



CHARTERED SURVEYORS & LAND AGENTS

Bishops Waltham 2 miles; Droxford 2 miles; Swanmore 2 miles;  
Winchester/M3 11 miles; Fareham/M27 10 miles

## DUNDRIDGE WOODS



**Lot 1 LITTLE PHRYMPH AND BEECHEN COPSE - 28.40 acres**

**Lot 2 PHRYMPH WOOD - 23.92 acres**

**Off Dundryge Lane, Bishops Waltham, SO32 1GD and Park Lane, Upper Swanmore, SO32 1GD  
Between the Meon Valley villages and Bishops Waltham and Upper Swanmore**

**Total of 52.324 acres (21.175 ha)**

An attractive, broadleaf woodland in a quiet area of South Hampshire yet within easy access to Portsmouth, Fareham, Southampton and Winchester and a natural wildlife haven with high amenity value, bio-diversity and woodland potential for personal investment in future management and recreational and sporting use, with good walking and mountain bike and horse riding paths and tracks

**FREEHOLD FOR SALE BY PRIVATE TREATY**

**as a whole or in two Lots**

**PRICE GUIDES:**

<b>Lot 1</b>	<b>Little Phrymph and Beechen Copse</b>	<b>28.40 acres</b>	<b>£225,000 - £240,000</b>
<b>Lot 2</b>	<b>Phrymph Wood</b>	<b>23.92 acres</b>	<b>£180,000 - £200,000</b>



### LOCATION:

See attached Location and Property Plans over.

Little Phrympt Copse, Beechen Copse and Phrympt Wood are situated 2 miles to the north-east of Bishops Waltham on gradually undulating topography just east of the hamlet of Dundridge and The Hampshire Bowman Pub. The Meon Valley lies about 2 miles to the east, close to the popular villages of Exton, Corhampton, Meonstoke, Droxford and Soberton and the larger village of Wickham is about 6 miles to the south with Fareham and the M27 beyond. Southampton, Portsmouth, Fareham and Winchester are all within a 30 minutes drive time.

The property is mainly surrounded by agricultural arable and pastureland to the north, east and south-west running down the Dundridge Valley towards Bishops Waltham, and backs onto several residential and farm properties on the northern and southern boundaries.

### DIRECTIONS:

From Bishops Waltham on the B3035, turn right at the bottom of Cornhill signed to Dundridge. Follow this road for about 2 miles and keep right just before the very popular Hampshire Bowman PH, after about 300m you can park your car there in the double gateway on the left hand side and enter the woodland.

Nearest Postcodes to the Woods SO32 1GD and SO32 2QQ  
GRID REFERENCE: SU 581182

What3words: /// evaded.cavalier.speakers (Access gates off Damson Hill, Dundridge) - Lot 1

What3words:/// exist.extension.cheerily (Access gates off Park Lane, Upper Swanmore - opposite North Lodge, Swanmore Park) - Lot 2

### VIEWING:

Viewing is possible without 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.

No vehicular access will be given for the purposes of viewing which would be best undertaken on foot in any event. Parking is possible close to both sets of access gates, or perhaps in The Hampshire Bowman PH pub nearby.

### DESCRIPTION:

There are a number of access tracks, rides and glades across the

woodland area allowing access generally wide enough for 4X4 and/or small-scale forestry machinery. The calm nature of the surroundings makes this an exceptionally pleasant wood that will appeal to a wide range of aspiring woodland owners.

The amenity value of this wood cannot be ignored particularly as woods in this locality of South East Hampshire are so rarely available to purchase; woodland birds are regularly seen including Tawny and Barn Owls, Woodcock, Green and Lesser Spotted Woodpeckers, Wagtails, Finches and Buzzards and many more. Roe and Muntjac Deer are often seen grazing and passing through the woodland area.

The Soil Survey of South East England shows the soils of this land to be 343H Series described as ..."shallow, well-drained calcareous silty soils over chalk on slopes and crests and deeper calcareous and non-calcareous fine, silty soils in valley bottoms"...

The woodland is generally free draining and is capable of being accessed for a wide variety of purposes throughout the majority of the year.

