



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**43.52 Acres (17.61 Hectares)**

## **COLEMAN'S WOOD**

**Holmer Green, Buckinghamshire**

**Offers Around £390,000 are invited for this property**

OS Grid Ref: SU910981 Lat/Long: 51.674520,-0.682384 Nearest Post Code: HP15 6XS  
what3words: mats.clicker.attends

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
**For further information contact Jack 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 July 2025.



## LOCATION

Coleman's Wood is located between the villages of Little Missenden and Holmer Green in Buckinghamshire, 4 miles north-east of High Wycombe, 5 miles west of Amersham and 33 miles north-west of central London. All distances are approximate.

## DESCRIPTION

A traditional Chilterns beech wood sitting in a delightful location amongst rolling fields, Coleman's Wood is a peaceful oasis and entirely private, a rarity for woodlands in this part of the world.

Oak, cherry and ash feature alongside the beech, many of which are particularly impressive, with the crops generally mature but for an area of younger planting close to the eastern boundary. Management has been light in touch in recent years.

The woodland is designated almost entirely as Ancient woodland indicating the land has had trees growing continuously since before 1600 AD. Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

Coleman's Wood is situated within the Chilterns National Landscape and the Green Belt.

Access into the wood is taken off Kingstreet Lane on the western boundary, shown as point X on the sale plan. The lane should be accessed from the southern end.

## SPORTING AND MINERAL RIGHTS

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.

## 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

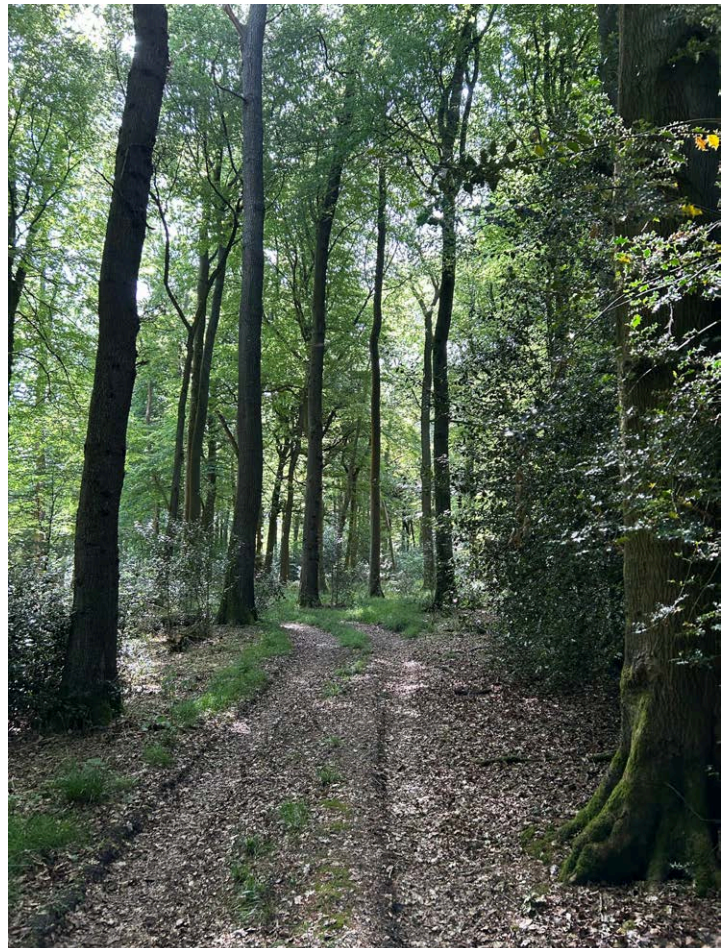
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

