



Henley Wood Hampshire

A calming, atmospheric woodland where the beauty of the natural environment can be appreciated to the full.

Details

Price: £85,000 Freehold

Location: Crawley, Winchester, Hampshire

Size: About 3 acres for sale

OS Landranger: OS No 185

Grid ref: SU 439 364

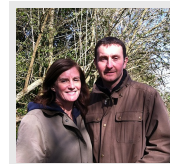
Nearest post code: SO21 2PD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Henley Wood is a well established mature woodland on level well-drained ground beneath impressive examples of western red cedar and towering beech trees linked by a series of open clearings. Of particular interest here are the occasional grassy areas. Although densely wooded in the main, sizeable clearings provide enormous scope for further planting of native broadleaf species.

At the sunny south facing fringes of Henley Wood, the dappled light provides an important buffer habitat for wild flowers and grasses as it supports a variety of small animals and birdlife between the tree line and the adjacent farmland. It also makes a fantastic camping spot with extensive views across the open countryside of rural Hampshire from where to enjoy the sunrise.

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

The open clearings beneath the mature tree cover at Henley Wood provide ideal territory for the ever watchful fallow deer that are found in the area. Although not naturally preyed by other animals in this country in modern times, these athletic animals are genetically predisposed to be on constant watch for threats. Once alerted they are a magnificent spectacle taking flight between the trees.

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

Winchester and the motorway network are very readily accessible, marking a sharp contrast to the tranquility of the woodland. Closer to this rural idyl is the nearby village of Crawley, with a long history dating back to before the construction in 1605 of a manor house built in the village by Sir Gerard Fleetwood. The house was progressively renewed, improved and enlarged by subsequent tenants and occupied for more than 100 years during the 17th and 18th centuries by the Henley family after which this wood is named.

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

The postcode near the entrance is SO21 2PD

What3Words: activity forgives producers

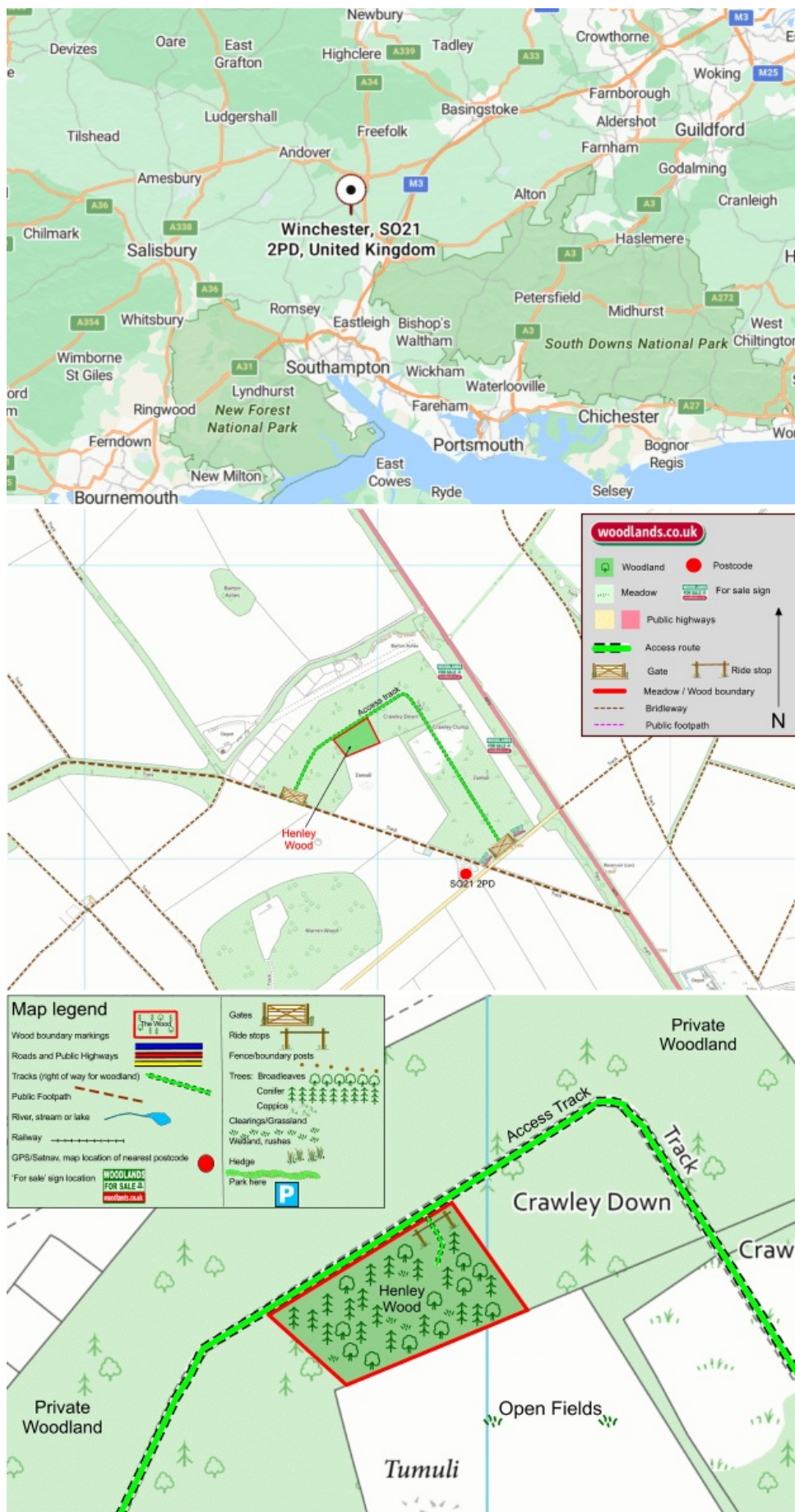
From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the turning left onto the A272. After a further mile 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 200 metres you will see the red boundary markings and wood name sign at the entrance to Henley Wood on your left.

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