Spinosa Wood

Dorset

Set within the sweeping vista of the Dorset countryside, Spinosa Wood is an attractive mixed woodland located amongst other private woodland where new ownership has been very popular.

Details

Price: £75,000 Freehold
Location: Higher Kingcombe, Dorset
Size: Nearly 4 acres for sale
OS Landranger: OS No 194
Grid ref: ST 554 001
Nearest post code: DT2 0QD

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk

Description

The mixed character of Spinosa Wood offers much variety to a new owner. On first entering the wood there are mature oaks that offer teasing glimpses of the sprawling open countryside in the distance. The understory here provides patches of dense thicket for woodland mammals where young holly and spinosa (the botanical name for blackthorn) compete for space. Providing ingredients for autumnal preparation of sloe Gin.

A number of animal trails lead through the undergrowth between clearings of fragile grasses and woodland flowers. The astonishing bluebell display here in the spring is a truly fantastic spectacle.

Spinosa Wood was originally part of a larger single woodland ownership but in recent months a new community of small woodland owners has developed here and the signs of active engagement in this beautiful environment are now much in evidence. From bird and bat boxes on trees, to freshly prepared log piles of winter fuel and bramble clearing; this activity is encouraging new wildlife and bringing the enjoyment of nature to a new generation of woodland owners.

This important woodland environment is protected by a Tree Preservation Order that protects Spinosa Wood and the surrounding Woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority.

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

Further into the woodland the greater variety of tree types continues to interest. There is, birch , ash and hazel amongst fir and some fine specimens of old oaks on the southern boundary as the woodland meets open fields.

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Access, tracks and footpaths

The access is via a track through surrounding woodland. There is a cleared area at the entrance with space to park a vehicle and a series of natural animal trails run across the woodland floor. The wider area can be enjoyed from Mary's Well trail walking route that passes along the bottom of Spinosa Wood providing access for further local exploration as it meanders through the Dorset countryside.

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

There are numerous ways to engage with the natural woodland environment; from the restoration of historic hazel coppice to the replanting of native broadleaf species or simply enjoy the wildlife at close quarters. Whatever woodland project most appeals, new owners can be assured that there is a wealth of local knowledge from forestry contractors and existing woodland owners. Woodlands.co.uk are also pleased to pay for new owners to attend a woodland related course of their choosing to pursue their woodland interests.

Local area and history

This peaceful part of rural England has long been valued for its picturesque rolling downland landscape that provided such literary inspiration for Thomas Hardy. The World Heritage Jurassic coast is only a few miles distant and the towns of Dorchester and Crewkerne are easily accessed for woodland supplies.

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 Dorchester 10 miles to the south or Crewkerne 10 miles to the north follow the A356 until sign posted to Higher Kingcombe

on the western side of the road.

From here the lane leads a few hundred yards until a sharp right hand bend at which point the entrance to the wood is set back 20 metres or so on the left hand side.

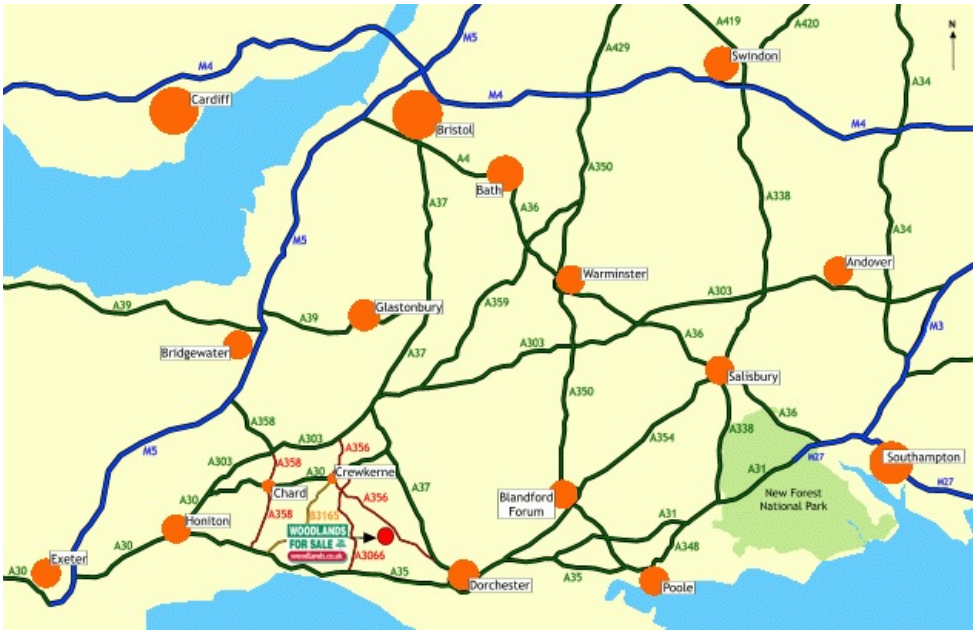
From a car parking area near this entrance you can proceed on foot straight up the woodland track beyond the locked access gate then turn right after 150 metres and follow the track for a further 200 metres. At this point follow the track as it bends sharply to the left and proceed for 150 metres and you will see the pink markings and name sign for Spinosa Wood on your right.