The property generally offers a real opportunity for additional and alternative uses and occupation including camping, caravanning, glamping, mountain biking, zip-wire, cross-country, logging, conservation and woodland craft opportunities - some that might require planning - and also for possible Biodiversity Net Gain (BNG) mitigation.

Rising from about 57m above sea level in Little Phrympt Copse up to about 123m at the top of Beechen Copse the aspect of the woodland is generally north-westerly. The wood is rich and diverse with an excellent species range but, with the exception of a few old veteran yew, beech and one huge crab apple, the age range is fairly narrow.

Most of the woodland is classified as Ancient, semi-natural woodland. Little Phrympt Copse has probably remained woodland continuously back to at least Anglo-Saxon times, if not earlier; parts of Beechen Copse have gone and come back more than once in the last two Centuries which has led to a really diverse ground flora and fauna habitat.

There are one or two interesting quarry pits, old lynchets and woodbanks in Beechen Copse along with several badger setts which should not be disturbed.

Because this woodland is so diverse, whilst ash has been one of the main natural colonisers of the felled areas on the hanger, many other species do well and are evident including wild cherry, whitebeam, willow, pedunculate oak, beech, field maple, coppice and hazel, birch, yew and a little Wych elm, all of which act as seed trees.

There are Corsican and other pine trees well over 100 years old which stand within the ancient woodland but since they are not invasive, do act as good bird perches and have mature grandeur and which have been retained for the longer term.

Recent management objectives have been to include the restoration of Ancient woodland sites to enhance and return them back to a mainly broadleaf overstorey and to maintain the biodiversity value and improve the woodlands appearance in the local landscape.

There is no active Woodland Management Scheme at present on any part of the property although Grants may now be available through the Rural Payments Agency and various Woodland and Conservation Schemes.

Dangerous and diseased ash trees have recently been cleared for public safety reasons from beside Park Lane and the Lot 2 road frontage close to North Lodge, Upper Swanmore. That work will be concluded before completion of the sale.

Lot 1 Little Phrympt and Beechen Copse extends to **28.40 acres** with an extensive road frontage of about 250m onto Damson Hill with pathways and a double galvanised gate entrance onto a levelled hardstanding loading and marking area - leading onto the main ride and access track into the wood.

Lot 2 Phrympt Wood extends to **23.92 acres** again with a good road frontage of about 165m onto Park Lane, Upper Swanmore with double gated entrance leading into a hardstanding, loading and parking area.

### PLANNING:

All of the woodland lies within the South Downs National Park Planning Authority area and there is the Adopted South Downs Local Plan available to be viewed on their website.

Under Permitted Development rights sheds, storage and workshop buildings can be constructed if "reasonably necessary" for woodland maintenance and are not limited in size.

### CONSERVATION:

All of Dundry Woods (both Lots 1 and 2) are included within the designated Beechen Copse and Phrympt Wood Site of Importance for Nature Conservation (SINC) because much of the woodland is Ancient and semi-natural woodland with a huge variety of flora and fauna.

There is much evidence of Ancient Yew woodland on the north western facing slope within Lot 2. Ground flora includes Spurge-Laurel, Tootwort, White Helleborine, Birdsnest and Greater Butterfly Orchids, Daphne and all the usual chalk downland species and shrubs.

The Hampshire Conservation Volunteers group have over many years provided considerable help in clearance of areas within the woodland areas including coppicing and new plantings. Hampshire's Sparsholt College, near Winchester are seeking woodland areas in the local area within which their students on their Forestry and Woodland Management Course can learn and practice sustainable woodland management and arboricultural, and conservation practice.

### TITLE:

The property has Registered Title with HM Land Registry, Title No. HP653868.

