



Gaia Wood Dorset

A secluded and peaceful woodland set deep within the rolling landscape of rural Dorset, Gaia Wood is a nature lovers delight.

Details	Local manager
<p>Price: £69,000 Freehold</p> <p>Location: Higher Kingcombe, Dorset</p> <p>Size: Nearly 3 acres for sale</p> <p>OS Landranger: OS No 194</p> <p>Grid ref: ST 553 004</p> <p>Nearest post code: DT2 0QD</p>	<p>Local manager</p> <p>Daniel Sharp 07780 900192 daniel@woodlands.co.uk</p> 

Description

Tucked away, in a secluded part of a larger area of other private woodland; delightful hidden clearings within this oak wood await discovery. Elevated level areas of well drained woodland give way to the gentle sloping ground that affords such wonderful views through the trees across neighbouring countryside. Gaia Wood is an ideal spot for nature lovers to enjoy some isolation from the world outside and to observe at close quarters the wildlife that flourishes here. Spending time in this stunning natural environment is both restorative and thought provoking. The enjoyment and preservation of woodland provides enormous benefits to both mind and body and gives pause to consider the origins of nature and humanity. It is fitting therefore that this wood takes its name from the Greek primordial goddess that was revered as the originator of the earth and the mother of all life.

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.

Wildlife

Hidden beneath the ground here is the secret history of Gaia Wood. It is what you cannot see for part of the year that tells us something of the history of this woodland. For buried beneath the soil the roots and bulbs of delicate woodland plants indicate this as an ancient woodland site.

Bluebells in particular can take a long time to establish in heavy soils and the dramatic purple blue haze of spring at Gaia Wood has taken many generations to establish. Dog mercury and wood sorrel in the field layer also indicate that this fragile relationship of earth, light and shelter has been undisturbed in modern times. The sensitive planting of predominantly oak has been done with a sensitivity that has not compromised this delicate habitat that is now so attractive for a myriad of forest plants and creatures.

Access, tracks and footpaths

There is excellent access to Gaia wood from from a secure gateway from the highway, a short distance along a woodland ride, much enjoyed by browsing roe deer and hare as well as the variety of insects and butterflies that thrive on the grasses and wildflowers that proliferate in the spring and summer. In particular the spring bluebell display is an absolute natural phenomenon at Gaia Wood. There are no public footpaths running through or alongside this Wood.

Rights and covenants

This important woodland environment is protected by a Tree Preservation Order that protects Gaia Wood and the surrounding woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that the local authority are consulted on all relevant proposals in advance.

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Local area and history

The dramatic sweeping countryside of rural Dorset is an uplifting spectacle. This area is sparsely populated and characterised by small rural communities and attractive villages. The nearby village of Toller Porcorum exemplifies these ancient settlements with an interesting church known for its 'drooping chancel'. An architectural feature of a lop-sided arch to reflect the head of Christ on the cross.

The county of Dorset has a distinctive Roman history. Dorchester was one of the first 'Romanised' towns, having been conquered in the middle of the first century A.D. As a result there is plentiful evidence throughout the local landscape of roads and hill forts that bear the influence of the invaders. Nowadays the market town of Crewkerne and the larger regional centre of Dorchester are easily accessed from Gaia Wood. These thriving historic centres provide convenient stopping points to gather supplies on the way to the woods.

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 blue markings and name sign for Gaia Wood on your right.

