



FREEHOLD FOR SALE BY PRIVATE TREATY

77.29 Acres (31.28 Hectares)

WOODHAMPTON WOOD

Wigmore, Herefordshire

Offers Around £460,000 are invited for this property

OS Grid Ref: SO410678 Lat/Long: 52.305514,-2.866220°W Nearest Post Code HR6 9UH

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

The wood is just to the south of Wigmore about 8 miles to the south west of Ludlow and 20 miles north of Hereford.

DESCRIPTION

Access to Woodhampton Wood is straightforward from the A4110 Hereford to Leintwardine road via a short length of minor road from the southern edge of Wigmore. The woodland access track is prominent and easy to find opposite Barn Farm. This track climbs a shallow hill and passes another farm known as Oakhill Farm. Once through the gate and into the wood unsurfaced tracks give excellent access to the rest of the wood.

Woodhampton Wood occupies a prominent hilltop location with views from parts of the wood into the surrounding countryside. This part of Herefordshire is famous for its productive woodlands that nearly all occupy highly fertile sloping sites leaving the flatter land in the valley bottoms for agriculture. The wood is a mixture of Ancient Woodland and conifers planted on an Ancient Woodland site (PAWS). This designation might provide future grant aid opportunities to an owner as government is focusing more on the benefits of the restoration of ancient woodland. Investors interested in the amenity or the highly commercial aspects of the wood will be equally at home.

Management of the woodland is up to date. The current owners are some way into an ancient woodland restoration and restructuring exercise with further harvesting opportunities available to a new owner in the future as the remaining conifers will be harvestable once the current replanted areas become more established.

The wood is stocked with a good mix of commercial conifers which includes Douglas fir, Norway spruce and Sitka spruce in the middle of the woodland. Around the sides native broadleaves have been favoured and carefully thinned to create an interesting opportunity to harvest planking or beam quality Oak. Several areas have been replanted to a high standard. These are all establishing well.

The wood has a very varied ground flora including extensive areas of bluebells, bilberry and cow wheat. Others include Greater Stitchwort, Dog's Mercury, Speedwell, Primrose and Early Purple Orchid. The Woodland Survey, which is available from the Selling Agents on request, provides a detailed list of species. During our visit we noted the presence of several deer through the wood. Stalking will be a worthwhile exercise if numbers can be reduced to minimise replanting costs.

The British Trust of Ornithology has monitored bird boxes over the last 10 years and has ringed 40 to 50 Pied Flycatchers nestlings in each of the last four years, as well as a brood of Redstarts. The wood supports several less common summer migrants including Tree Pipit, Wood Warbler, Willow Warbler and Spotted Fly Catcher. A pair of Red Kites nested on the outskirts of the wood this year.

SPORTING AND MINERAL RIGHTS

These are owned and included in the sale. They will be in hand on completion.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

MANAGEMENT

Woodhampton Wood is managed by Pryor and Rickett Silviculture. Their manager Mr Ben Butler can be contacted by telephone on 07741 242204 at the Brampton Bryan office.

