



Bocage Wood Dorset

A fine example of an established oak wood in the most beautiful of rural landscapes.

Details

Price: £69,000 Freehold

Location: Higher Kingcombe, Dorset

Size: About 3 acres for sale

OS Landranger: OS No 194

Grid ref: ST 554 003

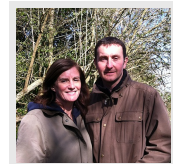
Nearest post code: DT2 0QD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Bocage Wood lies sheltered within the surrounding woodland and sits largely on level ground. The wood enjoys a spectacular setting in a slightly elevated position looking out through the trees to the rolling landscape of Dorset beyond.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

This wood is a classic of the English countryside, where spring bluebells carpet the ground beneath towering oak. There are parts of the woodland that include some hazel, birch and even an apple tree but in the main, Bocage Wood is a celebration of the oak tree and the longevity and continuity that has long been associated with this emblem of the our rural heritage. These well established trees can now be encouraged to continue to full maturity and continue to sustain an important rural ecosystem.

Wildlife

The surrounding land of the Kingcombe nature reserve is under the protection of The Dorset Wildlife Trust and as such the numerous woodland species that live here have enjoyed a stable environment beyond the invasive practices of modern agriculture. It is perhaps for this reason that there is much evidence of elusive woodland creatures thriving in Bocage Wood. Numerous animal trails cross the forest floor and the gnarled bark of the established oak trees provide perfect nesting for birds of prey, stoat and weasel.

Roe deer are a common sight browsing between the trees amidst the cover of the bracken. The dramatic spectacle of a large roe buck, with antlers aloft, crashing through the undergrowth is an adrenalin charged encounter.

Access, tracks and footpaths

A broad woodland track behind a secure gated access leads to the entrance to Bocage Wood.

There are no public footpaths along the boundaries or through this wood.

Rights and covenants

Such is the importance of this natural environment that it is covered by a tree preservation order aimed at ensuring its continued existence as an important place where rare species can thrive. This designation is designed to provide extra consultation and support from the local authority to ensure best practice for woodland management.

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Local area and history

Bocage Wood occupies a most peaceful setting, located deep within the gently rolling hills of West Dorset where the agricultural downlands descend gradually towards the Jurassic coastline of the English Channel. The area is relatively sparsely populated, made up principally of small rural communities, such as the nearby villages of Higher and Lower Kingcombe, served by the larger towns of Crewkerne to the north and Dorchester equidistant to the South. The wood takes its name from the French term that describes countryside or landscape (as of western France) marked by intermingling patches of woodland and heath, small fields, tall hedgerows, and orchards.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From Dorchester 10 miles to the south or Crewkerne 10 miles to the north follow the A356 until sign posted to Higher Kingcombe on the western side of the road.

From here the lane leads a few hundred yards until a sharp right hand bend at which point the entrance to the wood is set back 20 metres or so on the left hand side.

From a car parking area near this entrance you can proceed on foot straight up the woodland track beyond the locked access gate then turn right after 150 metres and follow the track for a further 120 metres. At this point you will see the red markings and

name sign for Bocage Wood on your left.

