



FREEHOLD FOR SALE BY PRIVATE TREATY

19.09 Acres (7.73 Hectares)

LOWER WOOD

Wigginton, near Tring, Hertfordshire

Offers Around £175,000 are invited for this property

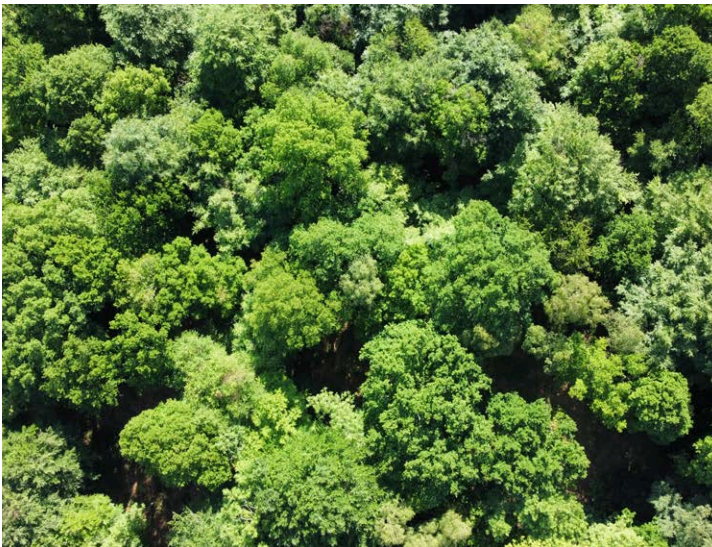
OS Grid Ref: SP944098 Lat/Long: 51.777150,-0.636797 Nearest Post Code: HP23 6HP
what3words: crawling.oppose.drags

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact John Clegg or 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 May 2025. Photographs April/May 2025.

LOCATION

Lower Wood is located just to the east of Wigginton, 1.5 miles from Tring. Berkhamsted is 3 miles, Chesham 5 miles and central London 30 miles. All distances are approximate.

DESCRIPTION

Situated in the Chiltern National Landscape (formerly known as an Area of Outstanding Natural Beauty), Lower Wood is a delightful maturing broadleaved woodland. The principal species are beech and oak with a wide variety of other trees including sycamore, birch, cherry, hornbeam, ash, horse chestnut and holly. In the spring there are some beautiful areas of bluebells.

The wood enjoys a quiet rural setting amongst rolling fields. Access is over the route shown with a broken brown line on the sale plan to the western boundary of the property – point C on the sale plan. The woodland owner has the right to stack timber and turn lorries on the area coloured blue on the sale plan.

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.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line on the sale plan.

MANAGEMENT

Lower Wood is managed by Maydencroft Limited. Their Mr Gilles Sauvestre will be pleased to discuss future management with prospective purchasers. He can be contacted on 07824 314258.

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.

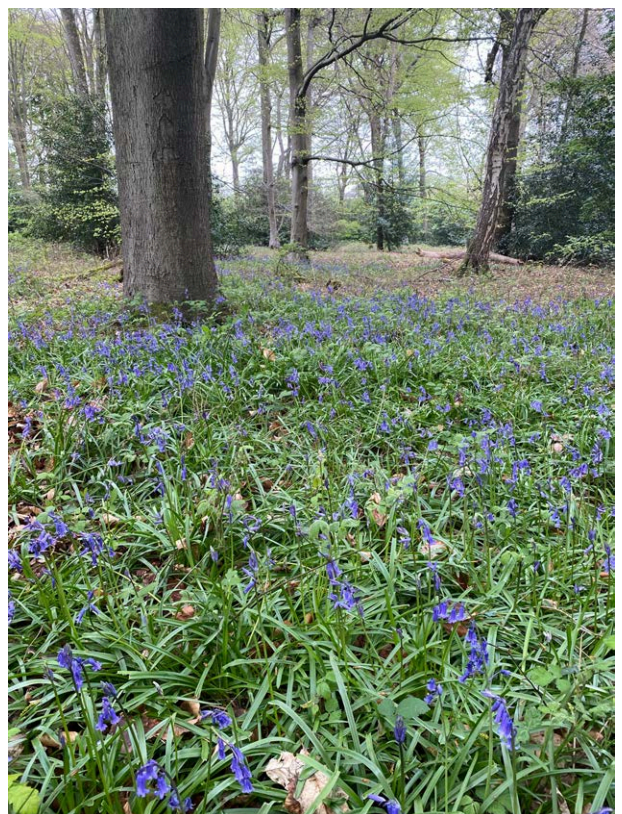
The gate at point A on the sale plan is locked. Please park considerately to the side of the gate by the Thames Water building and walk to the wood. There may be animals in the field so please keep dogs on a lead.

