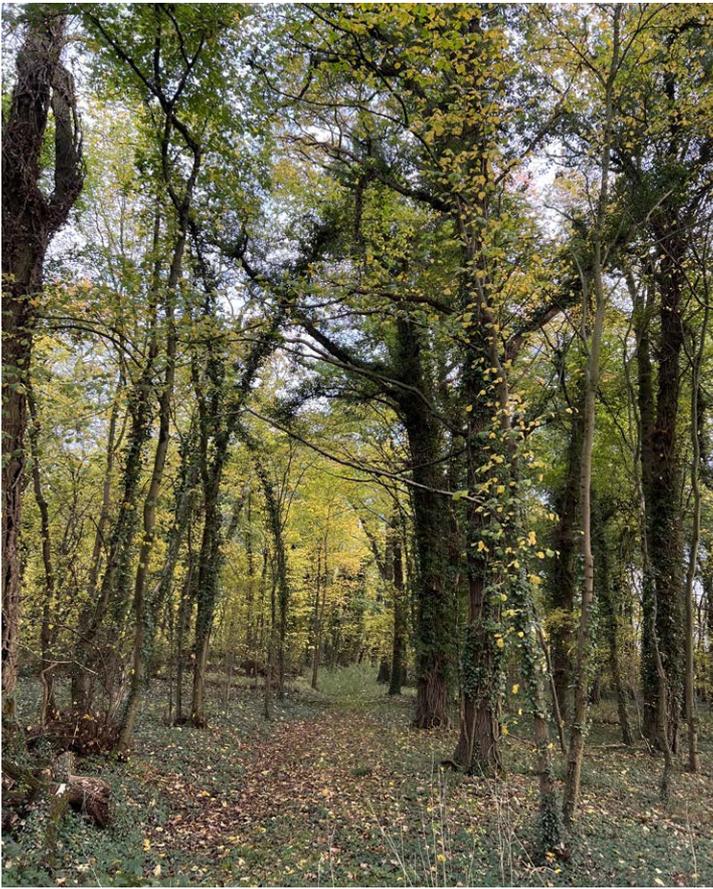
The western boundary against a neighbouring woodland is marked with a post and wire fence. The woodland's northern boundaries look over the historic parkland surrounding Westonbirt School.

The woodland is classified as Ancient Woodland by the Forestry Commission (FC) and is also subject to a blanket tree preservation order (TPO) imposed by Cotswold District Council.

This TPO prevents the wholesale destruction of the woodland but does not prevent owners from carrying out carefully considered management proposals that are supported and approved by the Forestry Commission. A new owner will be free to discuss any proposals they have with the FC and create a management plan designed to enhance and preserve this Ancient Woodland for the future.

Westonbirt Estate and its surrounding parkland, once home to the Holford family, was recreated into its current form between 1863 to 1870. It is understood that Rushmoor Covert would have been planted at around the same time as part of the revised parkland design as a shelterbelt. For those who are interested in the wider area, the same family created the Westonbirt arboretum just to the north of the village and main house. The arboretum is now a major tourist attraction and the current owners, Forestry England, manage this national treasure for the benefit of the nation. The gardens and the surrounding parkland together with the arboretum on the north side of the A433 are a grade 1 listed landscape.





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.



SPORTING AND MINERAL RIGHTS

Sporting rights were retained by a former owner to prevent shooting on the edge of the Westonbirt estate. The current owners have the right to control pests and vermin within the wood. Currently the local hunt has informal permission to access the woodland during its regular winter hunt meetings.

Mineral rights are owned and included in the sale. They are not let.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

