

Hydes Wood Wiltshire

A mix of mature beech trees and younger woodland close to Salisbury.

Details

Price: £115,000 Freehold

Location: Teffont Magna, Salisbury, Wiltshire

Size: About 6 ½ acres for sale

Grid ref: SU 003 321

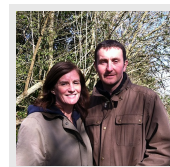
Nearest post code: SP3 5HH

Local manager

Daniel Sharp

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Description

Tucked into the Wiltshire landscape near the village of Dinton, Hydes Wood is a young and naturally emerging woodland that's been left to establish without interference. Once open land, it's now alive with self-sown trees and wild scrub, the result of seed drift from older woodland nearby. It's a place shaped by chance, wind, and time; a woodland in an early and energetic phase.

As you enter Hydes Wood, you'll find silver birch and sycamore rising above thickets of bramble and rough grass. These are pioneer trees - hardy, fast-growing species that anchor young woodland. Threaded through the developing canopy and crowding the edges are dense stands of hawthorn, their tangled branches offering shelter and food for birds and insects alike. Along the edges, clumps of gorse add brightness in spring and summer.

In contrast to the younger woodland, there is a stand of more mature trees, including several established beech trees, closer to the road frontage at the northern end of the wood. These trees are significantly older than the rest of the woodland and play an important ecological role. They provide habitat features such as cavities, deadwood, and shaded understory conditions that support a wider range of species. Their presence also contributes to landscape connectivity and acts as a seed source for ongoing natural colonisation within the site.

It's the mix of elements, open space, dense scrub, youthful trees and mature specimens that makes the wood so ecologically rich. Ground flora typical of early-stage woodland is beginning to appear, especially in shaded corners. Birds forage in the thickets, pollinators drift between the flowering shrubs, and the quiet movement of small creatures stirs the undergrowth. Now spring is here, primroses can be seen appearing on the woodland floor.

Hydes Wood is easily accessed via a firm track off the main road, with space to park just inside the entrance. Though a young woodland relatively speaking, Hydes Wood is already playing a part in the local ecology, linking habitats and enriching the area's biodiversity. With little more than light guidance, it will continue to flourish in its own way, evolving with each passing season.

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.

Features

- Excellent access
- Ideal location within Cranborne Chase National Landscape
- Mix of native broadleaved species, including a stand of beech
- Scope for additional planting

Access, tracks and footpaths

The woodland is accessed via a well-stoned track from the public highway. There are no public rights of way across the wood.

Rights and covenants

Sporting rights are in hand.

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

The land is located a short distance from the ancient scheduled monument, Wick Ball Camp, which is an Iron Age hillfort with a single rampart on its northern and western sides. The name 'Wick' typically indicates a vicus, which is a Latin term for a settlement outside the walls of a Roman fort. The term 'ball' often signifies a boundary and is a shortened form of 'bailiwick'. Another related expression is 'beyond the pail', meaning outside the pail or bail (in this case, 'ball').

The nearest village, Teffont Magna, enjoys a spring fed stream which winds its way through the village, which rises from the ground just north of the village and is known as 'The Teff' or 'Teffont Brook'. Teffont Church was a chapel-of-ease of the neighbouring village of Dinton until 1922.

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

Hydes Wood is accessed via a stoned track from the public highway between the villages of Teffont Magna and Dinton in Wiltshire. Salisbury is around a 20 minute drive away to the east.

[Click here for Google Maps directions](#). Enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the main track begins, where you can park. The gates are marked by a "Woodlands" sign on the road and blue signs on the gate reading "Fontwyke Park". Thereafter please follow the green route on the "wood map".

The entrance to the wood is a few hundred metres up the woodland track on the right hand side.

What3words reference: ///shipwreck.musically.sandals

Satnav: the postcode **SP3 5HH** is the nearest to meadow, but please note will take you closer to the village of Dinton. Please see the "wood maps" image which shows this.