### TAXATION:

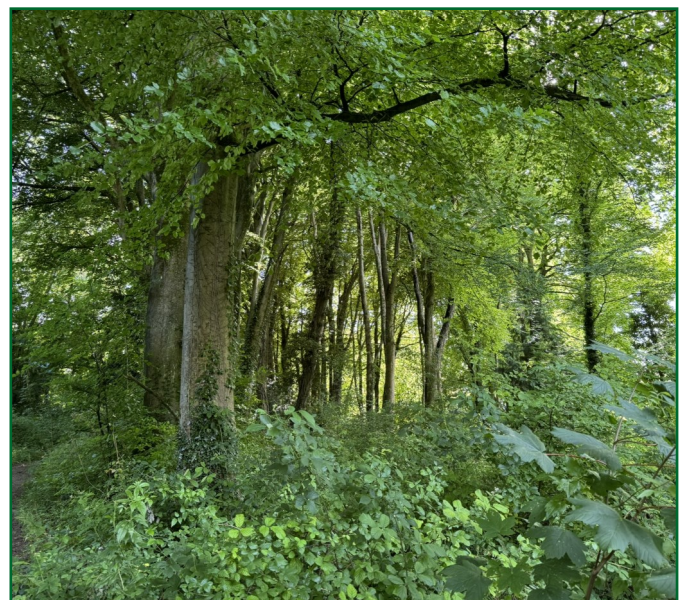
After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

### SPORTING RIGHTS:

The sporting rights are owned and included in the sale of the freehold. There are frequent sightings of roe and muntjac deer in and around the property. Stalking is undertaken to maintain sustainable numbers of deer through the woodland with between 10-15 deer taken each season.

### RIGHTS OF WAY:

There is a well used public bridleway/footpath that runs through the length of the woodland area between points A,B and C on sale plan over.



## RIGHTS, WAYLEAVES AND AND EASEMENTS:

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

## PLANS AND AREAS:

These are based on the Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION:

Freehold and Vacant possession will be given on Completion

## SERVICES:

Water: Portsmouth Water - underground pipework.

Electricity: Scottish and Southern Electric. No services are actually connected into the woodland property although are available nearby if required.

## METHOD OF SALE:

The overall Little Phrympt Copse, Beechen Copse and Phrympt Wood are all offered for sale Freehold and by Private Treaty as a whole or in two Lots. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted in writing.

## PRICE GUIDES:

Lot 1	Little Phrympt and Beechen Copse	28.40 acres	£225,000 - £240,000
Lot 2	Phrympt Wood	23.92 acres	£180,000 - £200,000

## CONTACT

Ian Judd & Partners LLP - Tim Gardner on Tel: 01489 896422 or Email: [tim@ianjuddandpartners.co.uk](mailto:tim@ianjuddandpartners.co.uk)

