



Chase Wood Dorset

Chase Wood sits deep within surrounding woodland; enveloped by nature and the sounds of the forest.

Details

Price: £105,000 Freehold

Location: Higher Kingcombe, Dorset

Size: About 5 ½ acres for sale

OS Landranger: OS No 194

Grid ref: ST 556 001

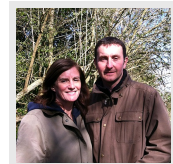
Nearest post code: DT2 0QD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

The sense of peace here is almost tangible yet observe carefully and the whole wood is alive with activity.

A series of delightful clearings flanked by giant oak trees punctuate the dense cover of hazel and birch. A series of old woodland trails can just about be made out amongst the thick summer growth. These routes into the cover of the wood probably date from a time when the woodland was an important source of material for the thriving local [hurdle making](#) industry. This industry played a crucial role in the development of the local agrarian economy for the smallholders that grazed the surrounding pasture. These woodland rides are a useful feature for providing access for future stewardship and enjoyment of the woods and for a time enabled the now defunct hunting practices after which the wood is named but that have made an important contribution towards the management of the wood.

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

The diverse mix of tree species in Chase Wood provides plenty of scope for reinstating old hazel coppice and clearing occasional ash to favour thriving maple, oak and birch. This also provides a fantastic opportunity for a valuable source of wood fuel for the burner this winter.

Wildlife

There is little here to disturb the rhythm of nature. Abundant deer slots (deer tracks) mark the ground, squirrels forage in the undergrowth and numerous butterflies busy themselves along the sunny woodland rides. This myriad of animal activity forms well worn trails throughout this woodland enclave that now provides such a crucial protected natural environment in the agricultural landscape.

Chase Wood is bordered by Dorset Wildlife Trust Land at Kingcombe Meadows, a patchwork of fields of flower-rich grassland, broken up by thick hedges, streams, ponds, ancient green lanes and wooded areas spreading up the valley either side of the River Hooke.

Rights and covenants

Such is the importance of this natural environment that it carries a special local authority Tree Preservation Order designation aimed at ensuring its continued existence as an important area of woodland. This will also encourage good woodland management practice as the local Forestry Commission representative and Local Authority Tree Officer are on hand to advise on how best to achieve this.

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Local area and history

Beyond Chase Wood this delightful area of countryside is a gateway to the south coast where numerous local towns and villages await discovery.

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.

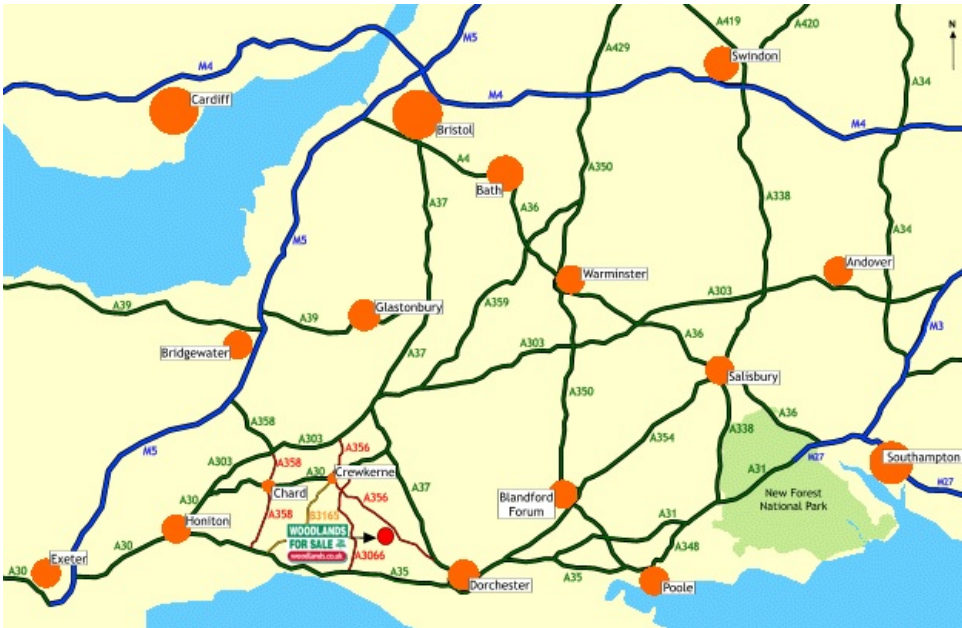
From a car parking area near this entrance you can proceed on foot straight up the woodland track beyond the locked access gate then turn right after 150 metres and follow the track for a further 200 metres. At this point follow the track as it bends sharply to the left and proceed for 200 metres until the red markings and name sign for Chase Wood become visible.

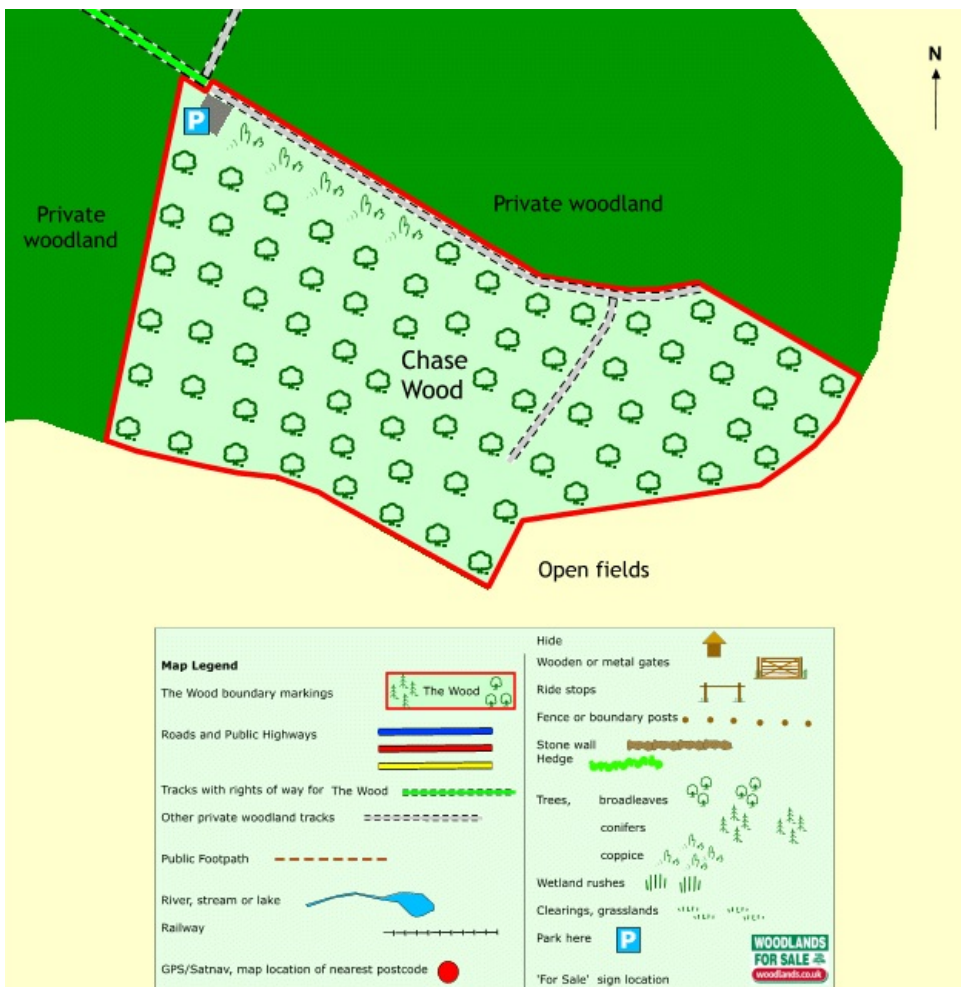
Please refer to the plans to assist you with finding your way.

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

Boundaries:

Indicative red boundary markings on posts and trees run through the wood to the west and north east and along the top edge of an old track running within Chase wood to the north. Along the southern edge an old bank marks the boundary to open fields.





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.