

Enchanting former
Ancient Woodland
with a wide variety of
flora and fauna

71.50 acres
(28.94 hectares)

FOR SALE

(as a whole or in two lots)

SOUTH WOOD

BROAD GREEN,
GREAT TOTHAM,
ESSEX CM9 8NU

NP NICHOLAS
PERCIVAL
COMMERCIAL





DESCRIPTION

The woodland is situated with road frontage along the B1022 (main Maldon to Tiptree road), approximately 1 mile north of Heybridge.

Access to each Lot is via gated entrance marked by the letter X on the plan.

THE WOODLAND

South Wood is an attractive block of mature woodland which comprises a former Ancient Woodland Site, which has been re-planted. The woodland offers a rich mosaic of mixed plantation, some semi-natural broad leaf growth and comprises principally Chestnut, Coppice, Oak, Norway Spruce, Scots Pine and Silver Birch.

A Felling Licence was granted by the Forestry Commission Application Reference 017/603/2019 expiring on 23rd May 2024 which provided for felling of coppice circa 2.00 ha of Sweet Chestnut and thinning circa 0.25 ha of Norway Spruce. The work is not entirely complete, no further Felling Licences have been granted. A copy of the Licence is available from the Agents.

The Woodland benefits from ponds scattered within the wood which support a variety of wildlife and aquatic life.

PHOTOGRAPHS

The photographs in these particulars were taken in July 2022.



PLAN

The Ordnance Survey plan shows the extent of the entire property; Lot 1 edged in red and Lot 2 edged in blue.

BOUNDARIES

The Vendors and the Vendors Agents will do their best to specify the ownership of the boundary hedges and ditches but will not be bound to determine these. The purchaser will have to satisfy themselves as to the ownership of all the boundaries.

MINERAL & SPORTING RIGHTS

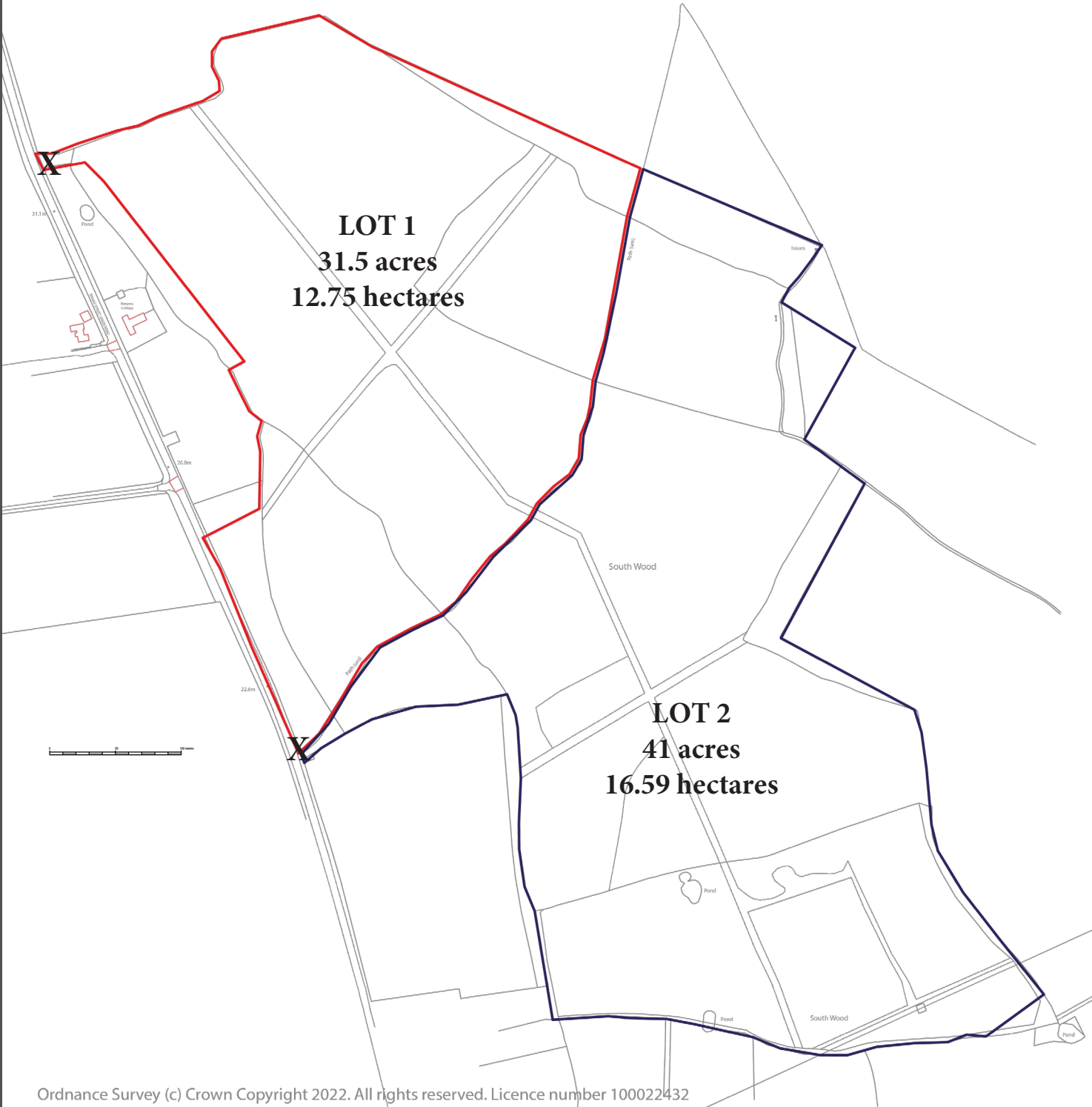
The Mineral and Sporting Rights are included in the sale in so far as they are owned. In recent years, the wood has been incorporated into a local pheasant shoot and it provides great sporting potential.

MANAGEMENT & GRANTS

No Management Plan or Grants currently exist. The Woodland is subject to a Tree Preservation Order cited as the Maldon District Council TPO 3/16. Felling Licences are consented by the Forestry Commission.

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The property will be sold subject to and with the benefit of all existing Wayleaves, Easements, Covenants and Rights of Way whether or not disclosed. Specifically, there is a single public footpath along the boundary between Lots 1 and 2. A covenant will be entered into that the land, when sold, will remain in one ownership.





METHOD OF SALE

The Freehold interest is offered for sale by Private Treaty as a whole or in two Lots as shown on the attached plan.

	AREA	GUIDE PRICE
LOT 1	31.5ac (12.75ha)	£235,000
LOT 2	41ac (16.59ha)	£310,000
WHOLE	71.5ac (28.94ha)	£545,000

(subject to contract)

VAT

The Freehold is not subject to VAT.

LOCAL AUTHORITIES

Maldon District Council
Princes Road, Maldon, Essex, CM9 5DL

Essex County Council
County Hall, Market Road, Chelmsford, CM1 1LX

VIEWING

To arrange a viewing, please contact our office as the access gates to the woodland are locked.

HEALTH & SAFETY

Given the potential hazards of a woodland and in particular overhanging branches, we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

CONTACT US

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