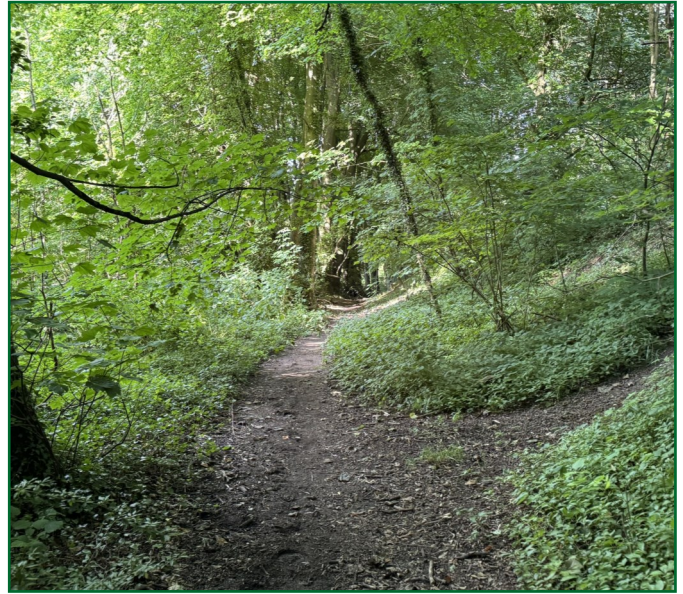
## ANTI MONEY LAUNDERING COMPLIANCE

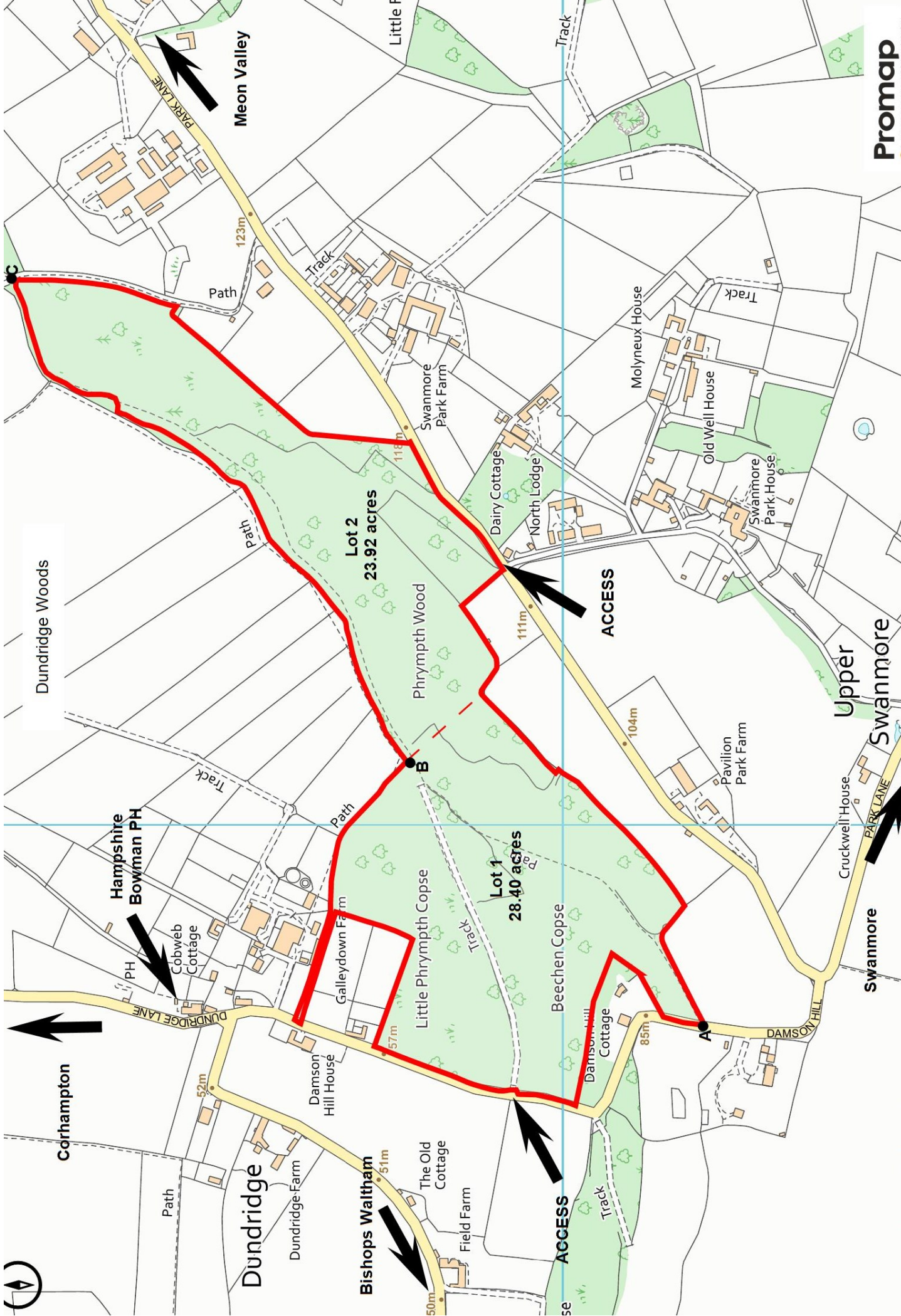
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide, as a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

IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.