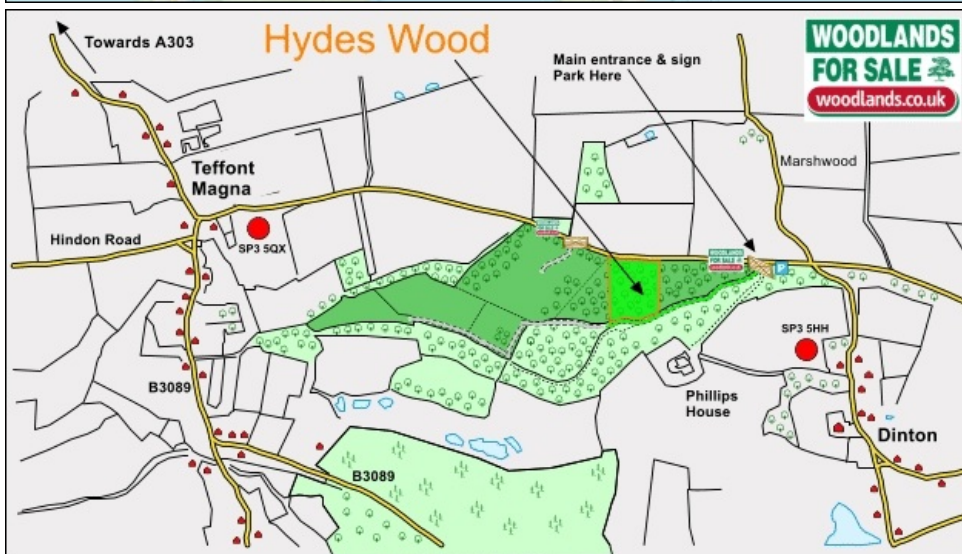
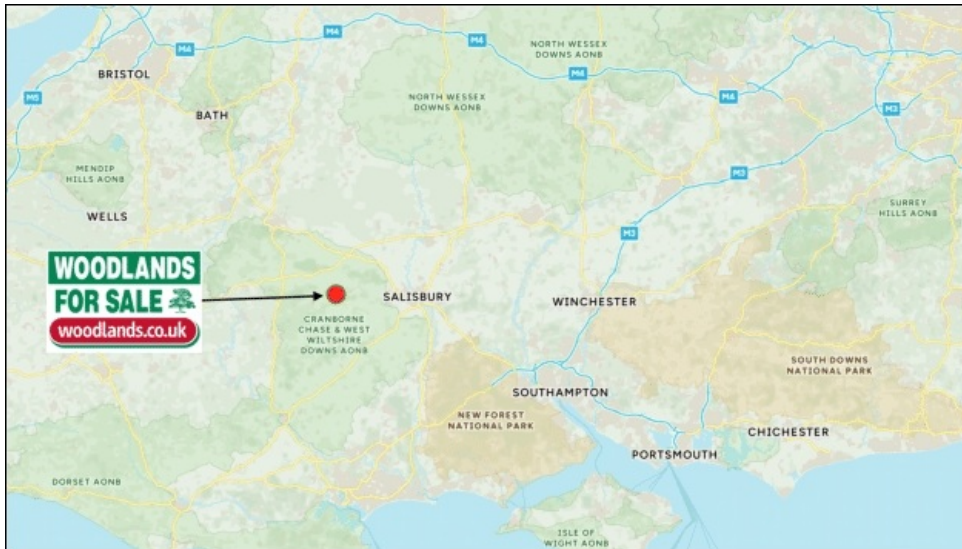
Coordinates for satnav are: **51.08942, -1.992118** for the metal gates at the start of the access track.

