Browning Hill Wood

Hampshire

The mixed tree species of this enchanting woodland environment have much to offer as an important wildlife habitat and a place of undoubted natural beauty.

Details

Price: £109,000 Freehold
Location: Tadley, Basingstoke, Hampshire
Size: About 4 ¼ acres for sale
OS Landranger: OS No 185
Grid ref: SU 592 596
Nearest post code: RG26 5LA

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk

Description

Browning Hill Wood is located amongst other areas of privately owned mixed woodland and forms part of a diverse woodland habitat where mammals, insects, and birds thrive, supported by the variety of habitats on offer.

There are attractive open clearings set amongst an appealing range of tree species, together with areas where dense thickets of ferns and shrubs provide daytime cover for a thriving deer population and the woodland's nocturnal residents. These creatures of the night remain undisturbed until the light fades, when they take their place in the food chain as darkness descends.

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

Browning Hill Wood is a tree spotter's delight. From the earliest signs of spring, when hazel catkins adorn the otherwise bare branches in January and February, the enormous diversity of tree species is a joy to discover. Later in the year, the distinctive red berries of the rowan catch the eye, while beech mast covers the forest floor. Towering oak and Scots pine dominate the canopy above wild cherry and holly, and the occasional sweet chestnut can be found alongside western red cedar.

Hazel catkins are not to be confused with the later catkins of silver birch, alder, and willow. They are the male flowers and grow alongside the tiny pink female flowers, providing an early source of pollen for bees before the hazel comes into full leaf. They also provide an important habitat for moth larvae. Later in the year, hazelnuts are a rich source of autumn protein for woodland mammals laying down reserves for winter.

Catkins are also known as 'lamb's tails', and the word comes from the Dutch *katteken*, meaning 'kitten'.

Wildlife

The towering crowns of the western red cedars are vital for nesting birds, providing dense cover in early spring while other tree species are still in bud. The specimens in Browning Hill Wood have reached particularly impressive proportions at full maturity, and the woodland is alive with birdsong throughout the year.

Features

On a practical note, Browning Hill Wood lends itself to engagement with small-scale forestry projects. A gravelled parking area and clearing alongside the access track provide convenient timber stacking and storage, just a short distance from the road network.

Access, tracks and footpaths

There are no public footpaths running through or alongside this wood. Access is via a secured gateway from a quiet rural lane. A short length of track leads to a large parking area within the boundary of Browning Hill Wood.

Rights and covenants

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.

Local area and history

The wider surrounding area is characterised by the natural beauty of rural Hampshire, with its numerous picturesque villages and welcoming hostelries. Nearby Basingstoke is at a comfortable distance, yet close enough to provide a wide range of services for the woodland owner. Despite its peaceful location, there is excellent access to the main road network, with the A339 between Newbury and Basingstoke just a few minutes away.

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 the A339 between Newbury and Basingstoke, take the first turning north towards the village of Ramsdell, then turn left at the crossroads in the village centre onto Baughurst Road. Continue for approximately 400 metres before taking the right-hand turning to West Heath. After a further 1.5 kilometres, take the sharp right-hand turn onto Church Road, passing some farm

buildings. After another 500 metres, you will see the first of two 'Woodlands for Sale' signboards on your left. Just beyond the second signboard is the locked entrance gate to the woodland.

From Tadley, leave the A340 (Tadley Hill) at the roundabout and turn west onto New Road. Continue for approximately 800 metres before turning left onto Church Road. After about 1 kilometre, you will pass St Peter's Church on your left. Continue for a further 800 metres to reach the signboard and entrance gate to the woodland on your right. From here, follow the directions below.

