



## Park Lane Wood Oxfordshire

A level woodland with easy access, offering plentiful wildlife among dense thickets and open clearings in a calm and tranquil environment.

### Details

**Price:** £89,000 Freehold

**Location:** Gallowstree Common, Henly-on-Thames, Oxfordshire

**Size:** Nearly 4 ½ acres for sale

**OS Landranger:** OS No 175

**Grid ref:** SU 679 802

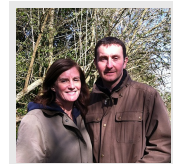
**Nearest post code:** RG4 9HR

### Local manager

**Daniel Sharp**

07780 900192

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



## Description

Park Lane Wood is a strikingly attractive, level expanse of mixed woodland that offers considerable interest for both its owner and resident wildlife. A towering canopy of mature beech gives way to grassy clearings, bordered by birch, ash, and alder, together with impressive veteran oak and pine trees.

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.

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### Trees

Originally part of the local manor, some of the old trees still remain, including several mighty oak and beech specimens. There is also holly and hawthorn, along with occasional young hazel, adding interest and density to the understorey between the winding animal tracks that pass through the wood. The name is derived from access to the wood via Park Lane, which itself may historically relate to a time when these lands were parkland maintained at the expense of the leisured classes.

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### Wildlife

The open clearings within Park Lane Wood are vital for supporting numerous species of woodland insects and wildflowers. They form the foundation of many varied food chains, as the grassy areas attract a range of butterfly caterpillars that feed on the grasses and, in turn, become tempting prey for a host of woodland birds.

Sika, muntjac, roe and fallow deer are also well suited to this environment, able to browse in relative seclusion within the woodland. Foxes and badgers benefit from the abundance of insects and rodents that inhabit this fertile habitat.

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### Access, tracks and footpaths

A cleared trackway from Park Lane leads through the surrounding woodland to the entrance of Park Lane Wood. The flinty, well-drained, level ground makes it suitable for vehicle access for most of the year. There is also space to park just inside the secure gateway from the highway and, if preferred, continue on foot beneath the trees along the track to Park Lane Wood.

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### 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.

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### Activities

The generous open spaces within the wood provide the perfect environment for family members, young and old, to roam freely in nature, away from the pressures and constraints of a sedentary digital world. Family camping trips, den building, and forestry projects to preserve and enhance the environment for future generations await a new owner.

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### Local area and history

Surrounding the woodland is the stunning natural landscape of the Chilterns Area of Outstanding Natural Beauty, while the North Wessex Downs Area of Outstanding Natural Beauty lies only a short distance to the south. Visitors can enjoy this remarkable countryside and its many attractions, all within easy reach of the capital and other major population centres across the south of England.

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### 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.

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## Directions

Take the A4074 from Reading in the south or Oxford to the north and at the village of Cane End, about 3 miles from Reading, turn north east towards Gallowstree Common.

Take the first left after 100 metres and follow Park Lane for approximately 800 metres until the entrance gate and Woodlands.co.uk signboard on your right.

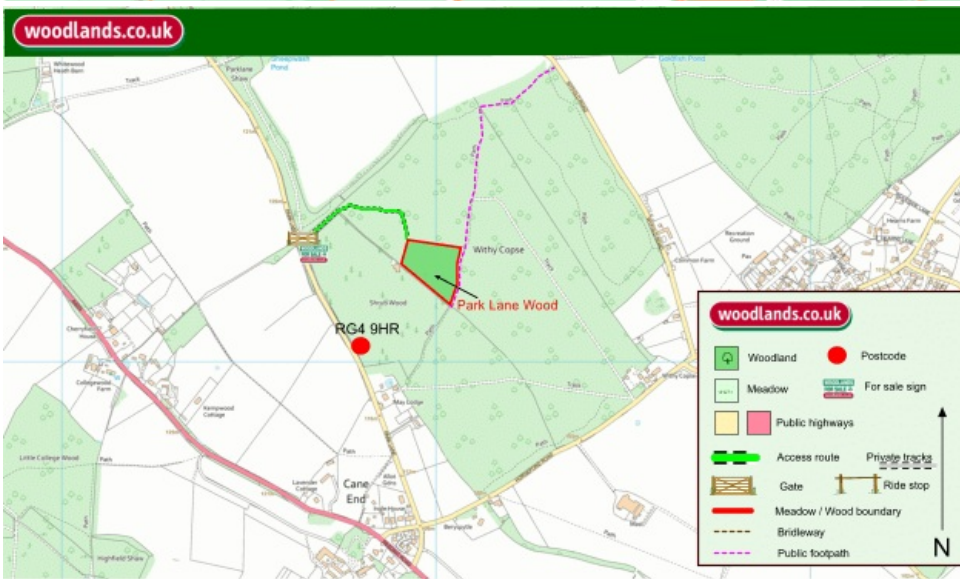
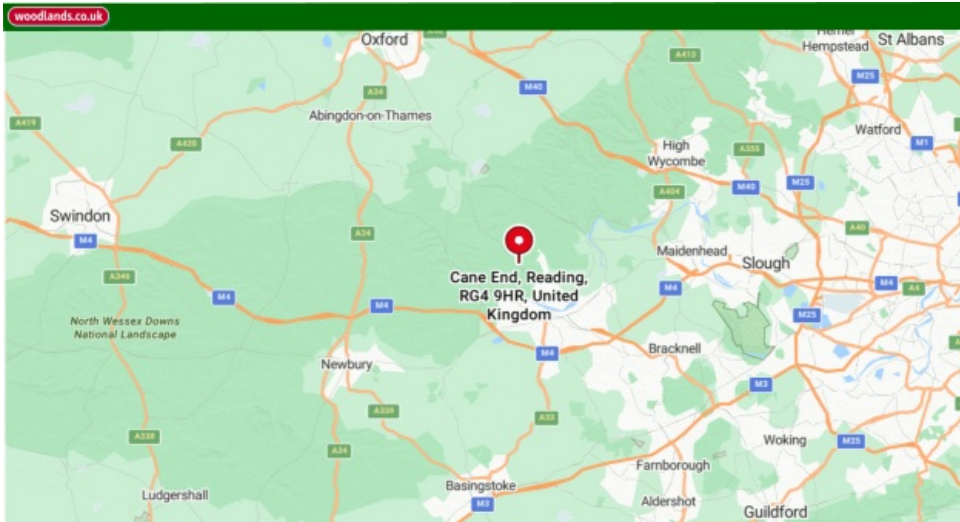
The gate here is kept locked and the future owner will be given a key. For viewings you can pull off the lane near here, being careful not to cause an obstruction and climb the gate to follow the woodland track ahead as it meanders through surrounding woodland.

After 300 metres or so you will reach a t-junction on the woodland track. Turn right here and follow the track for 70 metres or so until you arrive at the name sign and red coloured markings for Park Lane Wood.

What3words for the entrance gate is laugh.defrost.fades

## Boundaries:

Indicative red markings on posts and trees run through the wood to the north and west and along an ancient earth bank to the south and a footpath to east.



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.