

# FINING WOOD

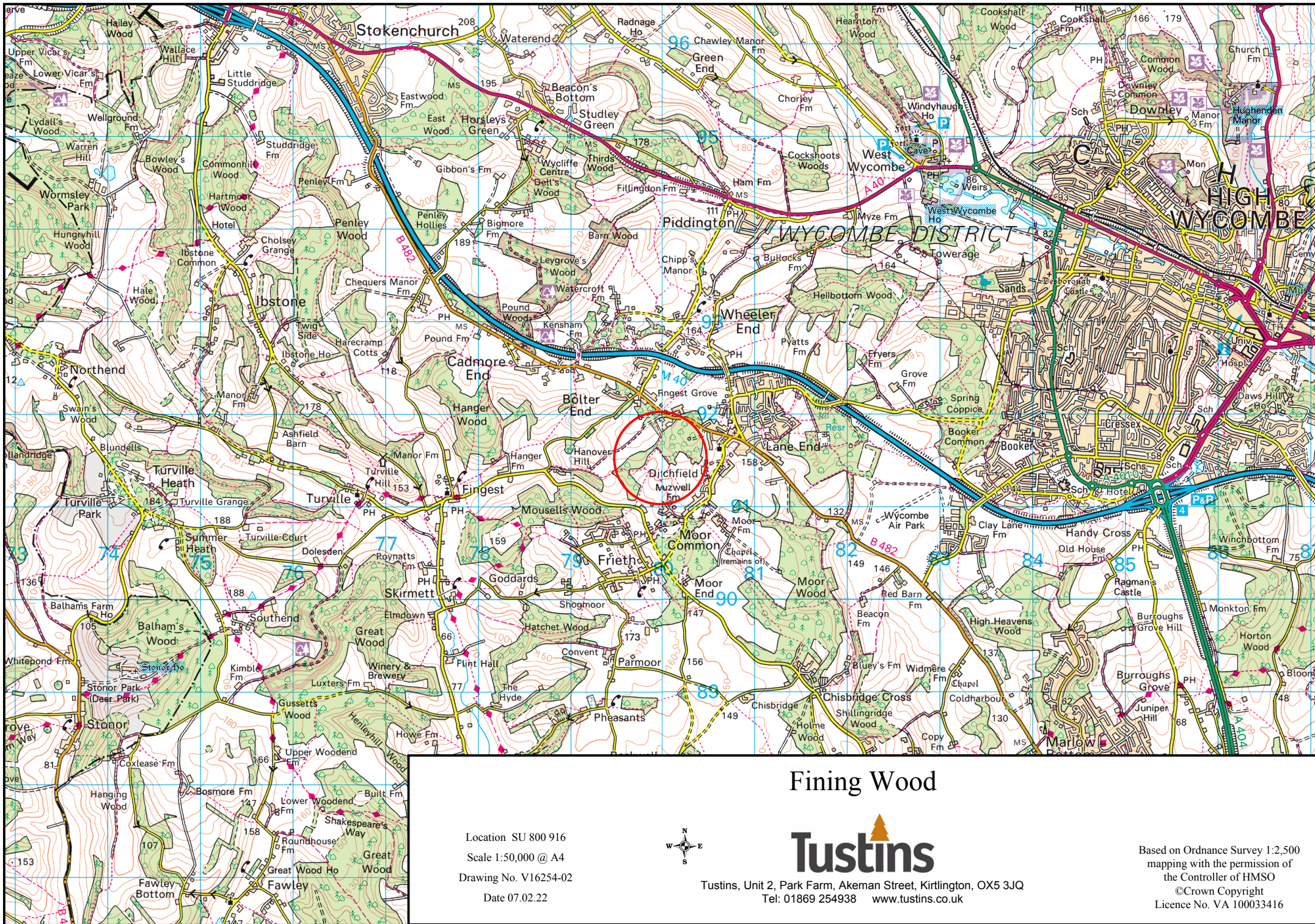
Lane End, High Wycombe, Buckinghamshire

Offers Over £600,000

63.62 Acres (25.74 Hectares)

[www.tustins.co.uk](http://www.tustins.co.uk)





Location SU 800 916  
Scale 1:50,000 @ A4  
Drawing No. V16254-02  
Date 07.02.22



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

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# Fining Wood

63.62 Acres (25.74 Hectares)

**FREEHOLD FOR SALE BY PRIVATE TREATY**

Lane End, High Wycombe, Buckinghamshire  
OS Grid Ref: SU796910 Lat/Long: 51.611954,-0.849273 Nearest Post Code RG9 6PX

**Offers Over £600,000**

## BRIEF DESCRIPTION

Within the Chilerns AONB a mixed age principally broadleaved woodland. Located just to the West of High Wycombe visitors will be enthralled by the delightful mix of species in such close proximity to London.

## Selling Agents

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

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#### IMPORTANT NOTICE

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## LOCATION

The wood is to the south west of the village of Lane End in Buckinghamshire. High Wycombe is 5.5 miles to the east, Oxford 23 miles to the west and Reading 19 miles to the south. London is 33 miles. Junctions 4 and 5 of the M40 are within 5 miles.

## DESCRIPTION

Situated within the Chilterns Area of Outstanding Natural Beauty (AONB) close to the Oxfordshire – Buckinghamshire county boundary, Fining Wood enjoys an attractive setting with fine views to the south.