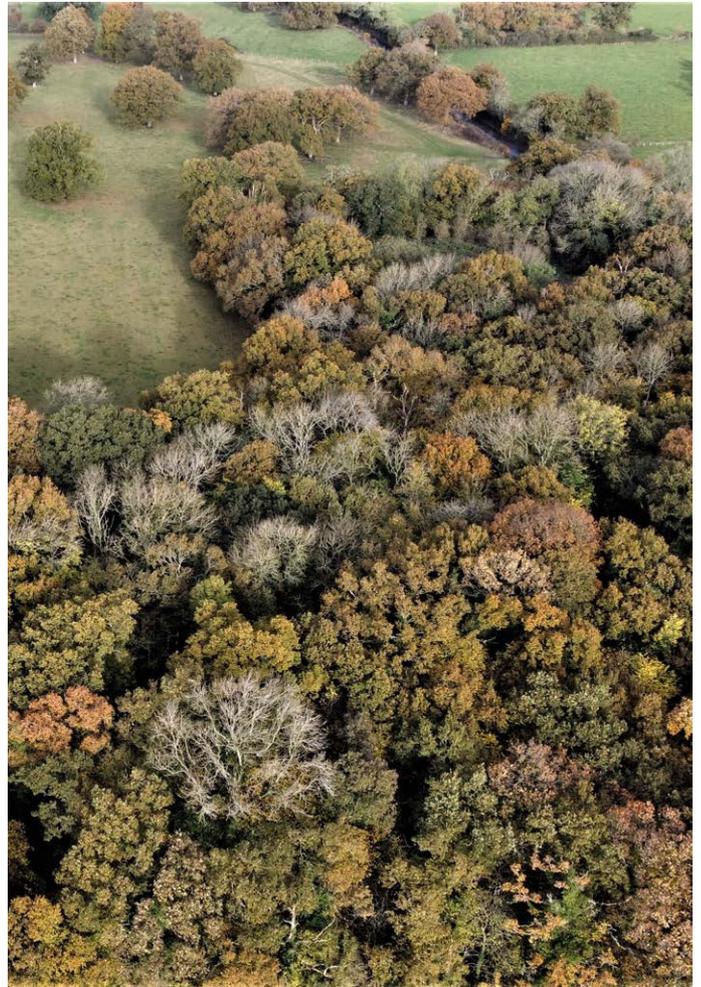
WAYLEAVES, RIGHTS AND EASEMENTS

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 sporting reservation. In the event that planning permission is granted for development or a change in use there is an agreement in place with a previous owner until 2058 that 50% of any uplift in value will be immediately paid to that person.

VIEWING

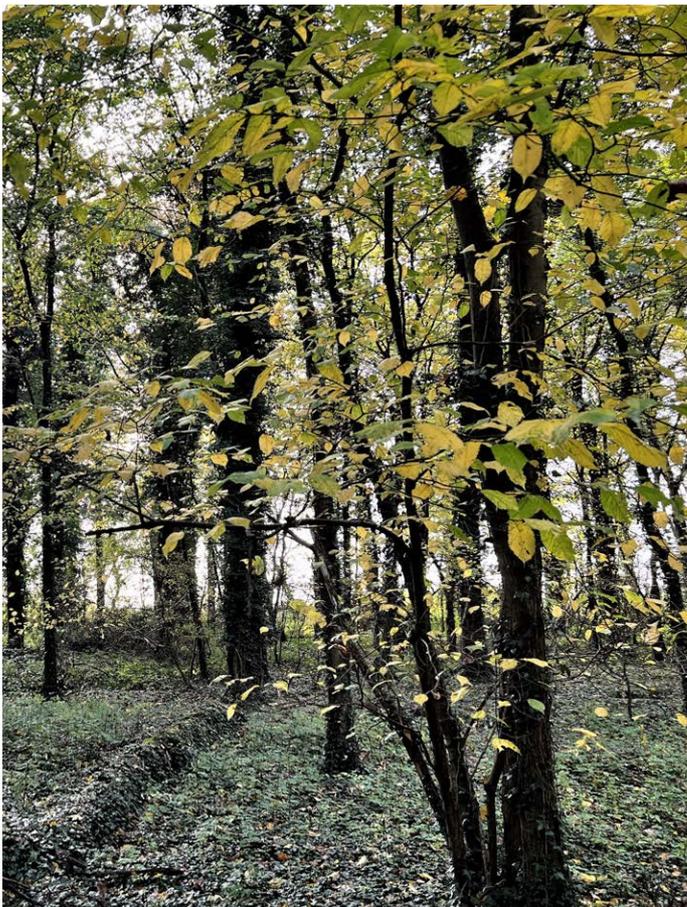
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. Visitors can obtain the code to the gates combination lock from the sales agent.

