



On Instructions From Eton College

BROCKHURST WOOD

Farnham Common, near Gerrards Cross, Buckinghamshire

8.00 Hectares / 19.77 Acres

FREEHOLD FOR SALE BY PRIVATE TREATY

Guide Price £200,000

Joint Selling Agents

John Clegg & Co LLP telephone 01844 291384

Kempton Carr Croft telephone 01628 771221

BROCKHURST WOOD



Gerrards Cross 3 miles

Beaconsfield 5 miles



Slough 5 miles

M25J16 + M40J1a 14 miles

(all distances are approximate)

DIRECTIONS

From junction 2 of the M40 at Beaconsfield follow the A355 south towards Farnham Common and Slough for just over 1½ miles before turning left by The Yew Tree / The Indian Courtyard restaurant. Follow this road for just over a mile before turning right about 600 yards after the One Pin Inn. At the next T-junction onto Templewood Lane the wood is directly ahead but turn left and follow the lane for about 350 yards to the easternmost point of the wood, point A on the sale plan, where there is room to park with care. OS 1:50,000 Map 176 Ref SU972856. Nearest post code SL2 4AP.

VIEWING

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these sale particulars. Please be aware of hazards within the woodland when viewing.

DESCRIPTION

Brockhurst Wood is a private area of mixed woodland in South Buckinghamshire close to Gerrards Cross and Beaconsfield. It is within a few miles of the M25/M40 intersection meaning it is easily accessible from most of London and the Home Counties.

In view of the wood's location, the first surprise is its privacy. Access is good via the public road, Templewood Lane, along its northern boundary and a bridleway runs along its eastern boundary. There are two entrances to the wood, both currently closed off with bunds. These are at the approximate points A and B on the sale plan. There are no formal internal tracks and little evidence of anyone having been in the wood.

The woodland appears to have been left untouched for many years with little detrimental effect. The result is a generally maturing woodland with beech, oak, sweet and horse chestnut, ash, birch and hazel present. Yew and holly add to the winter colour and the latter helps break up a largely clear forest floor. There is limited sporadic windblow, principally on the western side, which has opened some gaps in the canopy encouraging natural regeneration and also potentially providing a good source of firewood.

Historically, a decision was taken to vary stocking in the wood with the introduction of an area of principally conifers along part of the southern boundary on the eastern side. The remains of the old rabbit netting fence, installed to protect the young crops, can still be seen although the mix, which includes Douglas fir, larch, Scots pine, western hemlock and red cedar, are now some decades into their rotation.

Brockhurst Wood offers that rare occurrence in a southern Buckinghamshire wood - a stream. Most Chiltern woods, on their chalk-based soils, do not have water features. This woodland has an attractive small stream - with wetland either side - running southwards to link with a further stream forming a short section of the southern boundary.

Brockhurst Wood lies a short distance to the east of the renowned Burnham Beeches, 374 hectares of largely beech woodland rich in nature conservation interest and wildlife. The woodland offered for sale is designated by Natural England as Ancient and Semi Natural Woodland (ASNW) as shown on the Forestry Commission's Land Information Search (LIS) map. The ASNW designation indicates the land has been under continuous tree cover since at least 1600 AD. This wood forms part of a considerably larger area of woodland which also appears to have very limited public access. As such, it should provide a most attractive haven for a wide variety of wildlife.

TAXATION

After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

The sporting rights are owned and included in the sale. They are not let.

MINERAL RIGHTS

These are owned and included in the sale except as reserved by statute.

BROCKHURST WOOD

FENCING

There are no known fencing liabilities.

RIGHTS AND EASEMENTS

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

WAYLEAVES

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and 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.

METHOD OF SALE

Brockhurst Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Haddenham office on 01844 291384.