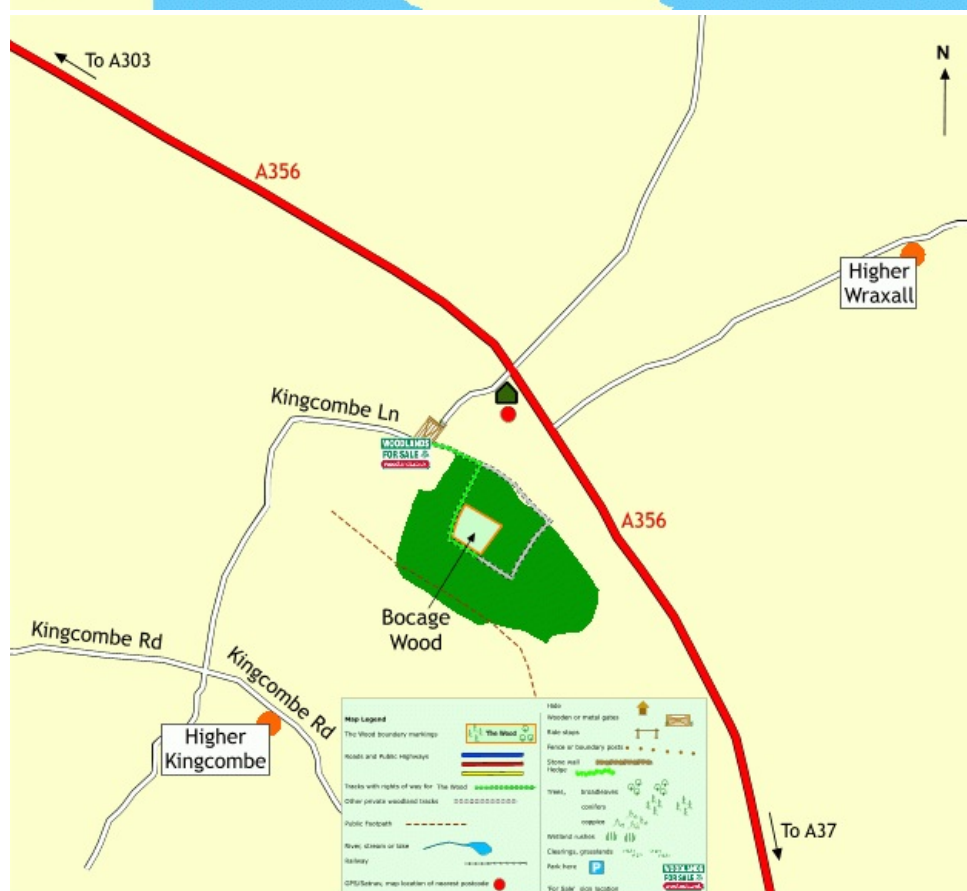
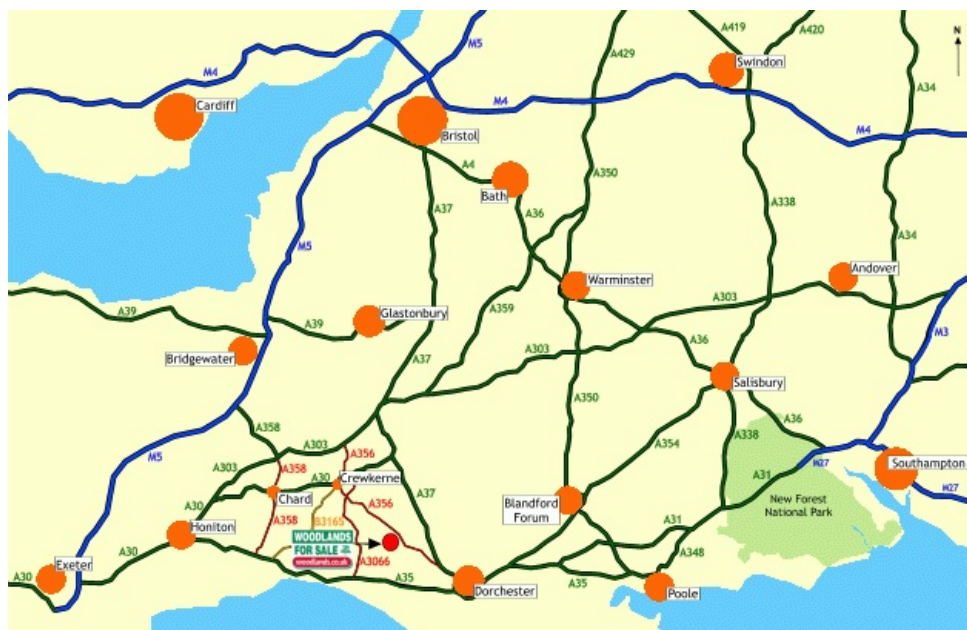
Please refer to the plans to assist you with finding your way.