METHOD OF SALE

Rushmoor Covert 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





Rushmoor Covert

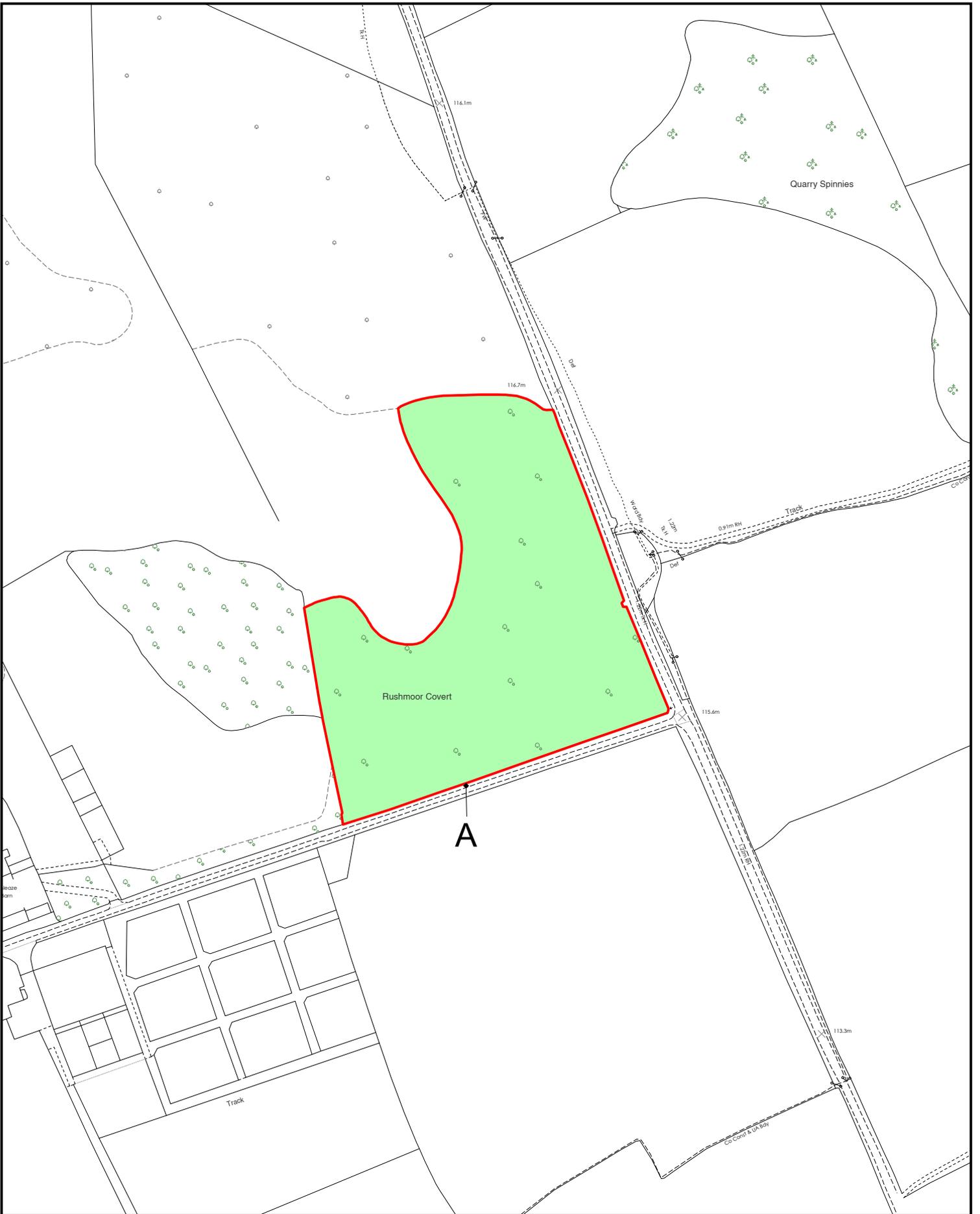
Location ST 873 889
 Scale 1:50,000 @ A4
 Drawing No. V16245-02
 Date 26.11.21



Tustins

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

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Rushmoor Covert

Location ST 873 889
 Scale 1:3,000 @ A4
 Drawing No. V16245-01
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Westonbirt, Gloucestershire



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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