Lunway Wood

Hampshire

A very manageable and secluded rural location, combined with easy, level access from the road, makes this a rare opportunity in the glorious Hampshire countryside.

Details

Price: £65,000 Freehold
Location: Crawley, Winchester, Hampshire
Size: About 2 ¼ acres for sale
OS Landranger: OS No 185
Grid ref: SU 441 365
Nearest post code: SO21 2PD

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk

Description

The benefits of woodland stewardship for mind, body and soul have long been celebrated in literature and verse:

The tree that never had to fight
For sun and sky and air and light,
But stood out in the open plain
And always got its share of rain,
Never became a forest king
But lived and died a scrubby thing.

The man who never had to toil
To gain and farm his patch of soil,
Who never had to win his share
Of sun and sky and light and air,
Never became a manly man
But lived and died as he began.

Good timber does not grow with ease,
The stronger wind, the stronger trees,
The further sky, the greater length,
The more the storm, the more the strength.
By sun and cold, by rain and snow,
In trees and men good timbers grow.

Where thickest lies the forest growth
We find the patriarchs of both.
And they hold counsel with the stars
Whose broken branches show the scars
Of many winds and much of strife.
This is the common law of life.

GOOD TIMBER
by Douglas Malloch, First published in 1922

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

A fabulous mix of cedar, beech, sycamore and oak that leaves a largely clear understorey, allowing ease of movement beneath the canopy.

Wildlife

The fading sunlight of autumn is an enchanting time in the woods. The last of the long, hot summer greenery retreats to the woodland floor, seeking refuge from the ravages of the coming winter.

But life continues to thrive in this mature mixed woodland, as fallow deer browse in the adjacent open fields before taking refuge beneath the woodland cover. Small mammals make their preparations, feeding up on the late-summer provisions of seeds and berries, while the holes forged by spotted woodpeckers in decaying tree trunks now provide important foraging opportunities for these active birds. The moist air is now perfect for the fruiting fungal blooms on the deadwood of last year's fallen trees, while the golden, tumbling haze of autumn leaves provides the necessary ground layer of protection for a host of invertebrates.

Access, tracks and footpaths

There is excellent track access leading to the entrance to the woodland, from where you can drive further into the wood. There are no public footpaths running through or alongside the woodland.

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

Historically, this area has been enjoyed by leading members of the clergy and the nobility, owing to its accessibility from the historic centres of church and state, Winchester and London.

The woodland takes its name from the nearby Lunway, an ancient, pre-Roman ridgeway route that runs through the Hampshire countryside, just north-east of Winchester. Historically, it served as a long-distance route from the Old Sarum area, cutting across the chalk downs.

Beyond the boundaries of Lunway Wood, neighbouring woodland is now also enjoyed in private ownership. The wider surrounding area comprises open countryside, with good access to local towns for essential supplies before retreating 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

The postcode near the entrance is **SO21 2PD**.

What3Words: nylon.landowner.fixture

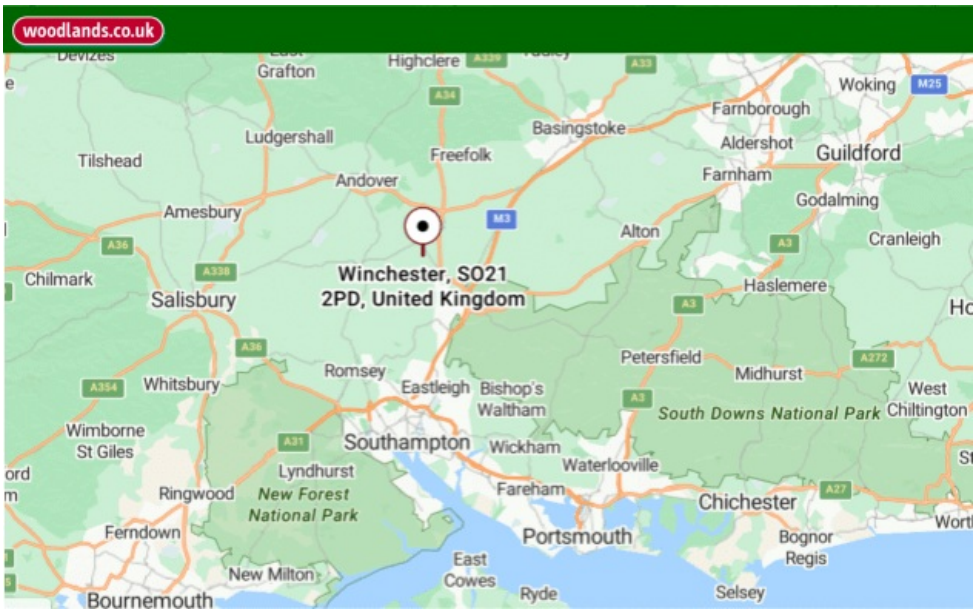
From the east, leave the M3 heading west and join the A303 until Bullington Cross. Follow signs for Sutton Scotney, heading south along Bullington Lane until you reach signs for the A30. Head west along the A30 for a couple of miles on Stockbridge Road, then turn left onto the A272. After a further mile, turn right towards Crawley. The main entrance to the woodland will be found after a couple of hundred metres on your right. The gate is kept locked, but you can park to one side of the gate without obstructing access. Contact Daniel (**07780 900192** or **daniel@woodlands.co.uk**) for the combination code for the padlock.

