



For Sale

£500,000

Lot 1 : The Coombes, Barkham

Coombes Lane, Barkham, Wokingham, UK

DESCRIPTION

Lot 1

An attractive block of woodland located at Barkham in the Borough of Wokingham comprised of predominantly mixed species, deciduous trees extending to approximately 60.3 acres (24.40ha).

The woodland comprises a wonderful variety of stand types from open oak and birch woodland, high forest oak and mixed broadleaf and sweet chestnut coppice to more alkaline areas of oak and ash over hazel and ash /alder coppice along a spring line. Around 95% of the woodland is classed as ancient semi-natural woodlands (ASNW).

The site includes numerous historic environment features including old wood banks, a range of veteran trees and some old gravel workings.

The woodland has seen little active woodland management in recent years and there are lots of opportunities for management to enhance the woodland. Due to its ASNW status the woodland may be eligible for government grants to support a range of sustainable woodland management.

The woodland presents an ideal opportunity for coppicing, timber and firewood harvesting, tourism opportunities (STPP) and potentially natural capital and biodiversity offsetting.

Lot 2

An attractive meadow adjoining the woodland of approximately 7.64 acres (3.09 ha) comprising mixed species permanent pasture which has

been managed for grazing and hay and haylage and a small area of adjoining woodland.

The meadow presents opportunities for livestock grazing, haymaking, tourism opportunities (STPP), potentially natural capital and biodiversity offsetting.

GENERAL REMARKS AND STIPULATIONS

Sporting Rights

Any sporting rights are included within the sale.

Access

The property benefits from primary access via the Coombes Lane by-way, alternative access is also available along the byways at Gravelpithill Lane, Ellisâ€”s Hill Lane and Wood Lane.

Services

There is a water supply to a water trough in Lot 2. There are no other services.

Boundaries

The fencing of the meadow in Lot 2 is the responsibility of the Purchaser. There are no other known fencing liabilities

Designations

Approximately 95% of the woodland is classed as ancient semi-natural woodlands (ASNW).

Wayleaves, Easements and Rights of Way

The Property is sold with the benefit of and subject to all public rights of way and other easements and rights of a similar nature whether mentioned in these particulars or not. There is a public footpath which runs east-west through the wood.

The Property

The Coombes Lane byway runs along the northern boundary of the woodland, a bridleway runs along the eastern boundary and a public footpath bisects the woodland and joins a public footpath which runs along the western boundary of the woodland.

Tenure and Possession

Vacant Possession will be given of the whole upon completion of the sale.

Local Authority

Wokingham Borough Council (wokingham.gov.uk).

Viewings

Strictly by appointment with Moundsmere Estate Management Ltd, although access along the public rights of way is available at all times.

Directions

From the B3349 Barkham Road turn into, and head up Bearwood Hill about 0.4 miles to the entrance to Coombes Lane on the left. Turn into and drive along Coombes Lane. In wet weather it may be advisable to park before reaching the wood as the lane can be very wet in the winter.

CONTACT

Clive Hancock or Lucy Chuter

Tel: 01256 389253 e-mail: info@moundsmere.co.uk

IMPORTANT NOTICE

Moundsmere Estate Management Ltd, for themselves and the Vendors or Lessors of this property whose agents they are give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be

relied upon as statements of representations of facts

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents

iii) The information in these particulars is given without responsibility on the part of Moundsmere Estate Management Ltd or their clients. Neither Moundsmere Estate Management Ltd nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.

v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order or nor have Moundsmere Estate Management Ltd tested them.

Photographs taken October 2022 and particulars prepared November 2022