METHOD OF SALE

Lower 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



B

Path

HEMP LANE

Stables

HILL GREEN LANE

Hill Green Farm

Track

Path

Stab

Path

Path

Track

Stables

Path

Path

B

Lower Wood

Path

190m

Geary's Hill

Harding's Wood

Wigginton Bottom

Clayhill

CRAWLEY'S LANE

Grim's Ditch

Elm House

Great H Plantati

Lower Wood

Location SP 083 348

Scale 1:5,000 @ A4

Drawing No. Z25176-01

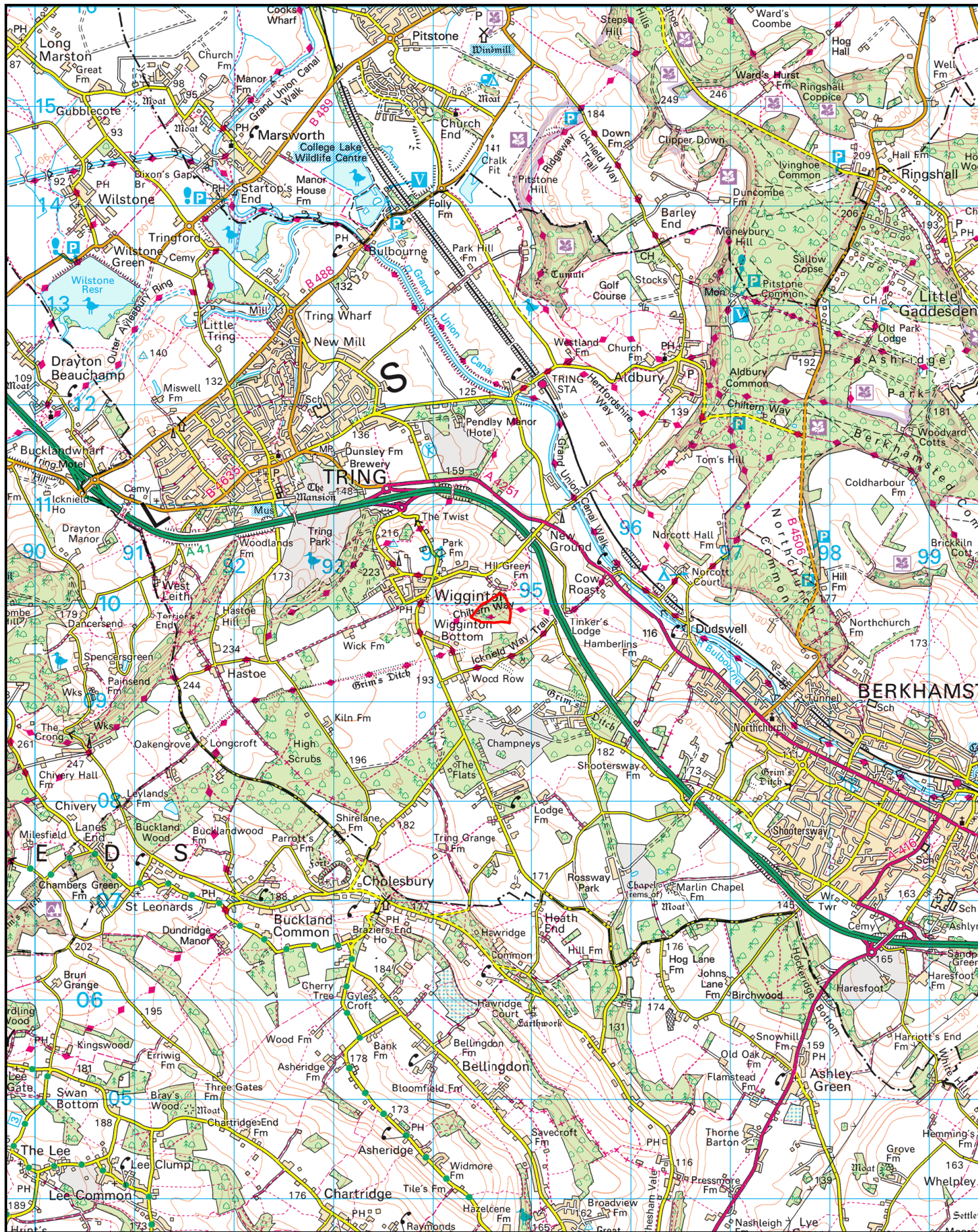
Date 13.05.25



Tustins

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

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Lower Wood

Tustins

Location SP 083 348

Scale 1:50,000 @ A4

Drawing No. Z25176-02

Date 13.05.25



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