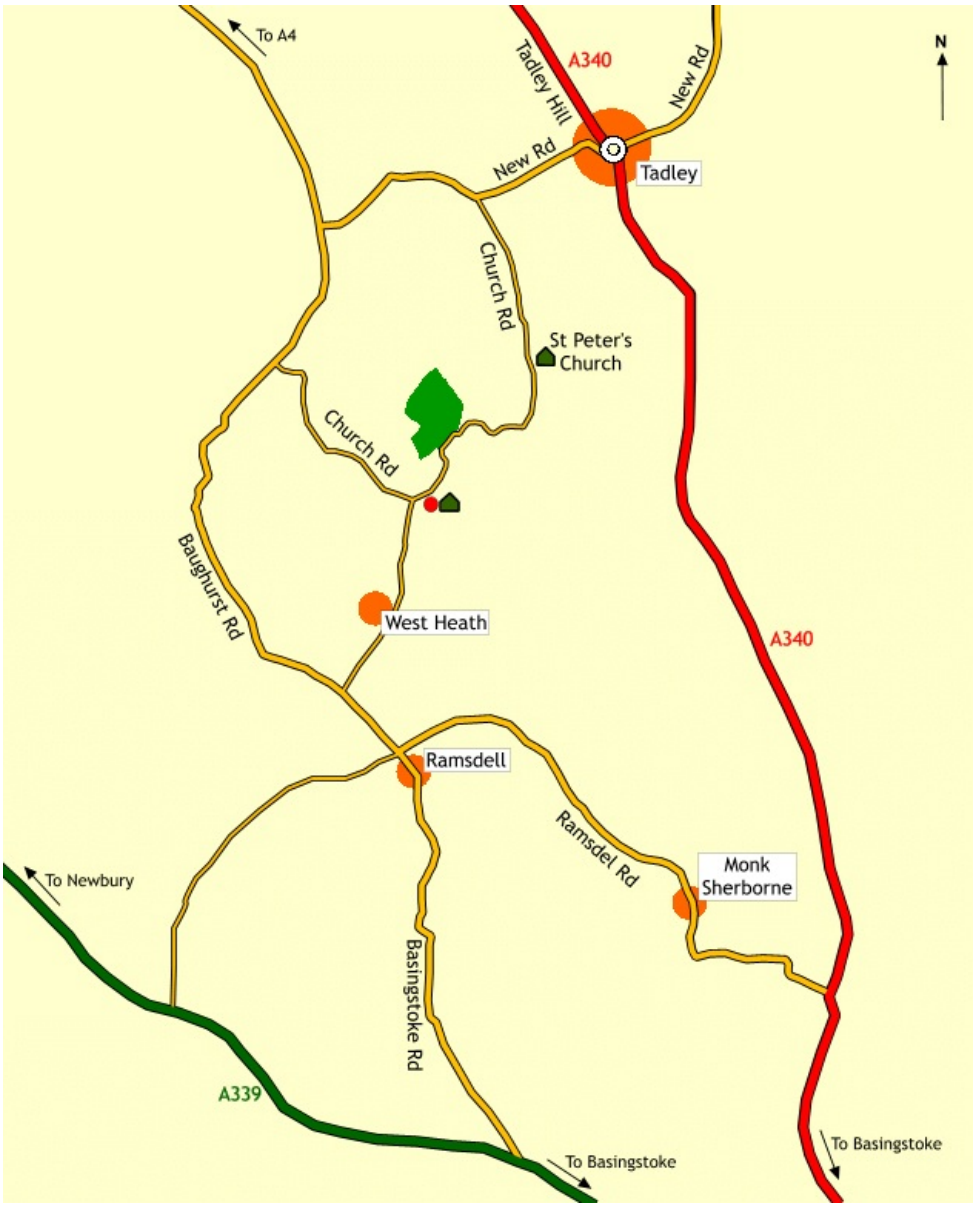
You may pull off the lane nearby, taking care not to cause an obstruction, and climb over the gate to follow the woodland track ahead. Browning Hill Wood is on your right-hand side. After approximately 100 metres, you will see the blue-coloured boundary markings and the name sign marking one of several entrances to Browning Hill Wood on your right.

The nearest postcode, RG26 5LA, is indicated by a red dot on the plans.

what3words at the gateway onto the highway: collides.berated.relay

Boundaries:

There are indicative blue boundary markings on posts and trees along the access tracks to the north and west. Curving around to the south and east, there is a an old earth bank and ditch.



