



## Hornbill Wood Oxfordshire

Hornbill Wood is a well established, mature woodland environment ready to be enjoyed for its diversity and enormous appeal.

### Details

**Price:** £99,000 Freehold

**Location:** Clifton Hampden, Abingdon, Oxfordshire

**Size:** About 3  $\frac{2}{3}$  acres for sale

**OS Landranger:** OS No 164

**Grid ref:** SU 553 971

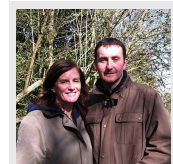
**Nearest post code:** OX44 9PW

### Local manager

**Daniel Sharp**

07780 900192

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



## Description

There is easy access into the woodland for vehicles as a number of open grassy areas lead directly into the wood from the entrance point. Here there is abundant space to move around beneath the capacious spreading canopy of imposing oak and beech that have preserved grassy clearings beneath, where an array of interesting woodland flowers and plants now proliferate.

At the fringes of the wood thick areas of bramble and bracken provide ideal natural screening and cover for woodland mammals. Deer lie in wait during the day until emerging to graze in the grassy clearings and animal trails can be made out running across the woodland floor amongst the undergrowth.

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

Towering Scots pine, oak, beech and birch are the principle species that form a visually engaging but also resilient mix of tree types at Hornbill Wood. These are well established specimens of many generations in age. It is this level of diversity within the wood that will continue to contribute to a thriving natural environment where no single species proliferates. This provides natural tolerance against the threat of disease that perpetually stalks the balance of nature. There are also areas of pine sheltering the woodland that are more recent additions. Further planting here could help to strengthen this inherent resilience so that Hornbill Wood can continue to be enjoyed well into the future.

---

## Access, tracks and footpaths

A newly renovated track runs directly to the entrance to Hornbill Wood and once within the wood there is plenty of space to park. Although there are no footpaths through the wood a bridleway runs along the access track. This woodland forms part of an area of registered common land which has a general right of access as [open access land](#). There are no commoners' rights registered on the land for any other purpose and Hornbill Wood therefore enjoys all the rights of ownership of freehold title.

---

## 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

Nearby Culham Campus is now a centre for scientific research and development. This facility began life as Culham airfield and was a naval base known as HMS Hornbill between 1944 and 1953, home to Royal Navy Number 2 Aircraft Receipt and Dispatch Unit. Although the Hornbill is a bird that is not native to the UK, the woodland is named after the proud wartime legacy of the area.

Also nearby the village of Clifton Hampden takes its name from its setting on the banks of the river Thames on a raised bluff or 'cliff' overlooking the river. The origin of the second part of the village name is less certain but is thought to derive from the surname of a seventeenth century incumbent of a local manor.

The wider surrounding area is characterised by the natural beauty of rural Oxfordshire. Nearby Abingdon provides a range of everyday services for the woodland visitor and in spite of the peaceful location there is excellent access to Oxford, Reading and the motorway network.

---

## 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 for the wood entrance is OX44 9PW or What3words: nips.delay.rally

There are location plans and maps on these sales particulars to find your way to the woods.

From the A4074 Oxford to Reading road leave at the roundabout with the B4015 signed to Clifton Hampden and pass the Notcutts Garden Centre on your right. After a further 300 metres you will arrive at the turning into the woodland on your right onto a gravel track. There is a 'Woodlands.co.uk' sale board just past this entrance.

Continue along the track for 100 metres; as it bears round to the left you will reach a gateway and further signboard after 50

metres. This gate is kept locked but there is space to park here without obstructing the track. Continue on foot along the track for 50 metres and you will reach the name sign and coloured markings for Hornbill Wood on your left.

## Boundaries:

Boundary markings are indicated in red on trees along the access track to the north and east and on marker posts and trees to the south and west.





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.