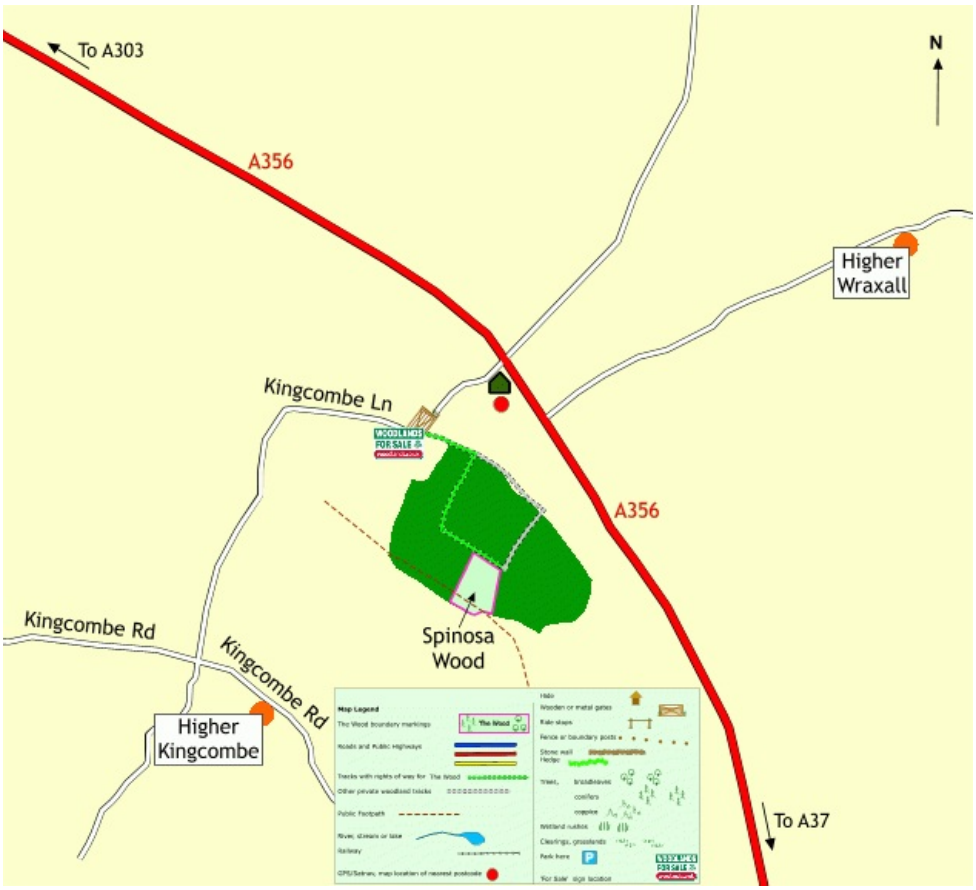
Please refer to the plans to assist you with finding your way.

