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# John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



## DELCOMBE WOOD

Bulbarrow Hill, Milton Abbas, Dorset

90.8 Hectares / 224.5 Acres

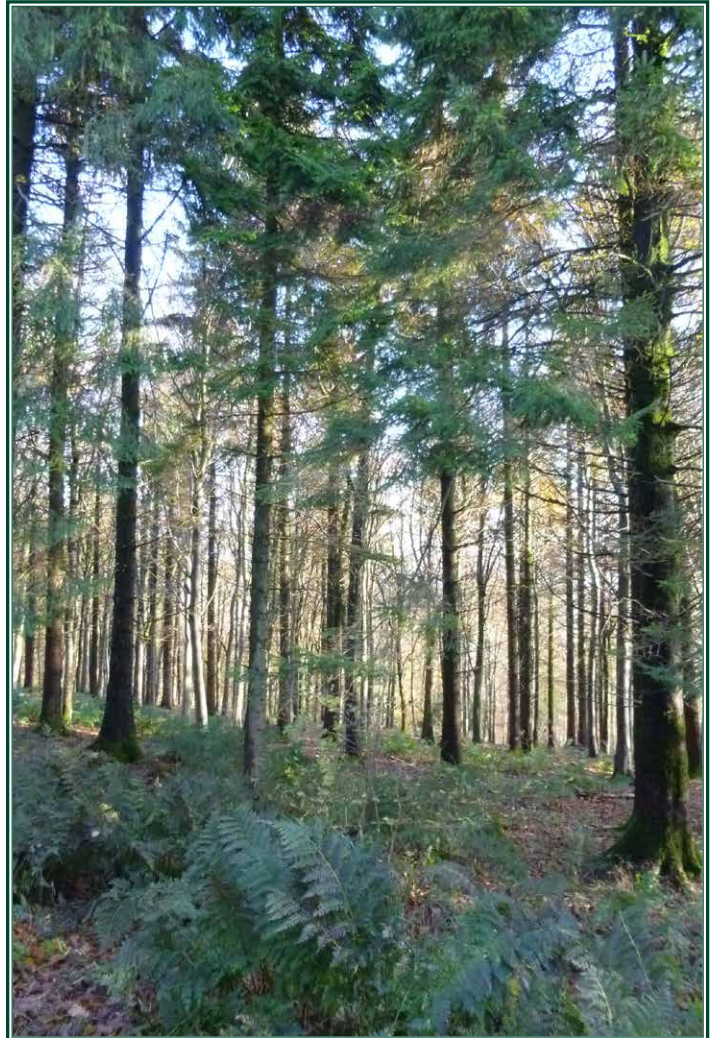
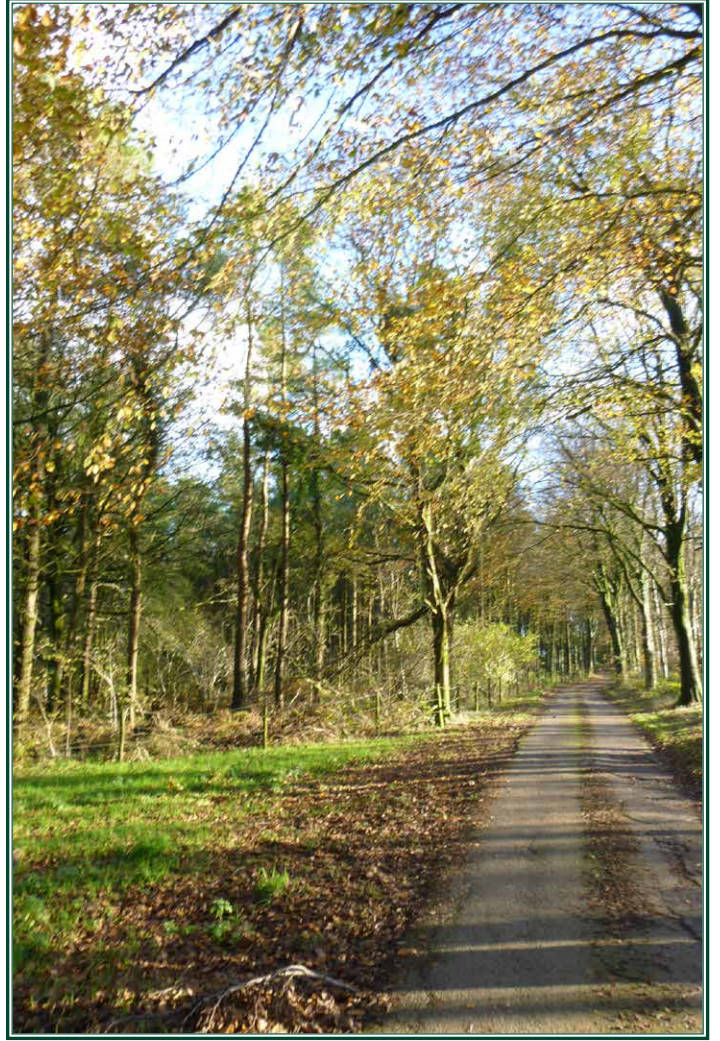