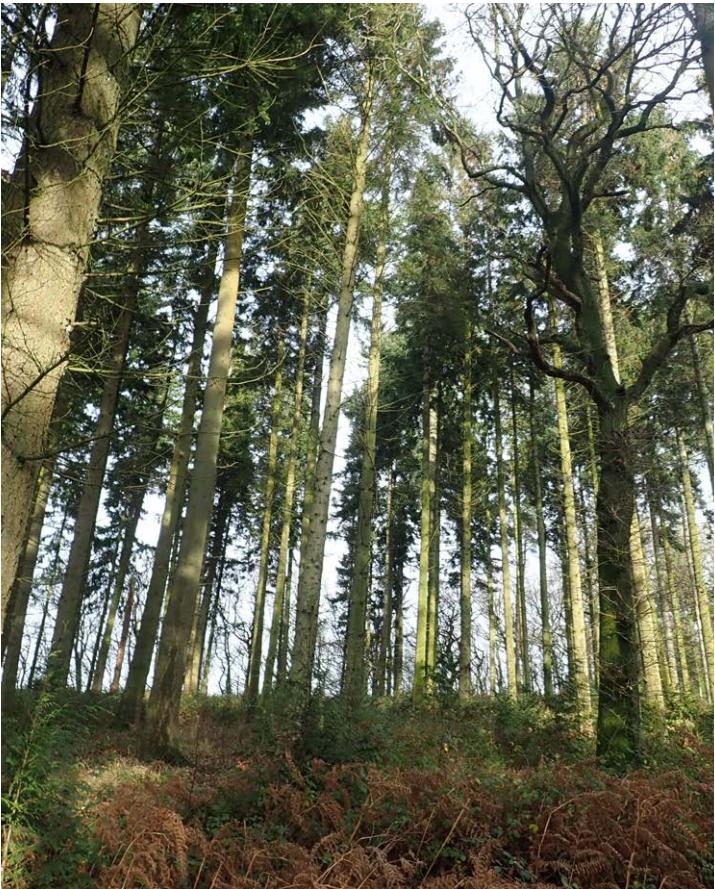
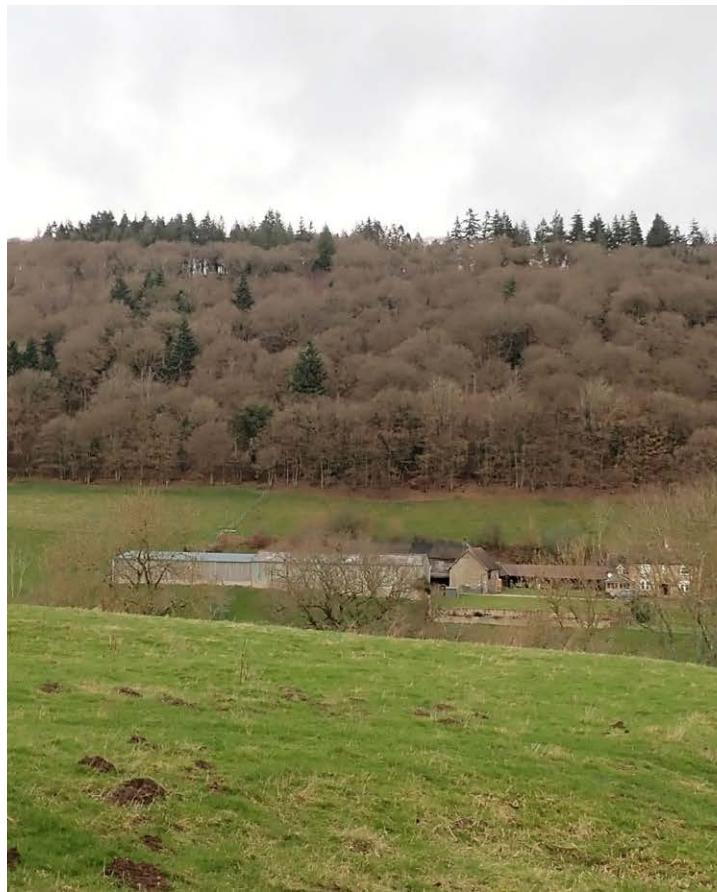
RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes, including timber haulage, over the route coloured brown on the sale plan. The woodland is sold subject to a right of way over the route coloured blue on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.





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 February 2021.



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. The purchaser will be expected to satisfy himself as to their accuracy. Any error or misstatement 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. A possessory title will be given on the area coloured yellow on the sale plan. This is 0.40 acres.

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.