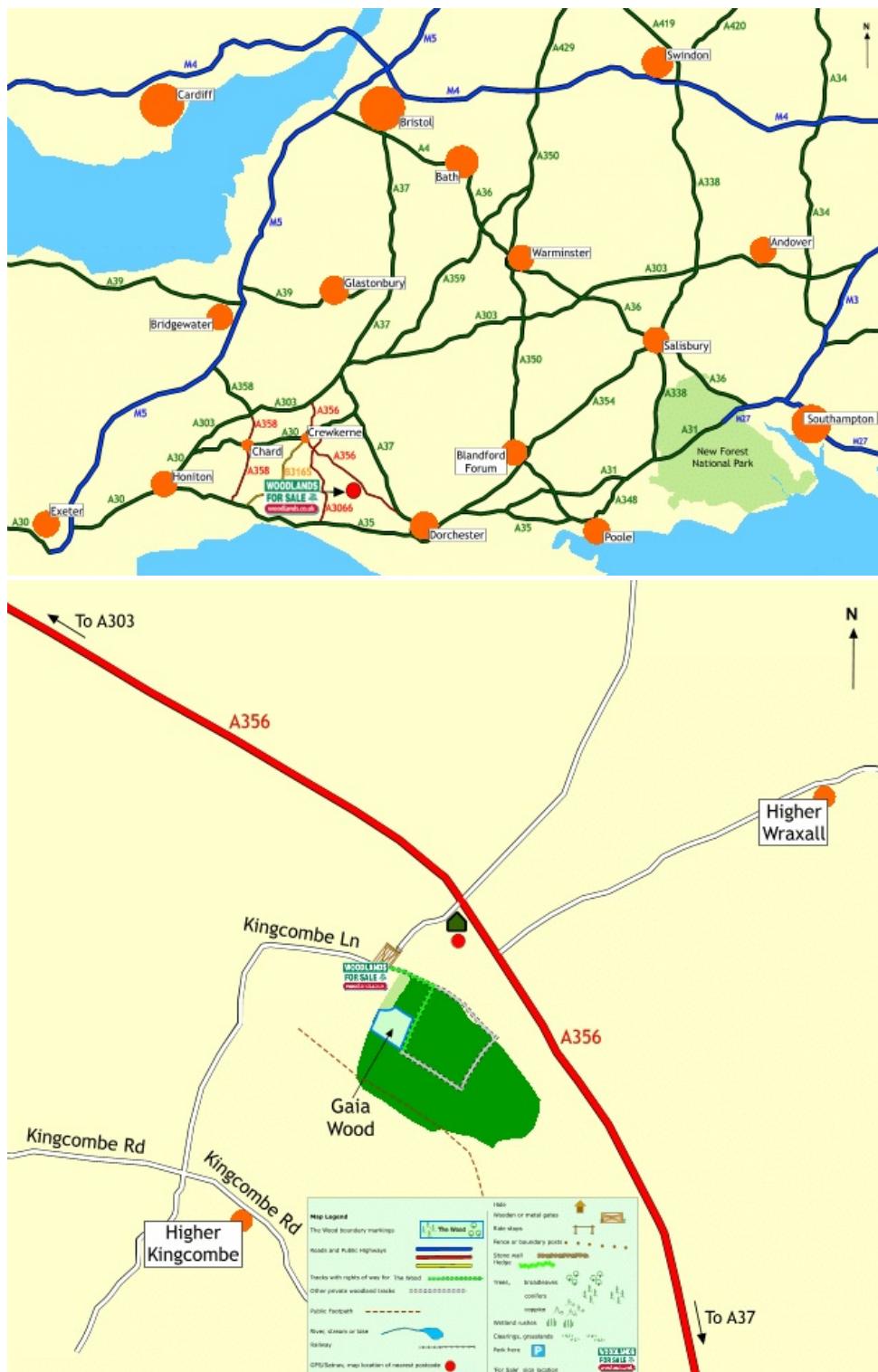
Please refer to the plans to assist you with finding your way.

