

CHARTERED SURVEYORS & LAND AGENTS

Approximate Distance by Road: Oxenwood 0.8 miles, Marlborough 11 miles; Hungerford 6 miles; Andover 11 miles

Great Botley Copse, Oxenwood Shalbourne, Wiltshire, SN8 3NG



39.80 acres (16.11 ha) of Deciduous Woodland
and 9.88 acres (4.00 ha) of Arable Land

Offers invited for the Freehold with Vacant Possession
As a whole or in two lots

Lot 1	39.80 acres of Mature Deciduous Woodland	Price Guide: £285,000
Lot 2	9.88 acres of Arable Land	Price Guide: £100,000
Whole	49.68 acres of Woodland and Farmland	Price Guide: £385,000

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DESCRIPTION:

Great Botley Copse comprises 39.59 acres of mature deciduous woodland, with adjoining 9.88 acres of arable land, plus 0.21 acres to the east of the highway.

The woodland comprises a canopy of beech, oak, sycamore, ash and cherry, with an understory of hazel, hawthorn, privet, elder and silver birch, with extensive ground flora of primrose, blue bells and wild garlic.

The woodland offers a diverse variety of woodland types with areas of mature trees, semi mature coppiced areas of newly replant woodland and areas of open ground with woodland flora. The woods offer far-reaching views over open countryside in a tranquil setting.

A large amount of ash has been cleared in recent years, approximately two-thirds of which has been replanted in 2023/24. The remaining third will need to be re-stocked in the coming years, at the purchasers expense.

Part of the woodland to the north east, approximately 14.53 acres (5.88 ha) is designated as Ancient and Semi Natural Woodland. The woodland is accessed via a gated entrance from the public highway, with a secondary access from the arable land.

A Woodland Management Plan has been approved by the Forestry Commission in July 2020, a copy is available from the Selling Agent.

There a Scheduled Monument within the woodland, known as part of "Great Botley Copse Long Barrow and Disc Barrow (List Entry 1005692)" being Neolithic burial monuments. A second Scheduled Monument "Bowl Barrow" (List Entry 1012301) is located on the western boundary of the arable land.

The arable land comprises a triangular shaped field parcel, accessed from the northern point. The soils comprise free draining shallow calcareous rich soils over chalk. The land is classified as Grade 3.

There are no public rights of way over the land.

National Grid Pylon (Reference YYM122) is situated within the arable land, with over sail running east to west.

TELECOMS MAST:

The property is subject to two telecommunication mast Leases. Cell Site WIL134 is located on the south east boundary of the woodland and generates a rent of £2,000 p.a.

Cell Site WIL068 is situated to the northern side of the woodland and also generates £2,000 p.a.

A copy of the two Leases are available from the Selling Agent.

SPORTING RIGHTS:

The sporting rights are included in the sale of the freehold. There are frequent sightings of roe, fallow and muntjac deer.

TENURE AND POSSESSION:

Freehold with Vacant Possession on Completion.

LOCATION:

See attached Location Plan over.

Great Botley Copse is situated to the north of the rural village of Oxenwood, south of the A338. The woodland is located within the rural Parish of Shalborne, within the North Wessex Downs AONB. The property is mainly surrounded by agricultural arable land.

Grid Reference: SU295601.

What3words ///note.repay.crackles

VIEWING:

Viewing is possible on foot without an appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. Please take care when viewing as the great outdoors contains unexpected hazards and woodlands are no exceptions. You should exercise common sense and caution such as wearing appropriate footwear and avoiding trip hazards and steep banks.

TITLE:

The property is registered with HM Land Registry Title No: WT281451. A copy of the Title document is available from the Selling Agent.

PLANNING

Current planning regulations permit the use of land for up to 28 days in any calendar year for any purpose including clay pigeon shooting (but not motor car or motor cycle racing, motocross, speed trials etc - which are limited to 14 days) including camping and other certain recreational uses.

The calm nature of the surroundings make this an exceptionally pleasant wood that should appeal to a wide range of aspiring woodland owners.

METHOD OF SALE:

Great Botley Copse is offered for sale Freehold and by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

PRICE GUIDE:

The property is being offered as whole or in two lots:-
 Lot 1 - 39.59 acres of Mature Deciduous Woodland, Price Guide: £285,000
 Lot 2 - 9.88 acres of Arable Land, Price Guide: £100,000
 Whole - 49.47 acres of Woodland and Farmland, Price Guide: £385,000

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ANTI MONEY LAUNDERING COMPLIANCE

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identify and residence, proof of source of funds for the purchase, and complete a purchasers questionnaire before the transaction can proceed.