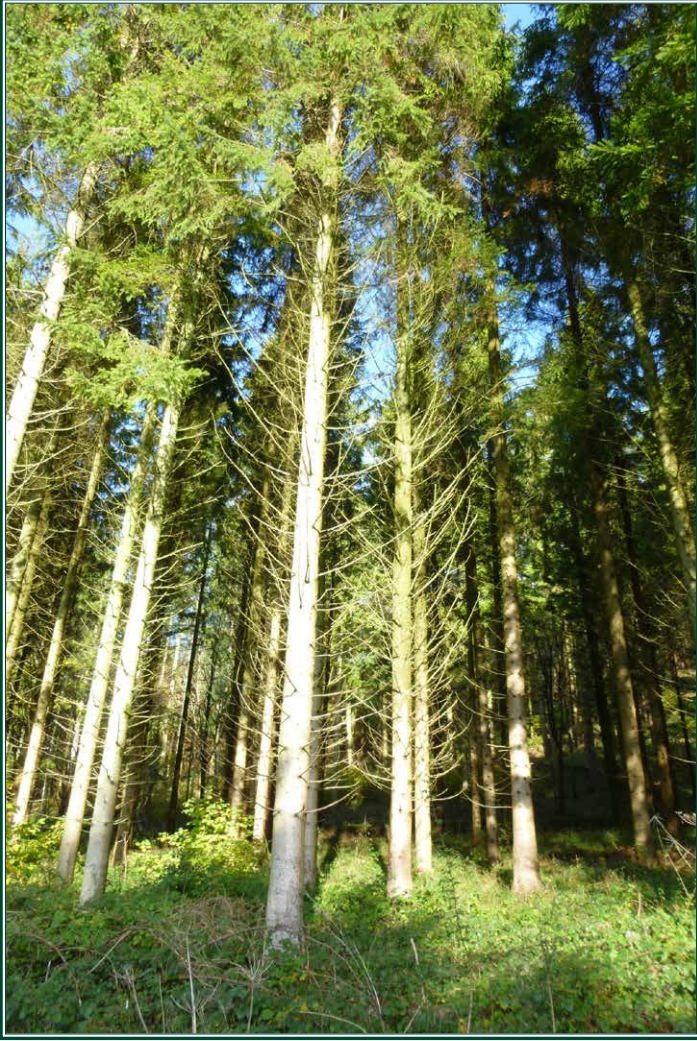
Set in an Area of Outstanding Natural Beauty, a wonderful mixed woodland which is renowned for its display of bluebells in the Spring. The Lodge in the centre of the wood is available for sale separately.