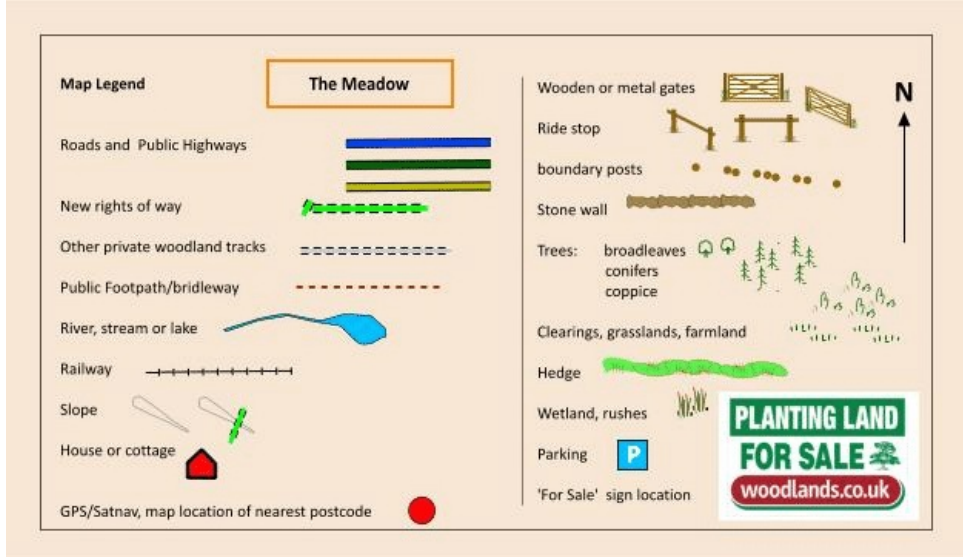
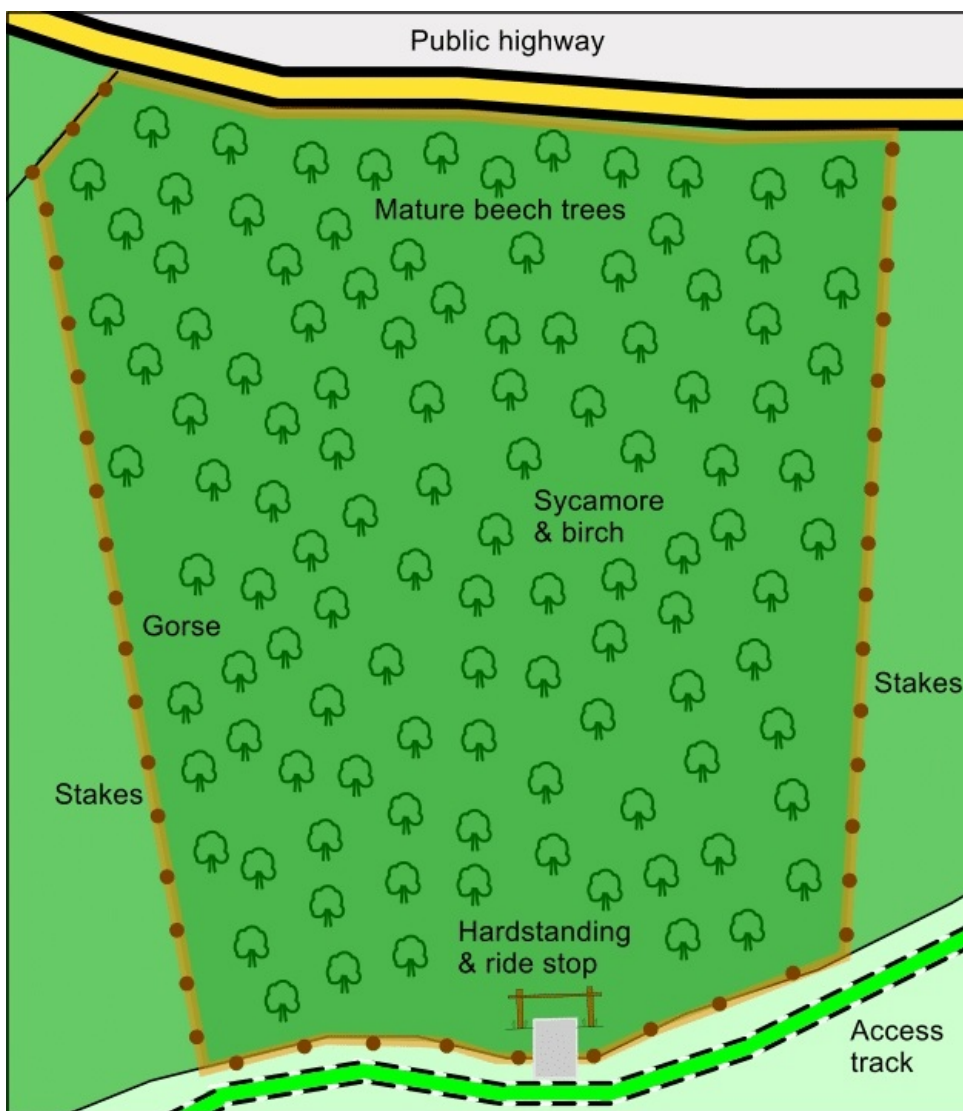
Directions:

When heading west on the A303, turn off at the sign post showing "Teffont Magna & Chilmark". Head south along Cow Drove, taking the first left hand turn available to you. Continue to follow south and this road will take you all the way into the village of Teffont Magna. Turn left when you reach St Edward's Church where a red post box is immediately opposite you set into a stone wall. Continue along this road for just over 1.5km, passing a "Tree Planting Land" sign on your way, until you see a "Woodlands" sign on your right-hand side. The main double entrance gates are just beyond this on the right hand side, labelled Fontwyke Park.

Boundaries:

Boundary features are marked with orange paint. The wood abuts the public highway to the north and is separated on the southern edge by a stock fence. The eastern and western boundaries are demarcated by wooden stakes.





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.