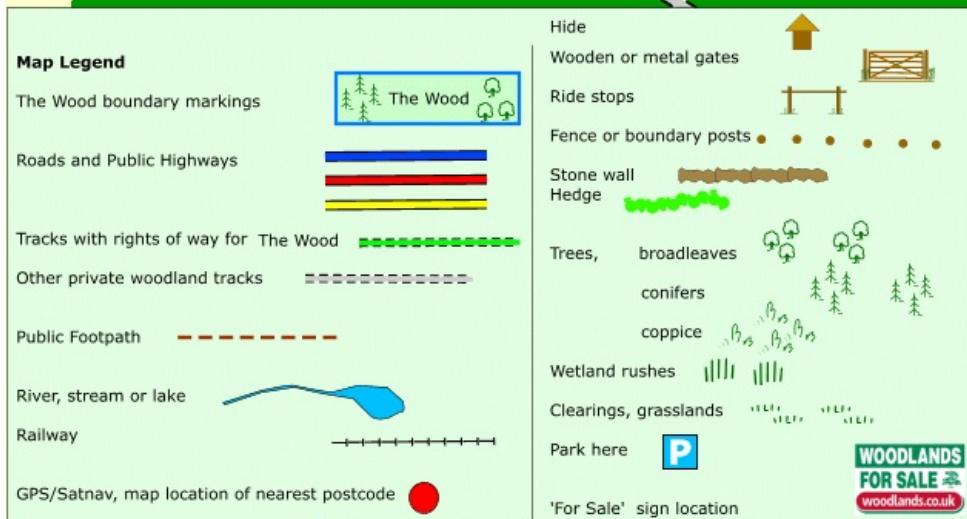
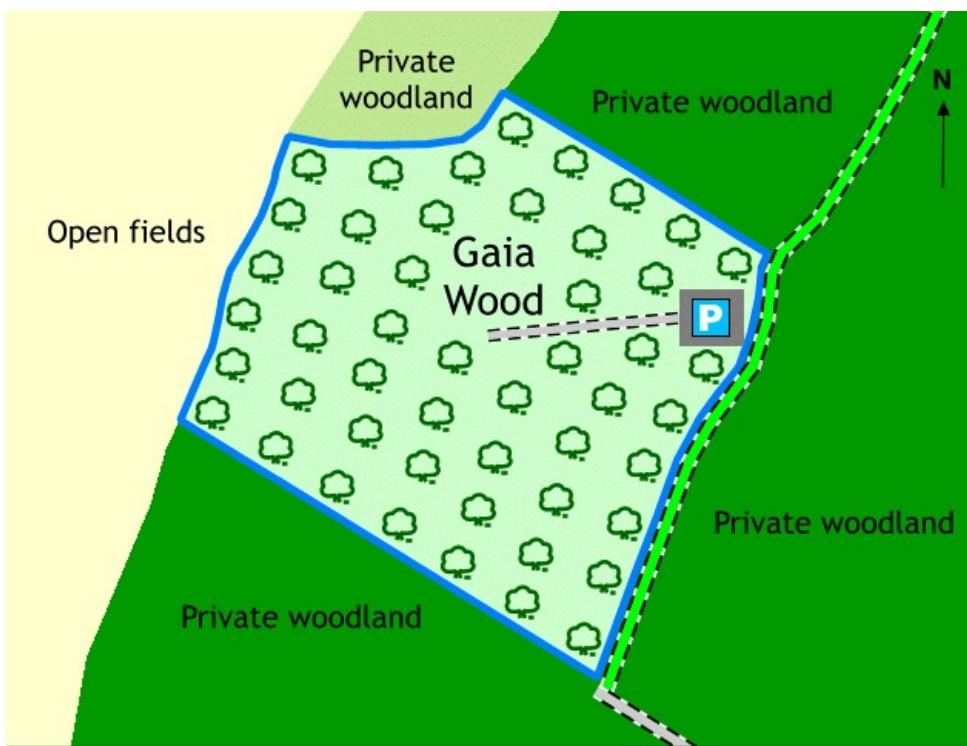
Sat Nav / GPS note: The post code DT2 0QD is for the point shown on the location map by the red dot.

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

Boundaries:

Boundaries are indicated by blue coloured markings on posts and trees running through the wood to the north and north west. At the far west boundary there are open fields and the access track forms the boundary to the east. To the south is a private woodland track serving a neighbouring woodland.





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.