September 2024





Corhampton

Hampshire  
Bowman PH

PH

Cobweb  
Cottage

Dundridge

Dundridge-Farm

Bishops Waltham

51m

The Old  
Cottage

Field Farm

Path

52m

Damson  
Hill House

Galleydown Farm

Path

57m

Little Phrympt  
Copse

Track

Lot 1  
28.40 acres

Beechen Copse

Damson Hill  
Cottage

85m

104m

Pavilion  
Park Farm

Swanmore

Cruckwell House

PARK LANE

Upper  
Swanmore

ACCESS

111m

Lot 2  
23.92 acres

Phrympt  
Wood

118m

123m

Track

Swanmore  
Park Farm

123m

Little F

Track

Dairy Cottage

North Lodge

Molyneux House

Old Well House

Swanmore  
Park House

Dundridge Woods

Path

Meon Valley

PARK LANE

C

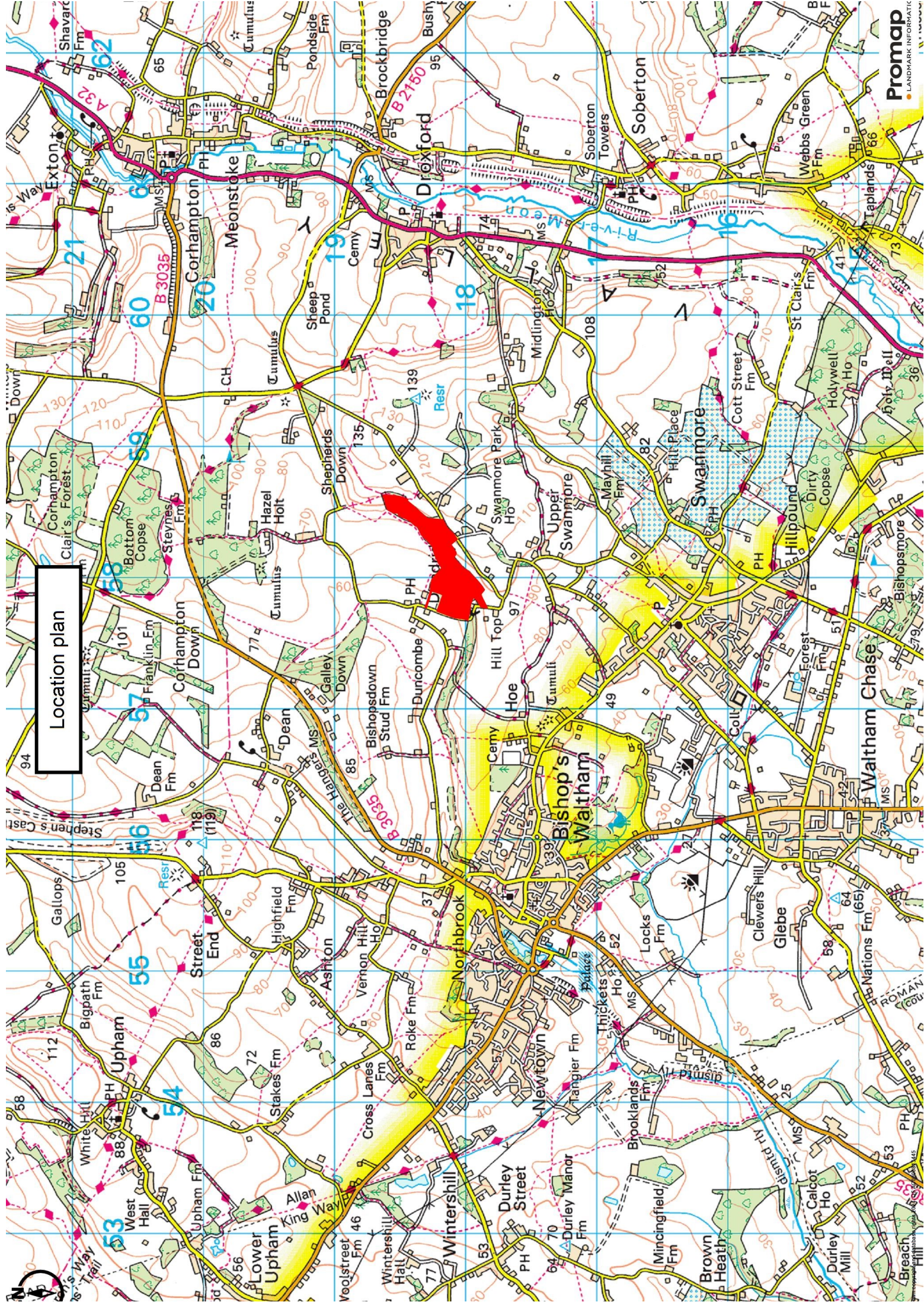
A

B

Swanmore

PARK LANE

Swanmore



Location plan