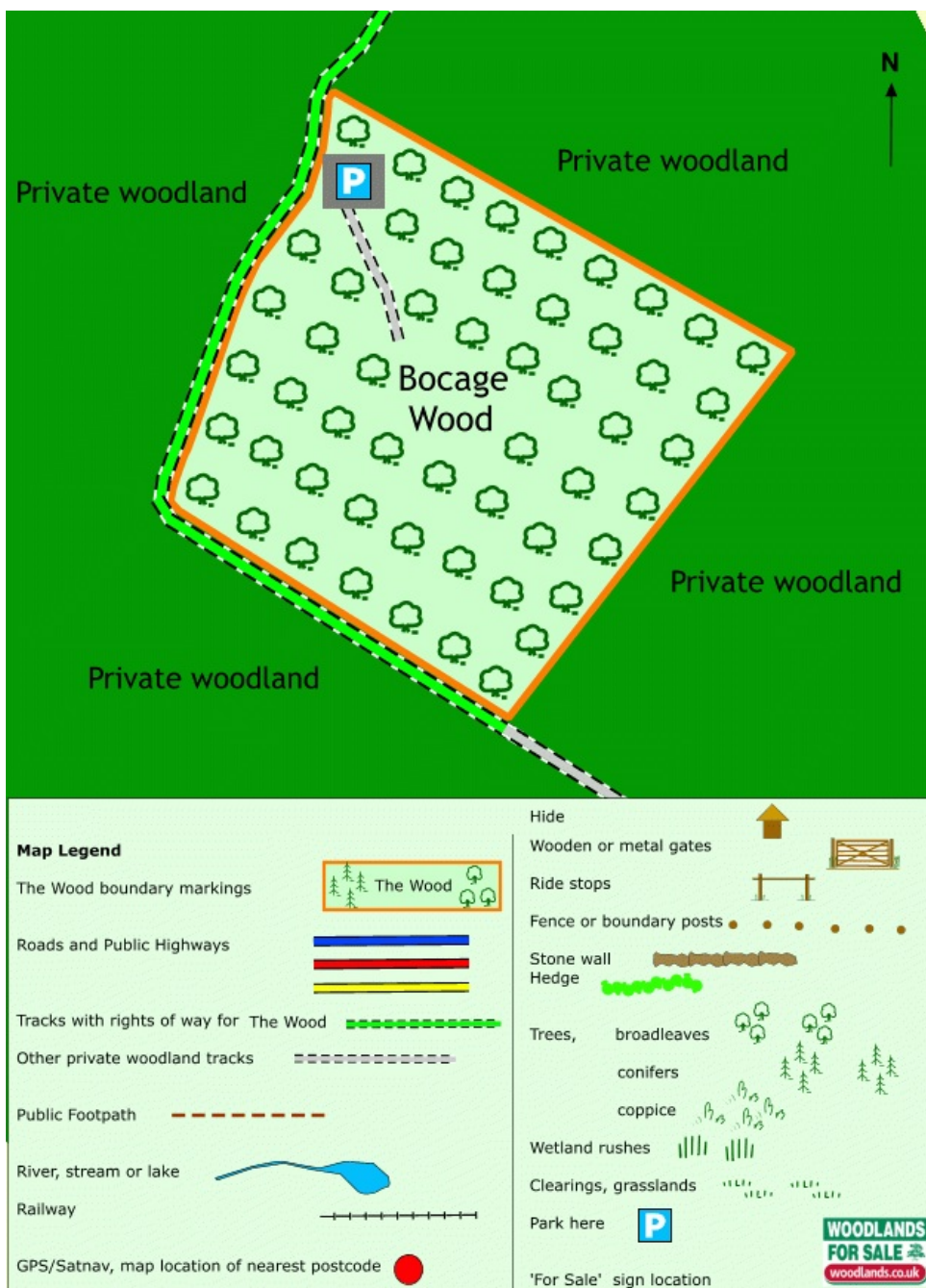
Sat Nav / GPS note: The post code DT2 0QD is for the point shown on the location map by the red dot.

what3words for the entrance gate is: rents.grasp.liquid.

Boundaries:

Boundaries are indicated by orange markings running through the wood on posts and trees to the north and east. The woodland access track runs along the edge of the wood boundary to the south and west.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.