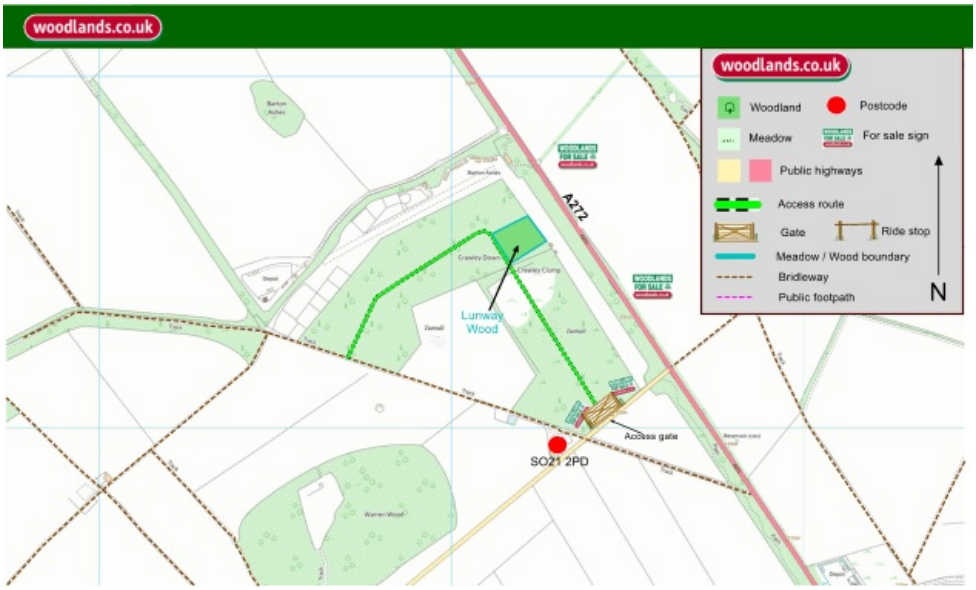
From the gate, proceed straight ahead along the woodland track for approximately 500 metres, passing through woodland and open grassland, until you see the blue boundary markings and the wood name sign for Lunway Wood on your right.

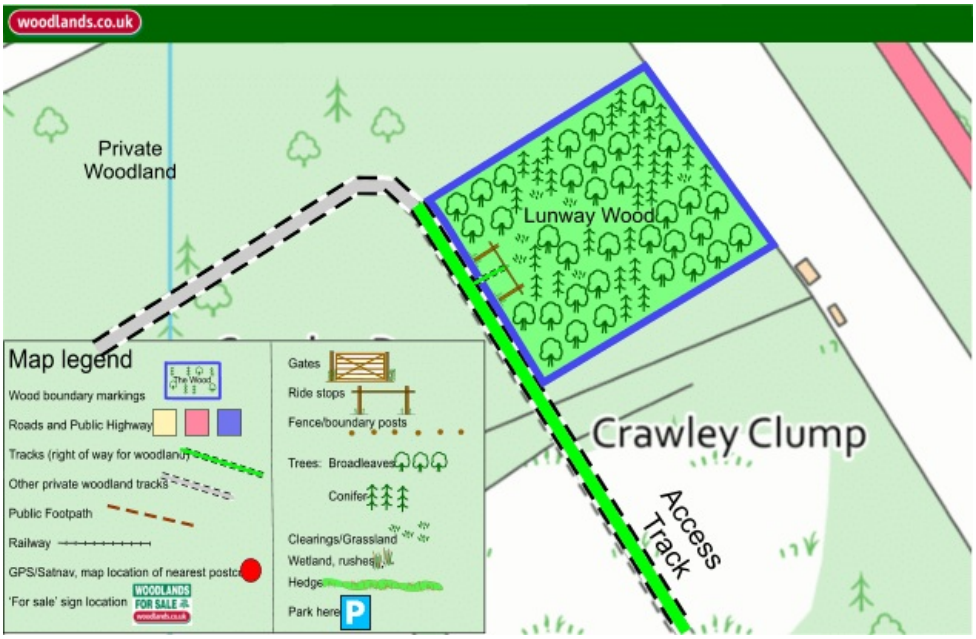
From the north and south, leave the A34 just north of Winchester and join the A272, heading north for just over a mile until the left turn onto Crawley Road. The main entrance to the woodland will be found after a couple of hundred metres on your right. Follow the directions to the wood as above.

Boundaries:

Blue indicative boundary markings run through the woodland on posts and trees to the north and south. To the east, the boundary follows the treeline, with remnants of a wire fence separating the woodland from the open pasture. The access runs along the western 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.