**FREEHOLD FOR SALE BY PRIVATE TREATY**

Guide Price **£975,000**

[www.johnclegg.co.uk](http://www.johnclegg.co.uk)

# DELCOMBE WOOD



## DELCOMBE WOOD



Blandford Forum 8 miles



Dorchester 16 miles

Bournemouth 27 miles

*(all distances are approximate)*

### DIRECTIONS

From Blandford Forum take the A354 signed to Dorchester. In the centre of Winterborne Whitechurch at The Milton Arms turn right signed to Milton Abbas. Follow the road for 3 miles, passing through Milton Abbas on the way, ignoring the sharp left turn in the village, before turning left signed to Bulbarrow. The woodland entrance, point Z on the sale plan, is on the left after just under 1½ miles. OS 1:50,000 Map 194 Ref ST791054.

### DESCRIPTION

A very special woodland forming the northern end of a delightful private valley which terminates at the historic Milton Abbey. The estate is renowned as, in 1780, Joseph Damer, Lord Milton, the first Earl of Dorchester and owner of Milton Abbey, decided the nearby village of Middleton was detracting from his enjoyment of the Abbey. The result was the movement of the villagers to the new village of Milton Abbas. This was designed by the architect Sir William Chambers and landscape gardener Capability Brown, and is possibly the first planned settlement in England. Middleton was demolished and mostly replaced by the large lake to the south of Milton Abbey. To the north is Delcombe Bottom, the valley leading to Delcombe Wood and Lodge.

Delcombe Wood wraps around the head of the valley creating a wonderfully private feel yet is easily accessed from the extensive public road frontage. The majority of Delcombe Wood is designated by Natural England as a Plantation on an Ancient Woodland Site (PAWS) as shown on the Forestry Commission's Land Information Search map. This designation indicates the land has been under continuous tree cover since at least 1600 AD but where the former tree cover has been replaced, often with non-native trees.

The woodland has a good number of veteran trees particularly along the northern and eastern boundaries. These are predominantly beech which provide a high level of amenity, historical importance and conservation value.

Over a long stretch of the northern and eastern flanks an 18th century wall defines the boundary. In the centre of the wood is The Lodge which is also available for sale.

This three-bedroomed house stands on the site of a former folly. Full details can be found on the Jackson Stops & Staff website [www.jackson-stops.co.uk](http://www.jackson-stops.co.uk) or by telephoning 01747 850858.

The wood enjoys excellent access from the public roads along its northern and eastern boundaries plus from the tarmacadamed road along its western boundary. These roads link with a comprehensive system of internal rides, many of which are stoned, serving the wood.

The property has been in the same ownership for in excess of 20 years. The enthusiasm and passion of the owner for the wood is obvious as one travels through it. Well maintained thinned conifer and broadleaf stands, areas with strong conservation interest, carpets of bluebells in the Spring and a wide variety of flora and fauna. The flora includes carpets of bluebells and wild garlic in the Spring with a large variety of other wildflowers. Amongst the fauna are goshawk, buzzard, red kite, tawny and little owls, cuckoo, green spotted woodpeckers, tree creeper, nuthatch, nightingale, pheasant, woodcock, red legged partridge, dormice, weasel, stoat, fox, pygmy shrew, hover flies (one specific to Delcombe Wood), sika and roe deer.

Within compartment 4 an area of approximately three quarters of a hectare has been planted as an orchard. Planting took place between 2007 and 2012 with plum, pear, apple, cherry, apricot together with walnut and Kentish cobnut. Traditional old species have been used with over 30 varieties.

The woodland enjoys a firm commercial basis established in the late 1950s and early 1960s with the planting of conifers in mixture with broadleaves. The result today is a solid timber reserve of late rotation conifers including Douglas fir, Norway spruce, Scots pine, larch, western red cedar and Lawson cypress. Ash and beech are the principal broadleaves with oak and sycamore also present.

Within the past 20 years, application of continuous cover forestry management principles has sought to improve the health, stability and economic potential of the wood whilst also delivering a high quality landscape and woodland rich in bio-diversity.

## DELCOMBE WOOD

Thinning and selection felling, combined with group and under-planting has commenced, in order to start the process of diversifying age structure and species to increase resilience and economic potential. This is a programme the purchaser will be able to continue which will produce income from thinning whilst allowing the opportunity to influence the future direction of the wood from a species perspective.

