



FREEHOLD FOR SALE BY PRIVATE TREATY

166.20 Acres (67.26 Hectares)

PUTHAM WOODS

Wheddon Cross, Nr Dunster, Somerset

Offers Around £990,000 are invited for this property

OS Grid Ref: SS950376 Lat/Long: 51.128251,-3.501571 Nearest Post Code: TA24 7BJ
what3words: dragonfly.chin.beyond

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website

LOCATION

The Putham Woods are just 24 miles from Taunton and junction 25 of the M5 via the B3224 Taunton to Wheddon Cross Road. Minehead and the Bristol Channel are only 9 miles distant. Situated in the Brendon Hills the woods are well located just on the edge of the Exmoor National Park. All distances are approximate.

DESCRIPTION

Putham Woods are well located in an area of England where forestry investment is common and deep mineral soils and the moist climate combine to create technically excellent growing conditions to all of the tree species common in the UK. The wood is situated on a series of steep slopes with predominantly north and easterly facing aspects. The aspect, slope and valley formation gives excellent topographical shelter from south westerly winds and has allowed the current crops to grow off the chart. The tables and charts that foresters are accustomed to using to assess growth rates and timber volumes are almost useless in this forest.

Planting of today's stands of timber began in the early 1960s with a collection of Douglas fir, western hemlock, larch, spruce as well as a whole range of productive broadleaves planted on felled land. A visitor to the wood will now find that the larch has been fully removed due to infection by the fungal pathogen *Phytophthora ramorum* and the balance of over 34 hectares of conifer crops has been allowed to grow on following thinning. There is also around 7.5 hectares of mature broadleaves. This leaves just over 23 hectares of land requiring some further work to secure replanted conifer crops for the future. Most of this replanting has the potential to be commercially focused conifer stands should a prospective purchaser have commercial objectives.

The selling agents hold an up to date management plan which includes a crop schedule and plans which is available to interested parties upon request.

A new owner could potentially enter into Defra's Countryside Stewardship scheme and obtain significant funding for the management of pests and the promotion of conservation within the woods.

The woods are classified as Plantations on an Ancient Woodland Site (PAWS). In woods so classified the Forestry Commission, as regulators to the industry, would normally point/pressurize the woodland owner towards a policy of Ancient Woodland restoration. However, a woodland owner is not compelled to replant with native broadleaves as long as the UK Forestry Standard is adhered to.

Access into the property is convenient via the main access bell mouth, shown as point A on the sale plan, that opens onto a well-constructed forest road running the length of the property. Further access tracks lead off from the main track and most are well built and capable of supporting heavy harvesting machinery. There is an alternative access gate at point B on the sale plan.

The property also includes a number of derelict buildings. These include an old watermill on the north east corner of the northern outlying block as well as Highley and Waterleat Cottages.

Included in the sale is a small area of native woodland that was once a small quarry. This area is accessed from Putham Lane which is understood to be an unmaintained council road. This road also connects to Kersham Lane on the other side of Putham ford which is also an unmaintained council road. The access to this section of the woodland is shown on the sale plan as the route CD.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. This provides the woodland owner with plenty of opportunities to stalk deer and shoot other game.

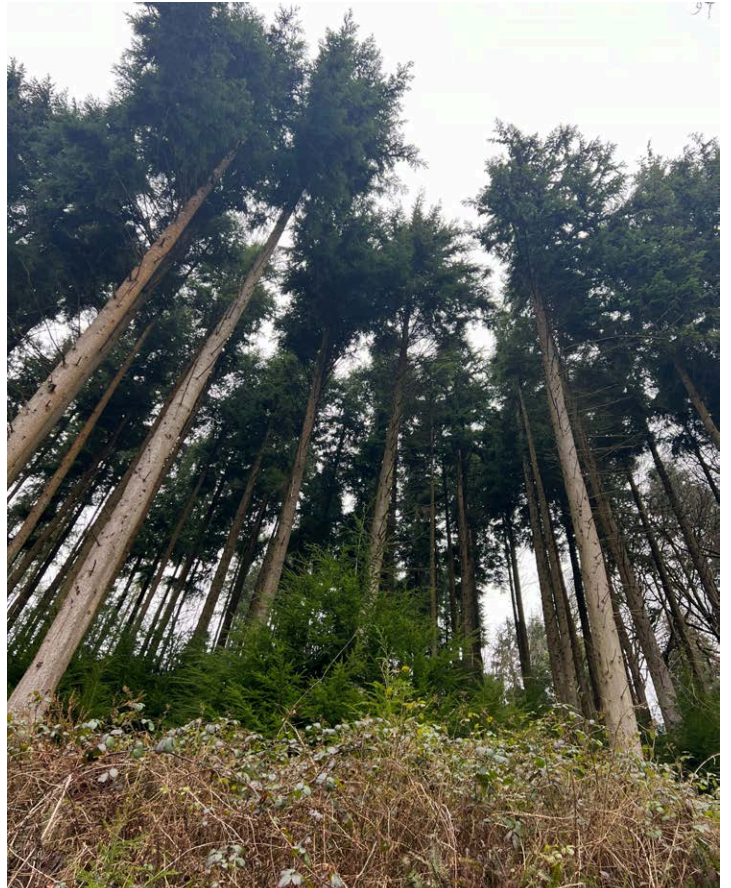
The fox hunting rights are owned by the Badgworthy Land Company. This organisation hunts through the wood on a very occasional basis.