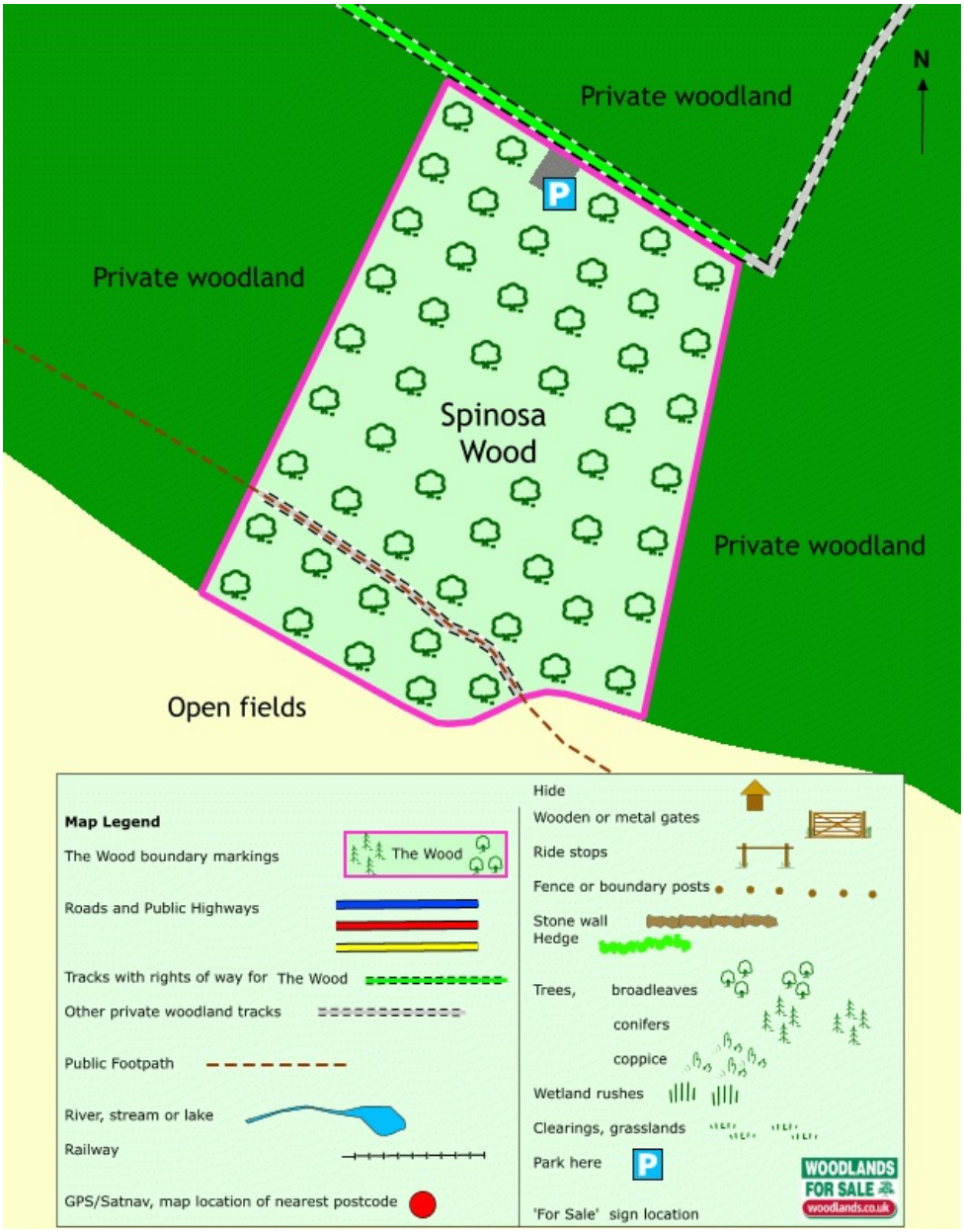
Sat Nav / GPS note: The post code DT2 0QD is for the point shown on the location map by the red dot.

Boundaries:

Indicative pink boundary markings run through the wood to the east and west on posts and trees and along the access track to the north and the old bank to open fields to the south.







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.