



Fredericks Wood, Coursers Road, Colney Heath, AL4 0PB
Offers In The Region Of £850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A rare and unique opportunity to purchase a significant private estate within 18 miles of central London's Marble Arch.

A total of 45.3 Acres is available with excellent access and parking. The property offers extensive opportunities for development subject to planning permission.



- 45.3 ACRES
- EXCELLENT ACCESS AND PARKING
- EXTENSIVE OPPORTUNITY FOR DEVELOPMENT (STPP)
- 10 MINUTES' DRIVE FROM M25 AND A1
- WOODLAND
- MIXED BROADLEAVES AND CONIFERS
- TWO PADDOCKS



A rare and unique opportunity to purchase a significant private estate within 18 miles of central London's Marble Arch. A total of 45.3 Acres is available with excellent access and parking. Having been used as a film location, the property offers extensive opportunities for development subject to planning permission.

Located less than 2 minutes' drive from the M25 and 10 minutes' from the A1 the property comprises a very pleasing combination of woodland with mixed broadleaves and conifers and two paddocks. The property benefits from the River Colne which is both bridged and forded and runs through the middle of the property.

Mains water and welfare facilities have been installed and covered areas for the processing of timber and storage of equipment are also in place.

Extensive improvement to the vehicular access and management of the woodland has taken place over the last seven years including the formation of a new entrance, thinning and felling of trees, formation of tracks and rides and upgrading of land drainage. The result is the improvement in overall accessibility and usage of all areas of the property and a reduction in required maintenance.

The property benefits from a current thinning and felling license and is offered with no covenants, TPO's access restrictions or public footpaths and all sporting rights are included. All existing facilities, plant, equipment, vehicles and a large stock of cut and seasoned timber are currently included in the sale.

Property Misdescriptions Act



As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.





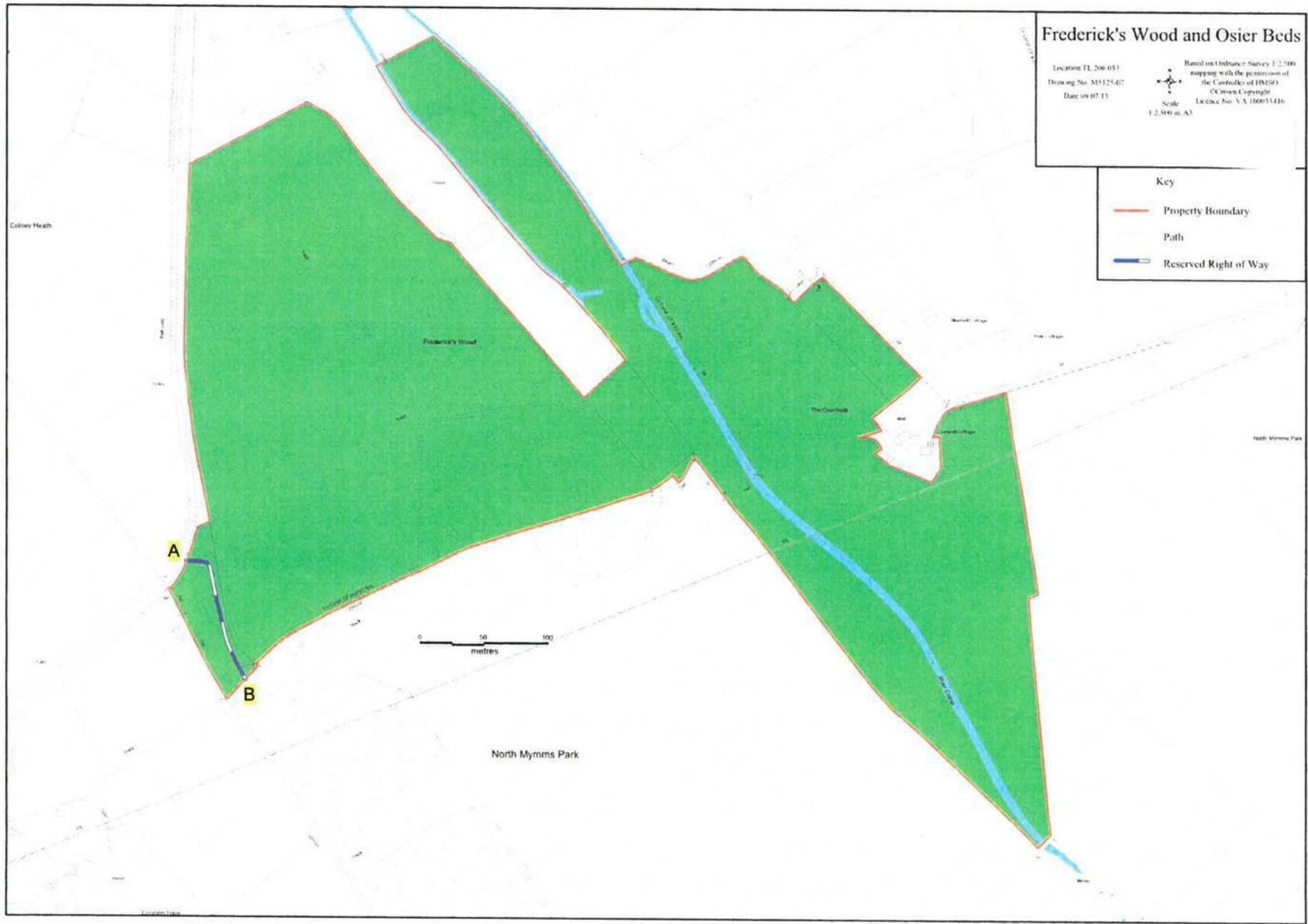
Frederick's Wood and Osier Beds

Location TL 206 051
Drawing No. MS125-07
Date 09 07 13

Based on Ordnance Survey 1:2,500
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Scale
1:2,500 at A3

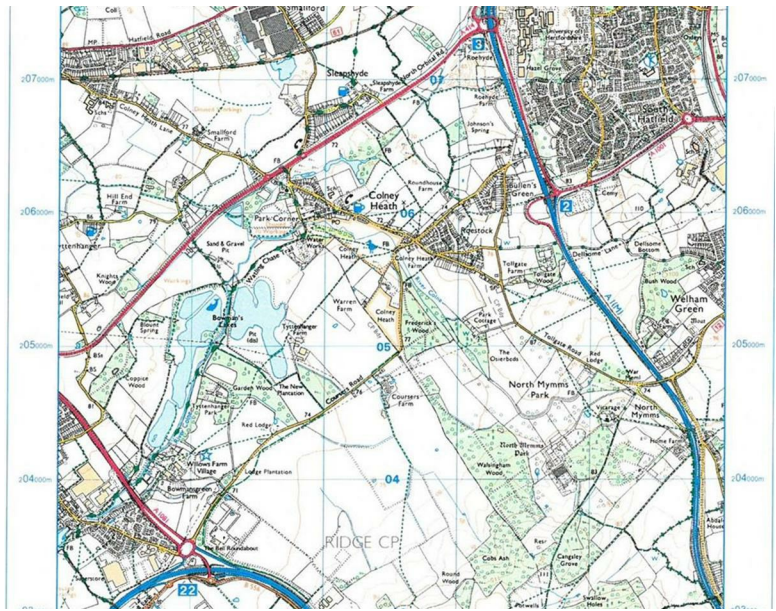
Key

- Property Boundary
- Path
- Reserved Right of Way





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
101-120		101-110	
B		B	
81-100		81-100	
C		C	
61-80		61-80	
D		D	
41-60		41-60	
E		E	
21-40		21-40	
F		F	
1-20		1-20	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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