



Plantation Wood Buckinghamshire

A great opportunity to own an amenity woodland with a valuable timber crop.

Details

Price: £129,000 Freehold
Location: Gayhurst, Newport Pagnell,
Buckinghamshire
Size: Just over 7 acres for sale
OS Landranger: OS No 152
Grid ref: SP 830 465
Nearest post code: MK16 8LH

Local manager

Matt Marples
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matt@woodlands.co.uk



Description

Plantation Wood is such a wonderfully varied woodland. The entrance to the woodland is via a private ride which forms the eastern boundary. This would be a perfect place to set up a wildlife hide. From here you can observe deer as they emerge from the cover of the depths of Plantation Wood when they venture into the more open areas to the east.

To the right of the entrance ride is a large grass clearing, this sanctuary is clear from outside view and a perfect place to camp or picnic.

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

The northern section of the woodland is made up of Scots pine and Norway spruce. This is now very well established and could be thinned producing a valuable timber resource. The southern and western edges of the woodland are a mix of oak ash and chestnut. A walnut tree is found on the southern edge.

Wildlife

The tree canopy hosts a variety of birdlife that includes [buzzards](#), [red kites](#), owls and woodpeckers.

Woburn Abbey is only 12 miles from the woodland. During the Victorian period Woburn introduced many deer species into the park, over time many of these deer escaped, these include muntjac and [Chinese Water Deer](#). Other deer seen regularly are fallow (introduced by the Normans in the 11th century) and our native red and roe deer. All of these deer can be found in this woodland.

Features

This gently sloping wood is very thick in parts and offers great privacy. The area of plantation is now past thicket stage and in the future will offer a valuable crop. The glade and natural broadleaf trees provide variety and diversity of habitat. An old deer fence surrounds most of the area of soft wood.

Access, tracks and footpaths

Full vehicle access to the woodland is via the north western gate by the highway (please see the access plan) This is a very solid stone track suitable for year round use.

The last 100 metres to the woodland entrance is along a woodland ride. This along with the internal rides are best used by vehicle in the summer months or could be upgraded if required subject to normal planning consents.

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.

Activities

The woodland provides an opportunity for a new owner to engage in family forestry.

Managing a mixed woodland and learning bushcraft skills is a great way to escape modern life.

Camping or building hides and all sorts of other outdoor activities can be done here.

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.