The wood is accessed from the south via a short right of way which links with a ride running north through the wood before linking with a further ride system as the wood widens at its northern end. The wood enjoys road frontage onto the B482 although there is no formal access off this road. Foot access via public rights of way is available from both the Lane End and Bolter End sides.

Fining Wood is principally broadleaved in character with areas of conifers adding variety. Much of the wood still has the traditional beech stocking of a Chilterns woodland with areas of maturing beech. The age structure has been varied over the years with younger broadleaves established, particularly in the southern section, and larch in the north by the water tower. The tower is not included in the sale. Also present are oak, cherry, ash, birch Scots pine, yew, hazel and holly.

Variety has been added to the understorey with the planting of a range of shrubs including rhododendron, box, dogwood and cotoneaster.

The majority of the woodland is classified as Ancient Semi Natural Woodland or Plantation on an Ancient Woodland Site. These designations indicate there has been continuous tree cover since before 1600 AD.

## 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 although the woodland owner must make good any damage caused to the fences on the eastern and southern boundary as a result of trees falling across the fence.



## RIGHTS OF WAY

The woodland is sold with the benefit of 12 feet wide right of way for all purposes over the route shown with a broken brown line and marked AB on the sale plan. The woodland owner has the right to make a 12 feet wide hard track suitable for vehicular access along this route.

The woodland is sold subject to 18 feet wide right of way for all purposes in favour of Thames Water over the route shown with a broken blue line and marked CD on the sale plan. The woodland owner may only cross this route with forestry vehicles exceeding 15 tons per axle at two specified points.

## 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

Fining 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](http://www.gov.uk)







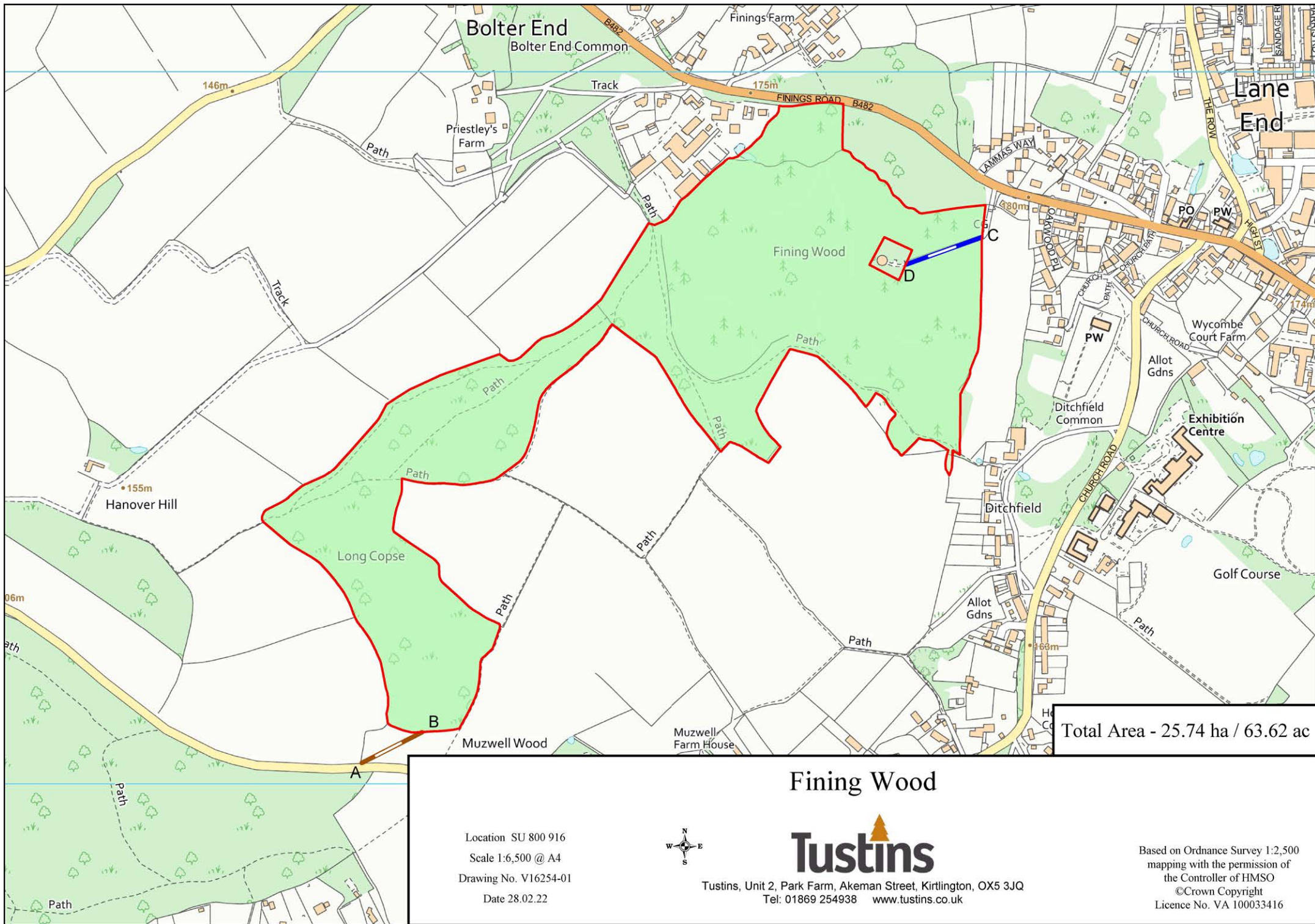












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Scale 1:6,500 @ A4  
Drawing No. V16254-01  
Date 28.02.22



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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