The Devon and Somerset Stag Hounds also share the hunting rights.

Mineral rights are owned and included in the sale.

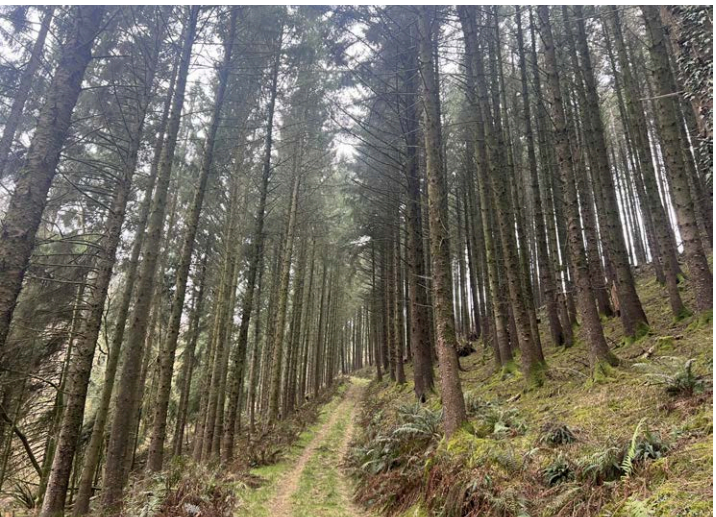
FENCING

There are liabilities for the woodland owner to maintain the majority of the boundary fences. Conveniently, a good percentage of the woods' boundaries are watercourses or woodland owned by third parties.



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 April 2025.



MANAGEMENT

There is no management company currently in place.

The woods are currently signed up to a forest management plan which was approved in July 2024. This provides a 10 year felling licence to fell 7.19 hectares of the crops. It is understood that further felling could be licensed if required by the new owner.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are 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 fox hunting rights.

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 entrance gate is not locked but please be cautious when attempting to drive around the woodlands as not all tracks are suitable for 4WD cars.

METHOD OF SALE

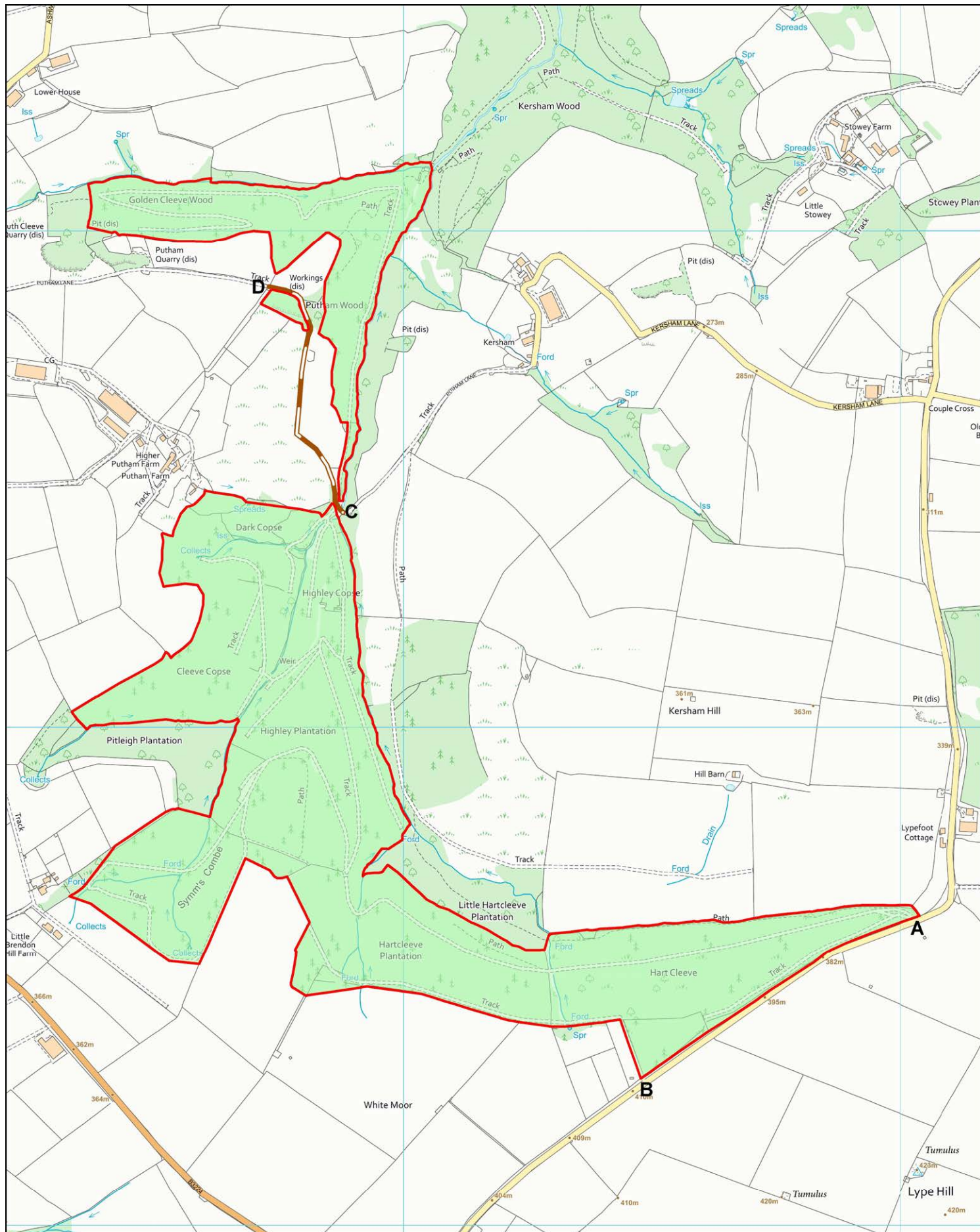
Putham Woods are offered for sale by Private Treaty.