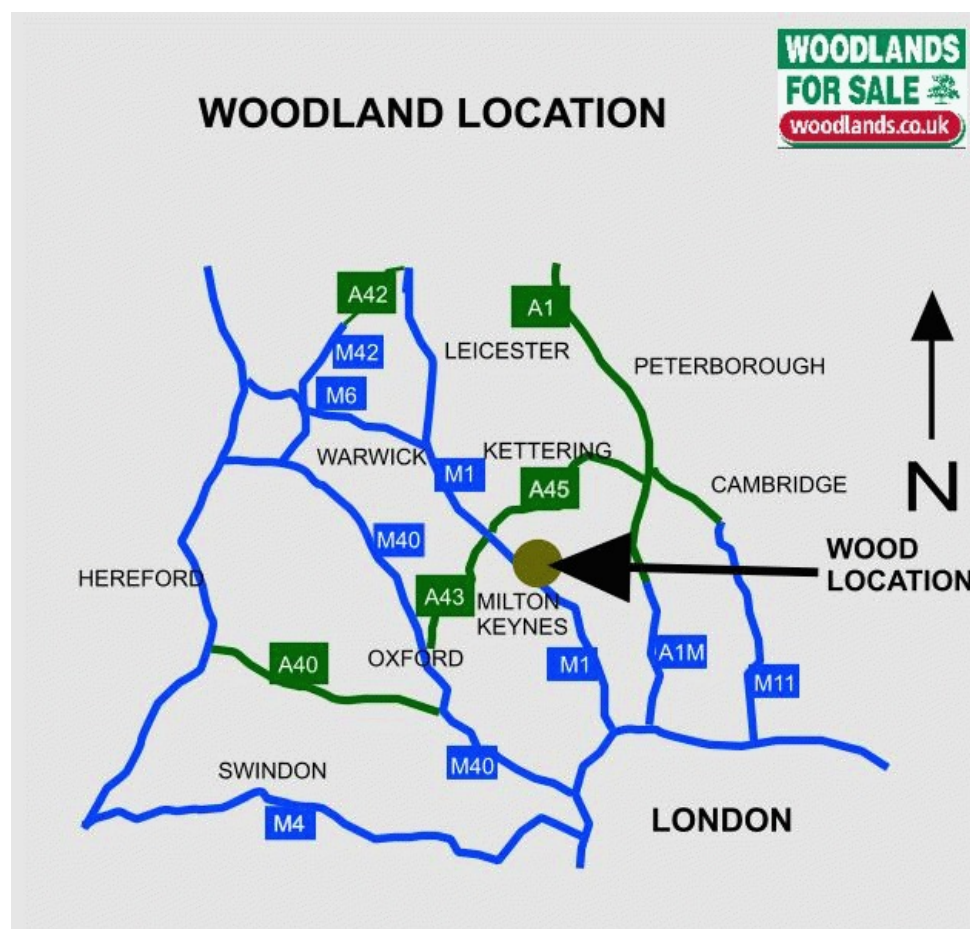
Directions

- From the M1, exit at junction 14 and head north towards Newport Pagnell on the A509. Where this road meets the west-east A422, continue straight over to pick up the B526 which will take you through Newport Pagnell and on past Tyringham into Gayhurst.
- North of Gayhurst take the turning towards Tathall End and Hanslope. This turning is on the left on a bend.

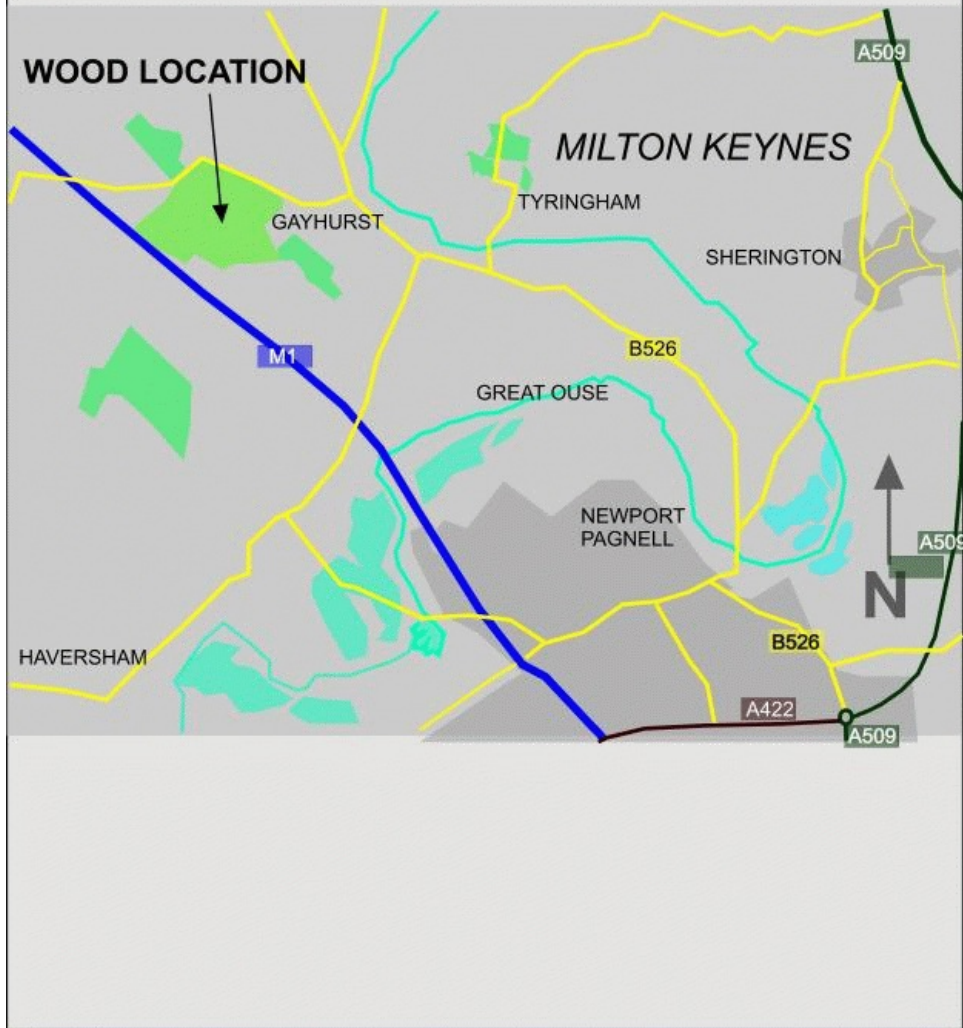
- After a short distance you will see the wooden access gate on your left which leads to the woodland. (Just past the gate is the "Woodlands for sale" sign and then Buntsy Farm on your right hand side) Please do not block the gate.
- Please park near to, but not in front of the gate and use the temporary stile to access the woodland. (Please be careful as this is only a temporary structure)
- The walk to the wood is a long one This route given is only for viewing access only. The purchaser of the wood will have full vehicle access down the ride shown on plan 3 directly to the woodland which is suitable for most vehicles.
- Please walk to the very end of the ride 600 metres and then turn right. Walk down this side ride for 300 metres until you get to a cross-roads with an old bench by an oak tree. Turn left and almost immediately on your right is a ride with a gate.
- Go down this ride for 150 metres and the entrance is on your left.
- **Satnav/GPS note:** the postcode MK16 8LQ is for the point shown by the red dot on the location maps.
- **What 3 words** for the stile. final.stun.aside.
- The words for the wood entrance are at Plantation Wood are ranking.generally.travel.

