



Leader Copse Hampshire

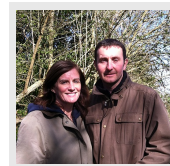
A delightful mixed woodland consisting principally of western red cedar and some fine mature broad leaf trees; nestling in the attractive landscape of rural Hampshire.

Details

Price: £1,450,000 Freehold
Location: Tadley, Basingstoke, Hampshire
Size: About 6 acres for sale
OS Landranger: OS No 185
Grid ref: SU 591 598
Nearest post code: RG26 5LA

Local manager

Daniel Sharp
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daniel@woodlands.co.uk



Description

There is plenty of scope to further encourage greater diversity of tree species and woodland flora that would thrive in this most peaceful of environments at Leader Copse. In particular bluebells and wood anemone are much in evidence at the fringes and in the sunny glades that occur throughout the wood and the boundary overlooking neighbouring farmland.

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

Leader Copse has much to offer the small woodland owner and there exists here the opportunity to further enhance an environment that consists principally of western red cedar but boasts some impressive oak and beech along the far boundary and in various clearings throughout the wood. This interesting mix has been well managed in the past, allowing many fine specimens to reach maturity.

The Apical bud is the upward growing extremity of the tree as it competes with other trees in the crowded forest. It is therefore known as the leader. This bud is the brain of the tree that will send messages to lower branches to use the available resources to grow in the way most likely to ensure the best chance of pre-eminence in the wood or at worst mere survival

Wildlife

As one would expect from a woodland in such a secluded rural location the native wildlife is much in evidence. Roe deer can often be seen browsing the thicket and the foraging routes of badgers weave across the woodland floor. As dusk approaches, the shining eyes of the woodland fox can be seen reflecting the light of the campfire from the shadows.

Features

There is a useful fenced and cleared area at the eastern tip of the wood. This could be for secure timber storage or possibly for small scale livestock handling.

Access, tracks and footpaths

An excellent all weather track leads to the wood and continues into Leader Copse along the boundary to the handling enclosure. This could greatly facilitate any forestry projects that a new owner may wish to undertake.

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

Leader Wood is adjacent to open fields and other private woodland but once beyond the confines of the forest the rural landscape is an eye catching patchwork of fields interspersed with farms and villages in this delightful area just a few miles from the extensive facilities of Basingstoke.

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 the A339 between Newbury and Basingstoke take the first turning north to the village of Ramsdell and then left from the crossroads at the village centre onto the Baughurst Road for 400 metres until a right hand turn to West Heath. After another kilometre and a half there is a sharp right turn onto church road past some farm buildings. Then, after 500 metres you will see the first of two 'woodlands for sale' signboards on your left. After the second signboard there is a locked entrance gate into the woodland.

From Tadley, leave the A340 (Tadley Hill) at the roundabout and turn west along New Road for approx 800 metres until a left turn onto Church Road. After about a kilometre you will pass St Peters Church on your left and after a further 800 metres you will reach the signboard and entrance gate to the woodlands on your right. From here follow the instructions as below.

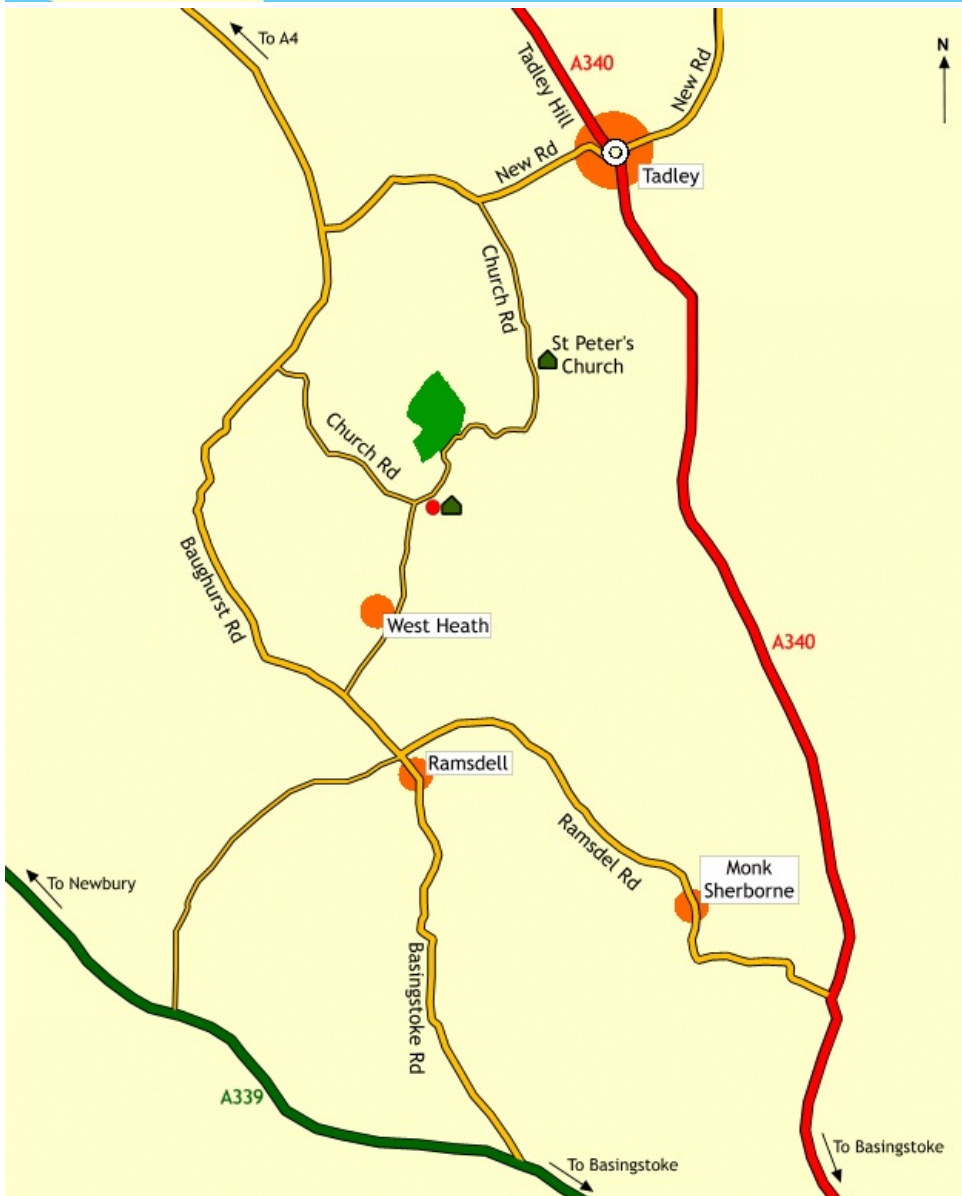
You can pull off the lane near here, being careful not to cause an obstruction and climb the gate to follow the woodland track as it