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To New Rd
& Tadley
St Peter's
Church
Browning
Hill Wood
Church Rd
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Church Rd
Church Rd
The Common
To West Heath
& Ramsdell
Map Legend
The Wood boundary markings
The Wood
Roads and Public Highways
Tracks with rights of way for The Wood
Other private woodland tracks
Public Footpath
River, stream or lake
Railway
GPS/Satnav, map location of nearest postcode
Hide
Wooden or metal gates
Ride stops
Fence or boundary posts
Stone wall
Hedge
Trees, broadleaves
conifers
coppice
Wetland rushes
Clearings, grasslands
Park here
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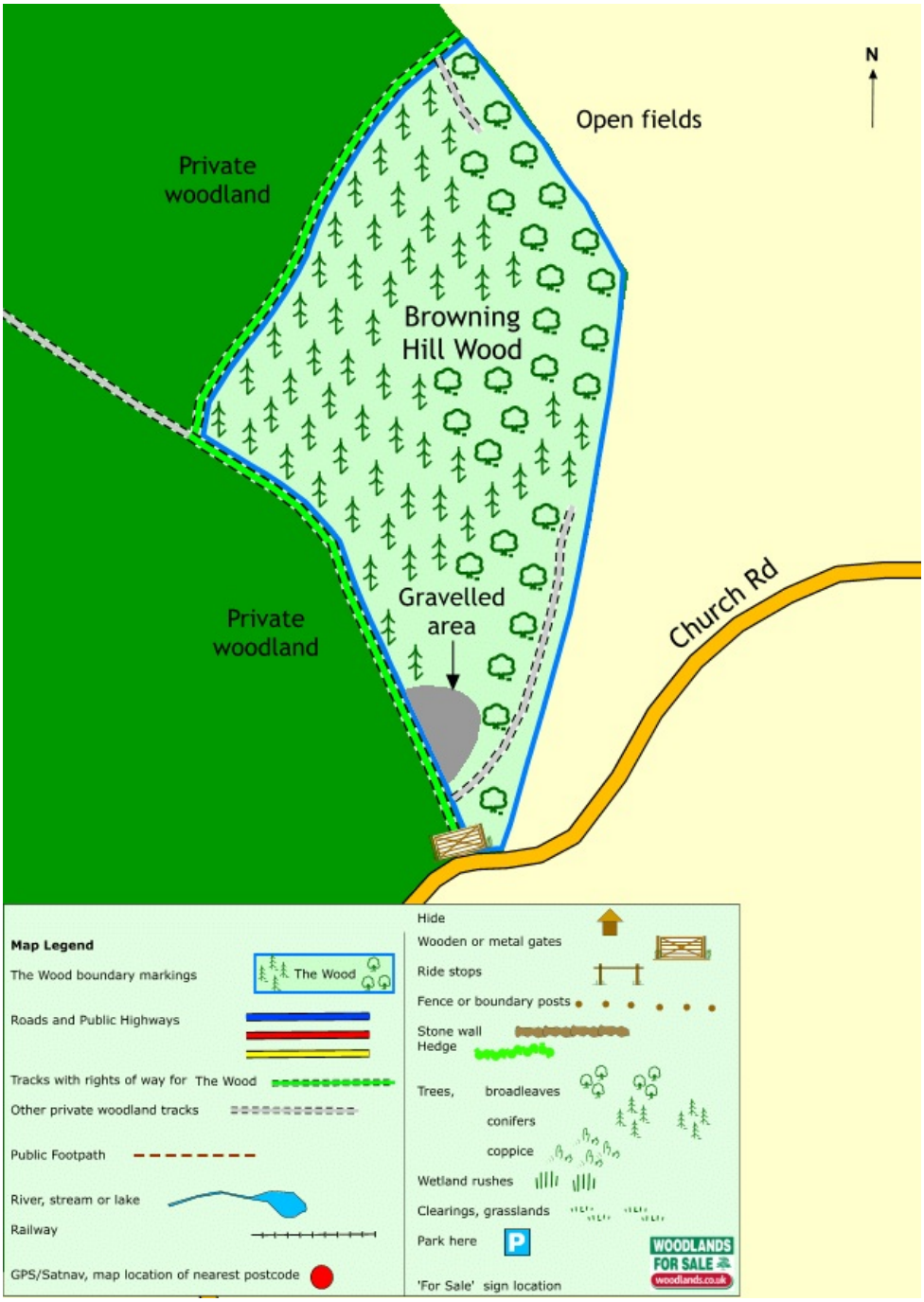
'For Sale' sign location
WOODLANDS
FOR SALE



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.