Boundaries:

The boundaries are indicated by lime green paint markings on trees and boundary stakes. The northern boundary is a line of stakes and paint markings on trees. The southern boundary is the highways fence. The eastern boundary is the western side of the ride and is marked with posts. The western boundary is a old ditch line.



WOOD LOCATION

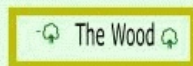


PLANTATION WOOD

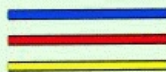


Map Legend

The Wood boundary markings



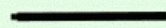
Roads and Public Highways



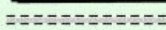
Tracks with rights of way for Plantation Wood



Viewing route



Other private woodland tracks



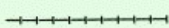
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



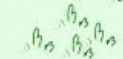
Trees, broadleaves



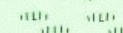
conifers



coppice



Clearings, grasslands

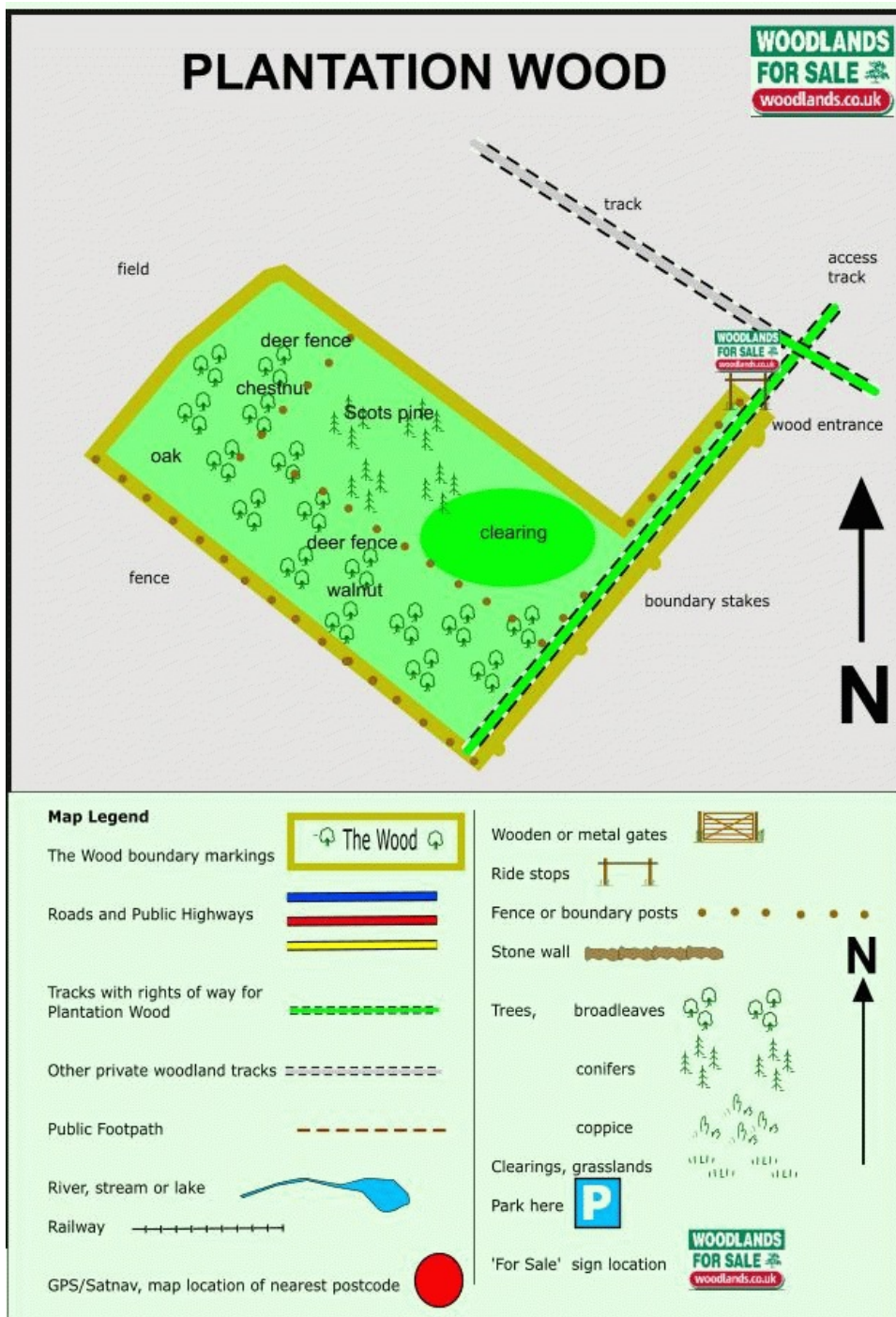


Park here



'For Sale' sign location





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.