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SIMMONS & SONS



East Woodhay Copse - 20.42 acres (8.26 ha) of woodland

Woolton Hill, Newbury, Hampshire

Guide Price £205,000

For Sale as a whole

East Woodhay Copse

Woolton Hill

Newbury,

Hampshire

For sale as a whole

Description

The woodland is situated north east of Woolton Hill, located just outside the town of Newbury. The land is approximately 20.42 acres (8.26 ha), displaying a mature mixed deciduous woodland, containing stands of mature oaks and alder, along with silver birch, ash, beech and chestnut, with an understory of hazel and holly. The section of woodland, east of the stream, is considered ancient woodland. The boundaries of the property are defined by either fencing or ditches.

The land is offered as a whole.

20.42 acres - Guide Price: £205,000

Tenure

Freehold with Vacant possession.

Method of Sale

The land is offered for sale by Private Treaty with vacant possession.

Overage

There will be no uplift or overage clause on the land.

Directions

What 3 Words: [rockets.pillows.variation](#)

From Newbury/ North:

From the centre of Newbury, take the A339 towards Basingstoke. Stay on the A339 until you come to a roundabout with signage for 'Enborne Wash', at this roundabout, take the third exit, then take the second exit on the roundabout immediately after onto Monks Lane. Stay on Monks Lane for approximately 0.8 miles until the next roundabout. At this roundabout, take the first exit and then immediately the first exit again on the following round about. Now on the A343, stay on this road for approximately, 1.5 miles until the next roundabout. At this point, take the second exit. Continue for approximately another mile and the property is on your right.

From Andover/ South:

From the centre of Andover, head north on the A343 (Newbury Road) towards Hurstbourne. Stay on the A343 for approximately 10.5 miles and the property is on your left.

Access and Services

Currently there is no direct access into the woodland. There is a historic trackway in the southern corner of the woodland which was accessed directly off the A343. This has since overgrown. There is a gate into the property from the neighbouring land to the north of the woodland. The property does not currently benefit from mains electrical or water connections.

Rights of Way

There are no public rights of way across the property.

Mineral and Sporting Rights

It is believed that all Mineral and Sporting Rights are in hand.

Local Authority

Basingstoke and Deane Borough Council

T: 01256 844844

www.basingstoke.gov.uk

Viewings

The property may be viewed in daylight hours by persons holding a set of these particulars. Please register your interest prior to viewing the property. The property may be viewed on foot only at your own risk.

Please register your interest with:

Fergus Hodge MRICS FAAV

E: fhodge@simmonsandsons.com

Jack Thurley

E: jthurley@simmonsandsons.com

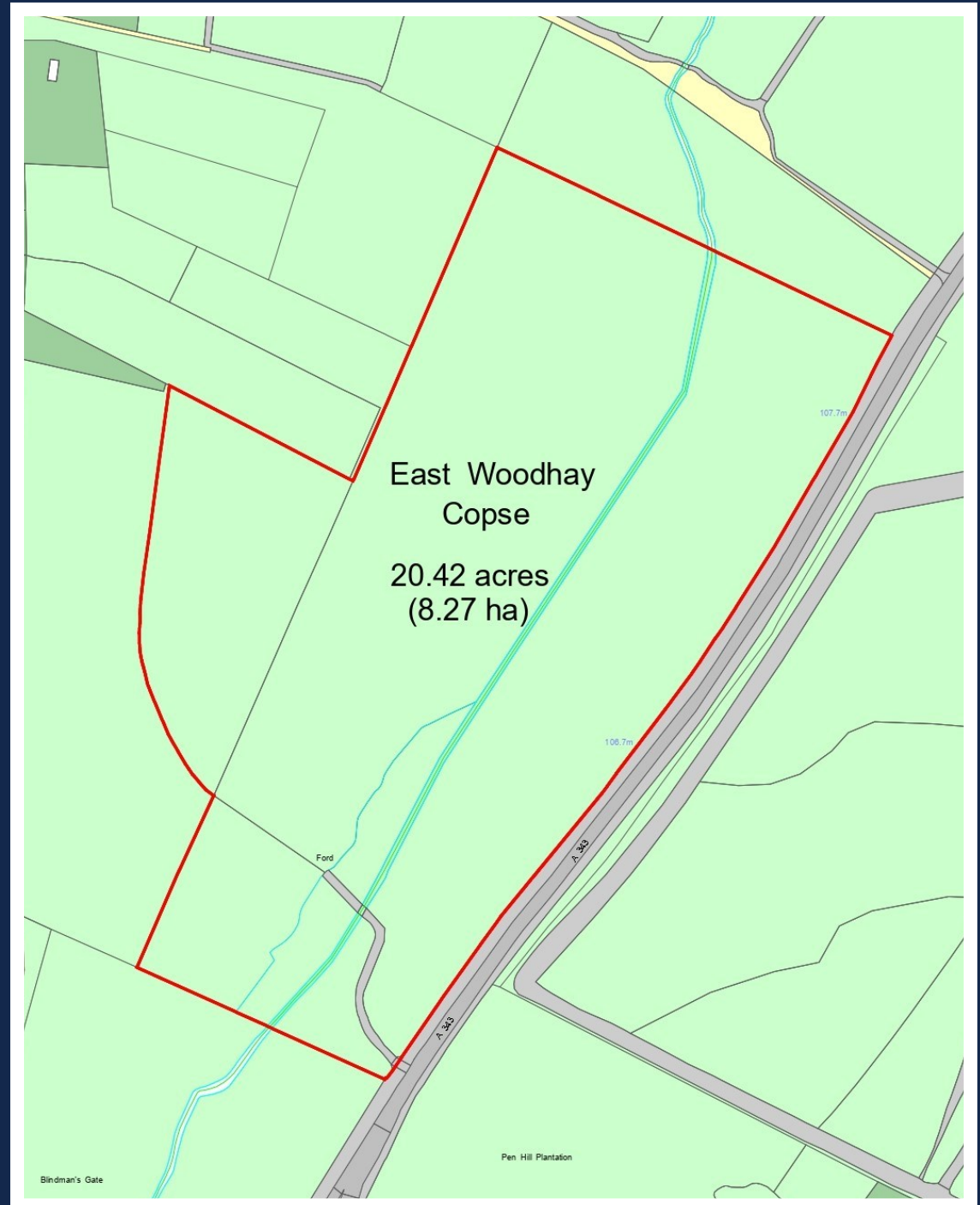
T: 01256 327711

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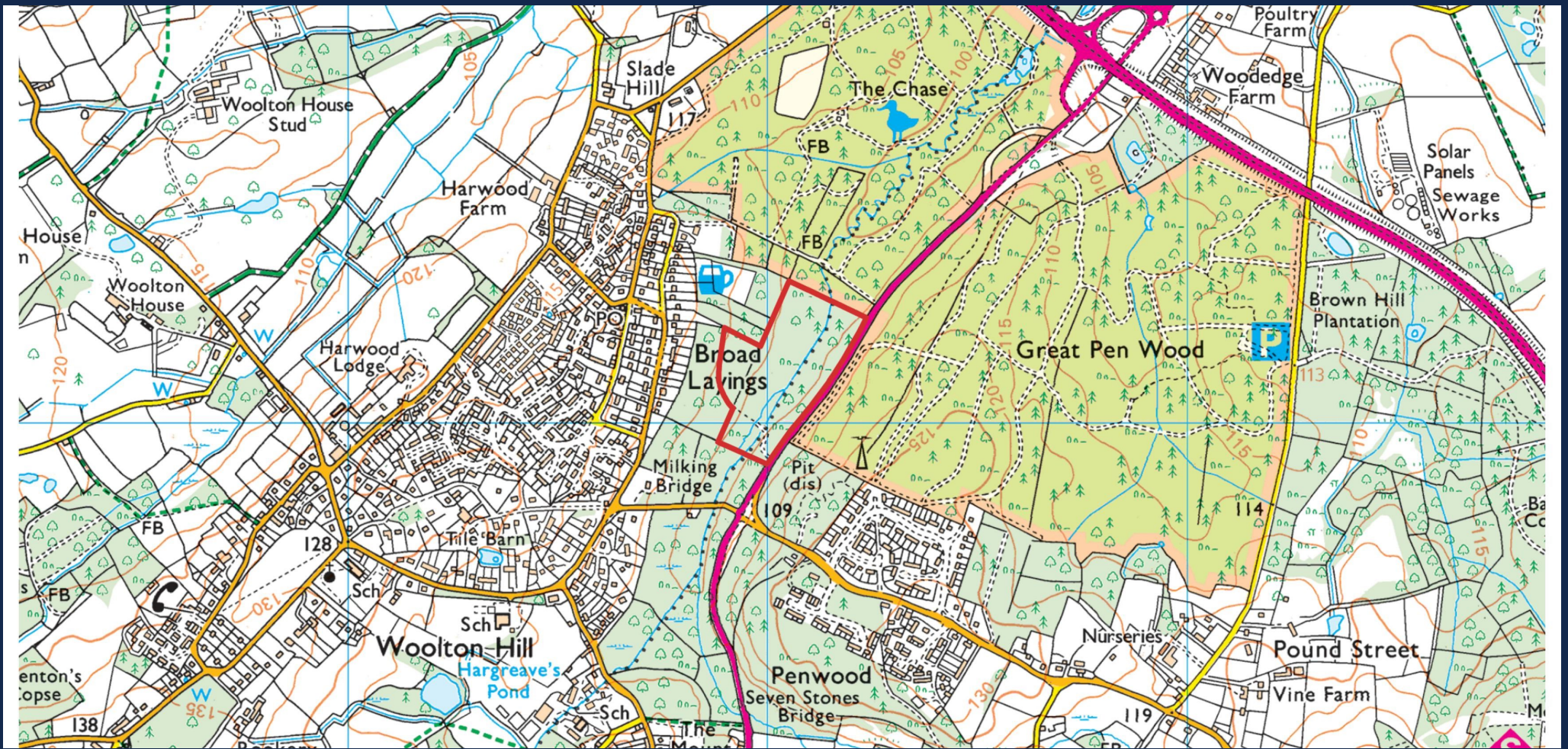
12 Wote Street

Basingstoke

Hants RG21 7NW







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