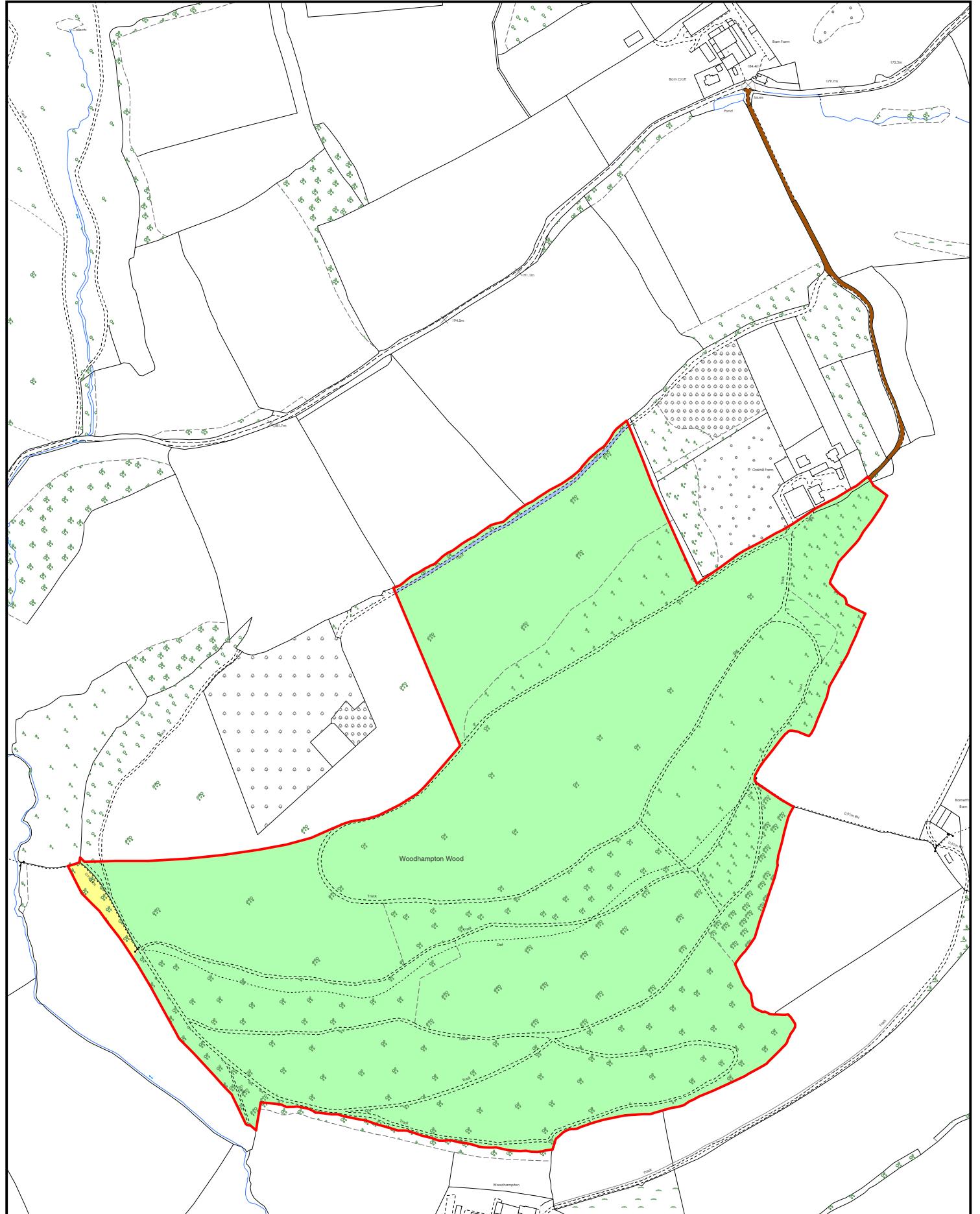
METHOD OF SALE

Woodhampton 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





Woodhampton Wood

Location SO 408 676

Scale 1:5,000 @ A4

Drawing No. U14149-01

Date 09.02.21



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

Based on Ordnance Survey 1:2,500
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Woodhampton Wood

Location SO 408 676

Scale 1:60,000 @ A4

Drawing No. U14149-02

Date 30.11.20



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WOODHAMPTON WOOD

Wigmore, Herefordshire



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk