



## Dunbar Wood

### Hampshire

Dunbar Wood provides an unusual opportunity to enjoy and manage an established mixed woodland that offers many of the best features of woodland ownership.

#### Details

**Price:** £95,000 Freehold

**Location:** Crawley, Winchester, Hampshire

**Size:** About 3 ¼ acres for sale

**OS Landranger:** OS No 185

**Grid ref:** SU 438 364

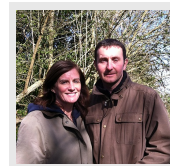
**Nearest post code:** SO21 2PD

#### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

Dunbar Wood has much to offer the small woodland owner and there exists here the opportunity to further enhance an environment that boasts some impressive oak, beech and hawthorn, interspersed with stands of mature cedar conifer. This interesting mix has been well managed in the past, allowing for many fine specimens to reach maturity. The forest floor is a mixture of nature friendly thicket, where butterflies thrive in the sunny glades and elsewhere extensive areas of clear ground allow for unrestricted movement through 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.

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### Trees

The drooping boughs of the giant beech trees, are relieved of their summer growth as golden leaves fall to the forest floor and the watery light floods deep into the woods. And so the process begins again. The roots and bulbs lie dormant, covered in the deep leaf litter in readiness for spring, of which the [snowdrop](#) will be one of the first to appear.

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### Wildlife

As one would expect from a woodland in such a secluded rural location, the native wildlife is much in evidence. Roe and fallow deer can often be seen browsing the thicket and the foraging routes of badgers weave across the woodland floor. At twilight, the shining eyes of the hungry woodland fox can be seen reflecting the glow of the campfire, biding his time in the shadows, alert to every opportunity for a meal.

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### Access, tracks and footpaths

A newly constructed track leads all the way from the highway, enabling easy access to the entrance to Dunbar Wood. From here, large cleared areas beneath mature conifer allow further progress for vehicles deep under the canopy to secluded clearings ideal for setting up base camp. There are no public footpaths running through the wood and neighbouring woodland is privately owned by other countryside enthusiasts.

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### 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.

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### Local area and history

David Dunbar's definitive history of the parish of Crawley was published in 2000 by the Crawley Local History Group.

This book is a tribute to a delightful rural community and tells the story of the people and buildings of Crawley since the Bronze Age. With many previously unpublished photographs, and with the help of personal histories and documents, it ends with an extended look at the people of Crawley in the year 2000. It gives a fascinating and very readable insight into the evolution of a small community over two thousand years.

A copy is available for borrowing from the [David Dunbar library](#) in the Finch meeting room in the Village Hall.

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### 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.

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## Directions

The postcode near the entrance is SO21 2PD

What3Words: activity forgives producers

From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the turning left onto the A272. After a further mile turn right towards Crawley and the main entrance to the wood will be found after a couple of hundred metres on your right. The gate here is kept locked but you can park to one side of the gate without obstructing the access. Contact Daniel for the combination code for the padlock.

From the gate proceed straight ahead along the woodland track for 600 metres until it bears sharply to the left. After a further

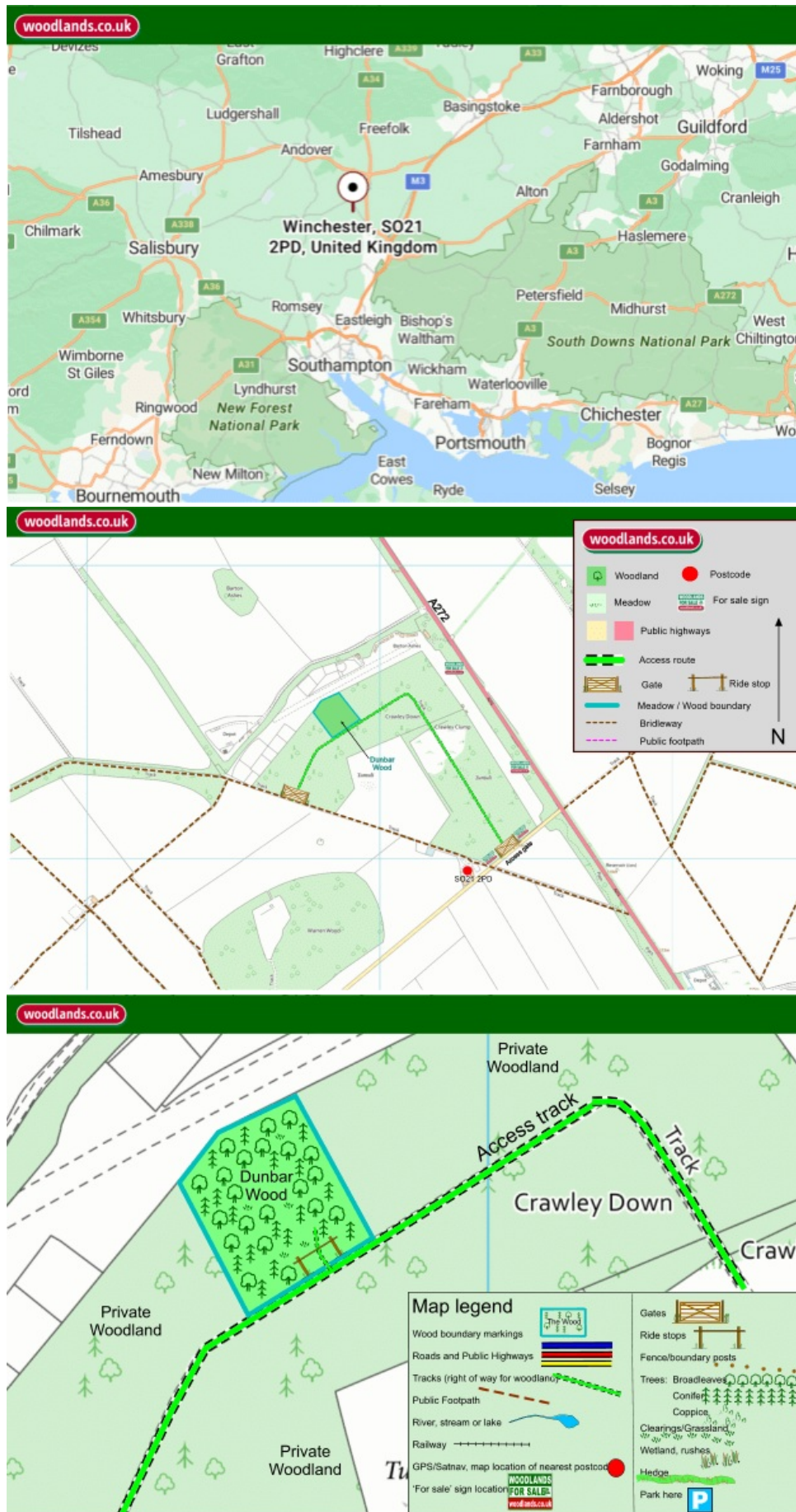
220 metres you will see the blue boundary markings and wood name sign at the entrance to Dunbar Wood on your right.

From the north and south leave the A34 just north of Winchester on to the A272 and head north for just over a mile until the left turn onto Crawley Road. The main entrance to the wood will be found after a couple of hundred metres on your right. Follow direction to the wood as above.



**Boundaries:**

Indicative blue coloured boundary markings on posts and trees run through the wood to the east and west. To the south the boundary runs along the edge of the access track and to the north is 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.