proceeds ahead. After 250 metres or so you will see the coloured markings and name sign for Leader Wood on your right, including the remaining length of track ahead that falls within the boundary.

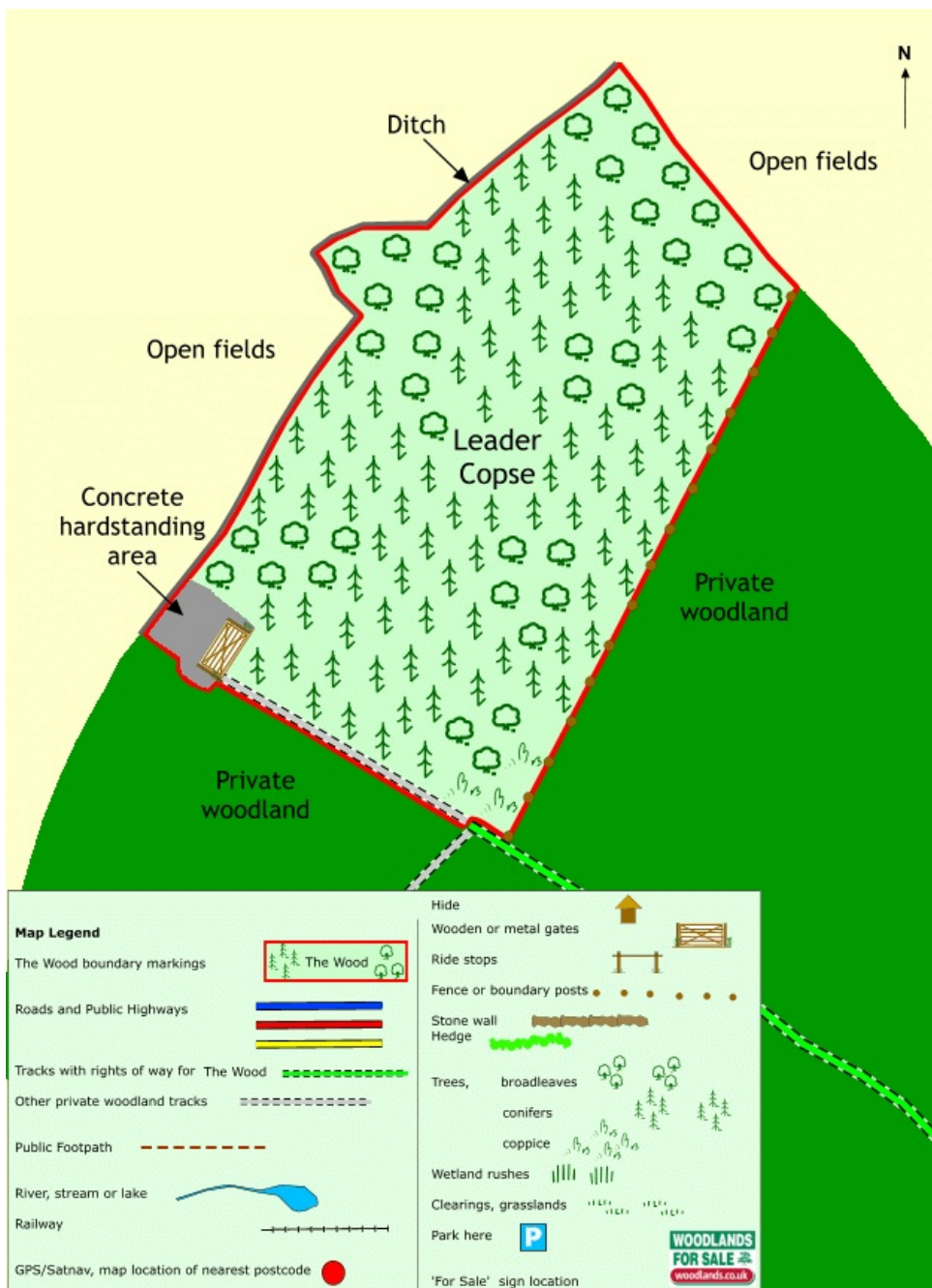
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Boundaries:

Red markings on posts and trees indicate the boundary running through the wood to the south east and along the ditches to the north east and west. The edge of the access track marks the southern boundary.







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.