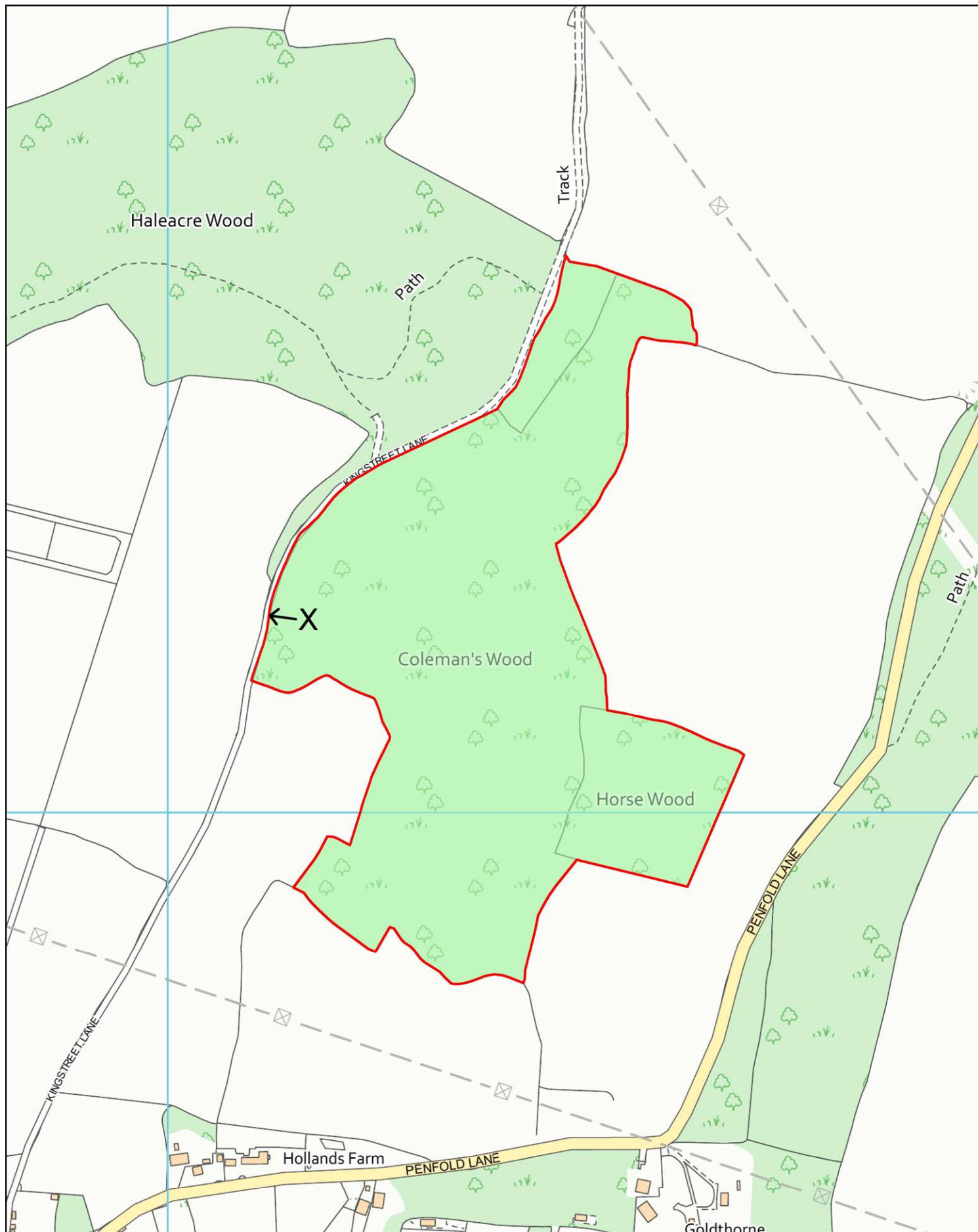
## METHOD OF SALE

Coleman's 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 purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





## Coleman's Wood

Location SU 913 981

Scale 1:5,000 @ A4

Drawing No. Z25884-01

Date 25.07.25



# Tustins

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 [www.tustins.co.uk](http://www.tustins.co.uk)

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**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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