Access

Lot 2

Tumulus

**Cell Mast
WIL068**

192m

90m

Path 210

Mast

Botley Down

Access

Great Botley Copse

Mast

Lot 1

Tumulus

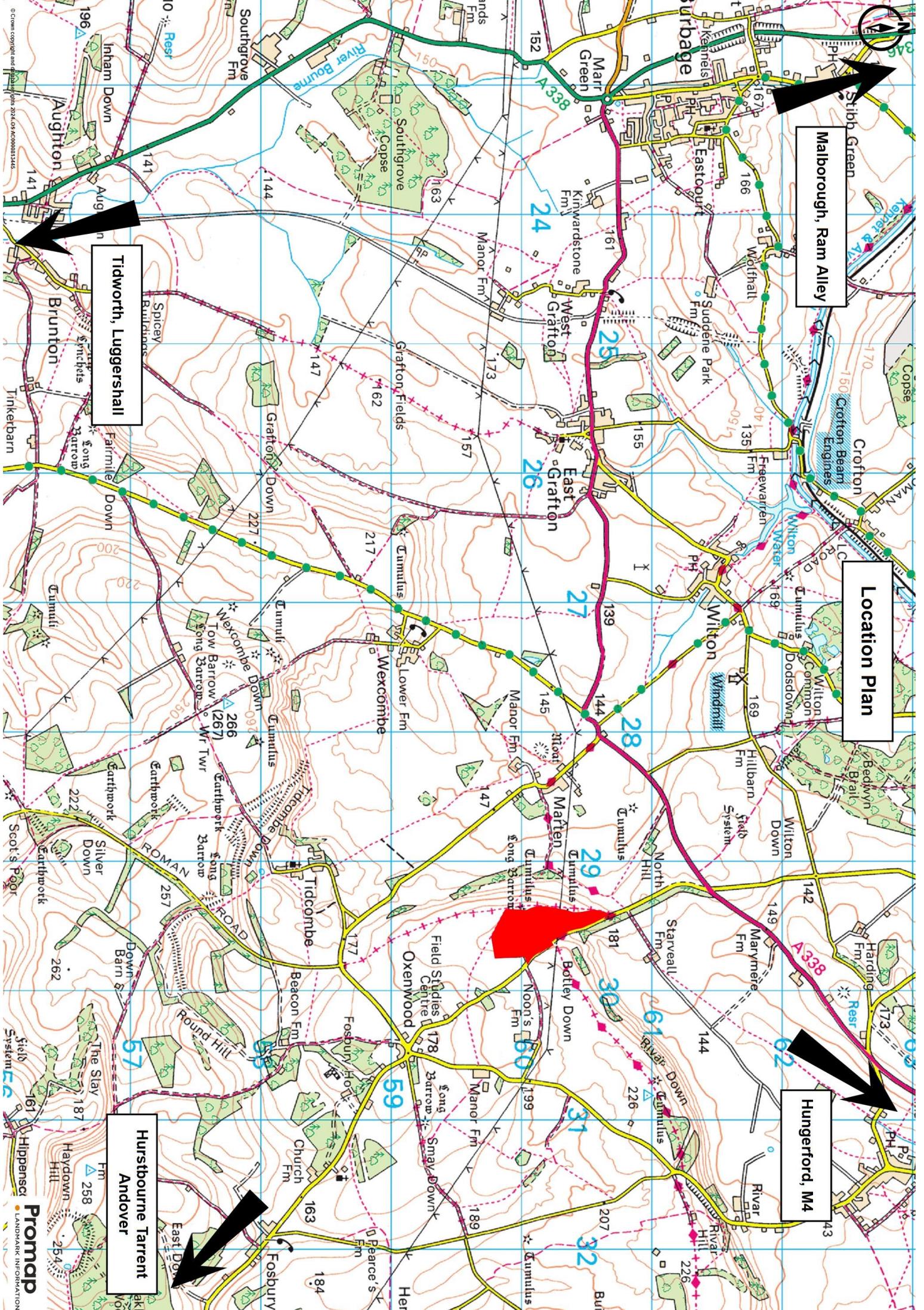
225m

Long Barrow

Botley Hill

Mast

**Cell Mast
WIL134**



Malborough, Ram Alley

Location Plan

Hungerford, M4

Tidworth, Luggerhall

Hurstbourne Tarent
Andover