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





Putham Woods

Location SS 938 382

Scale 1:10,000 @ A4

Drawing No. Z24798-01

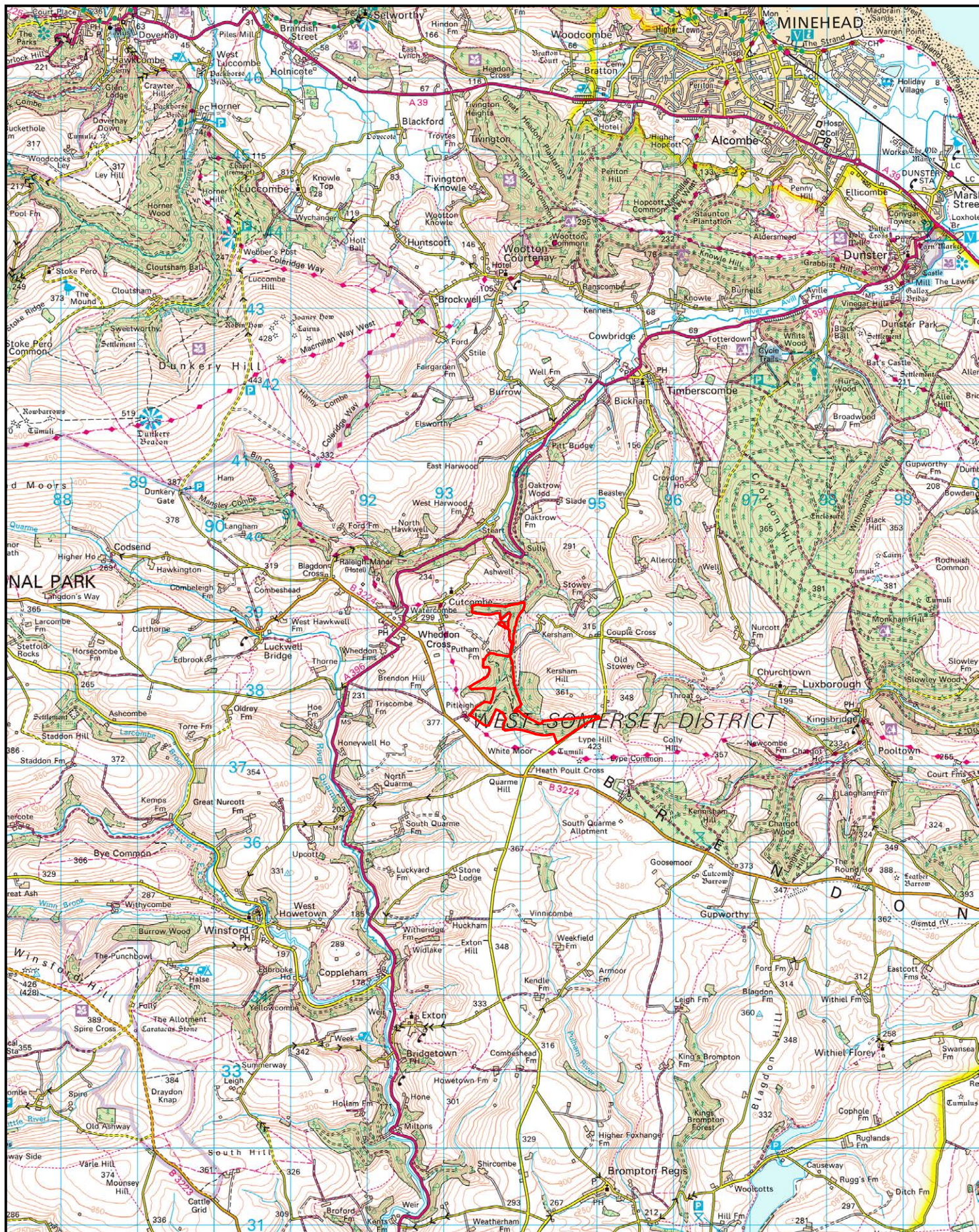
Date 02.04.25



Tustins

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