OFFERS AROUND £200,000 ARE INVITED



JOINT SELLING AGENTS

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BROCKHURST WOOD

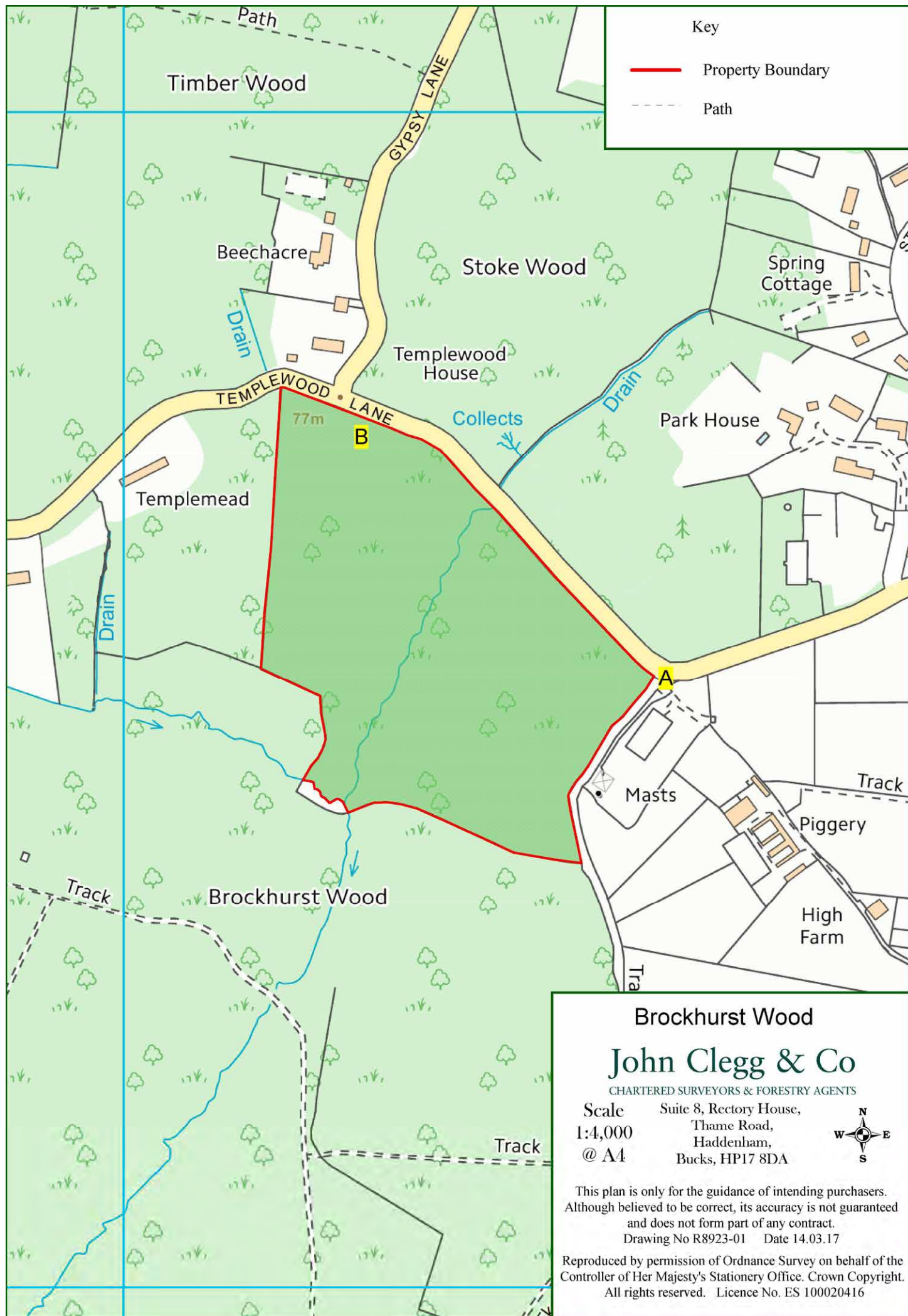


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