STOCKING SCHEDULE			
Cpt.	Area (ha.)	P. Year	Principal Species
1a	2.9	1960	Norway spruce, beech, ash
1b	1.5	1960	Beech, Scots pine, ash, Norway spruce
1c	0.8	1960	Native broadleaves
2a	1.9	1957/1800	Beech, Scots pine
2b	4.9	1957/1800	Ash, beech, sycamore
2c	0.7	1957	Sycamore, beech, ash, western red cedar
3a	1.6	1957/1800	Beech, Scots pine, oak
3b	2.9	1957	Beech, ash, oak
3c	2.6	1958/1980 1800	Norway spruce, ash, beech
4a	2.7	1957	Ash, beech, Norway spruce
4b	1.8	1958	Norway spruce, beech
4c	1.3	1957	Douglas fir
4d	2.6	1957	Douglas fir
4e	0.7	1957	Norway spruce, beech
4f	3.2	1960/1900 2001	Native broadleaves
4g	1.0	1958	Norway spruce, ash
4h	1.0	1958	Norway spruce, ash, beech
4i	0.5	2007/1960 1800	Native broadleaves
4j	0.7	-	Orchard
5a	1.6	1960/1900 1800	Native broadleaves, beech
5b	2.2	1959	Beech, Scots pine
5c	2.6	1959	Ash, beech, Norway spruce, hazel, Japanese larch
5d	2.8	1960	Norway spruce, beech
5e	0.8	1960	Native broadleaves
5f	0.9	1800	Beech, oak
6a	3.1	1959	Norway spruce, beech, ash
6b	2.3	1959	Douglas fir, Norway spruce, native broadleaves
6c	0.1	1959	Norway spruce
7a	3.1	1965	Douglas fir, ash, open ground, Norway spruce, beech, sycamore
7b	1.5	1965	Beech, Norway spruce, ash
7c	1.3	1965	Scots pine, native broadleaves
7d	0.6	1999/1965	Oak
8a	2.6	1961	Beech, ash, open ground
8b	2.1	1961	Douglas fir
8c	1.6	1965	Norway spruce, ash, beech
8d	3.8	1961	Norway spruce, beech, ash
8e	1.0	1961	Beech, Norway spruce
9d	0.1	1965	Beech
Sub-total	69.4		

### STOCKING SCHEDULE (cont'd)

Cpt.	Area (ha.)	P. Year	Principal Species
	<b>69.4</b>		<b>Sub-total brought forward</b>
10a	2.0	1961	Lawson's cypress, ash
10b	0.8	1961	Norway spruce
10c	1.7	1961	Norway spruce, ash, beech
10d	2.4	1900	Native broadleaves
10e	1.5	1961/1958 1900	Ash, Japanese larch, beech, Norway spruce
10f	0.6	1961	Ash, beech
10g	0.8	1958	Japanese larch, native broadleaves
11a	4.6	1999	Douglas fir, Norway spruce, native broadleaves
11b	3.5	1958	Norway spruce, ash, beech
11c	0.9	1958	Japanese larch, ash
11d	1.2	1958	Ash
11e	0.8	1958	Norway spruce, ash
11f	0.4	1958	Douglas fir
Total	90.6	hectares	

### 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 be aware of hazards within the woodland when viewing. Prospective purchasers wishing to view The Lodge should contact Jackson Stops & Staff (telephone 01747 850858) to make an appointment.

### MANAGEMENT

The wood is currently managed by Christopher Guest Ltd, Cleve, Castle Street, Mere, Warminster, Wiltshire BA12 6JF, telephone 07768 132638. Mr Christopher Guest will be pleased to discuss future management with prospective purchasers.

### 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 shooting rights are owned and included in the sale. They are not let. The woodland, in conjunction with surrounding land, has previously been a useful small shoot. The deer stalking rights are let on an annual basis commencing 1st February. They can be terminated on 3 months' notice from the anniversary each year. The current rent is £890 plus VAT. This has been paid in advance and will not be apportioned on completion. The wood provides good stalking opportunities with 26 Sika and Roe shot last year.

### MINERAL RIGHTS

These are owned and included in the sale except as reserved by statute.

# DELCOMBE WOOD

## FENCING

There are no known fencing liabilities.

## BOUNDARIES

The boundaries between Delcombe Wood and The Lodge and Delcombe Wood and Bulbarrow Sawmill on the north-west boundary are defined by existing fence posts and new timber fence posts. The boundaries of The Lodge are 2 metres from the woodland tracks on The Lodge's northern and western boundaries. The tracks are included in the sale of the woodland.

## RIGHTS OF WAY

The wood is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line marked YA on the sale plan.

The woodland is sold with the benefit of a right of way at all times with or without vehicles through Bulbarrow Sawmill to link with the woodland rides on the north-east boundary of the sawmill. The sawmill is in the north-west corner of the wood. The woodland owner is responsible for paying a fair proportion according to user of the cost of maintenance.

The wood is sold with the benefit of a 10 foot wide right of way for woodland management, timber extraction and replanting over the route shown with a broken brown line marked ABCDE and FG on the sale plan, causing as little damage as possible.

The woodland is sold subject to a right of way for all purposes over the route shown with a broken blue line from point Z on the sale plan in favour of The Lodge. Maintenance of this route will be according to user with the track to be maintained to the same standard as at the time of sale.



## RIGHTS 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.

## WAYLEAVES

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

## PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself 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. Vacant possession will be given on completion subject to the stalking licence. Approximately 1.8 acres of the woodland are not shown on the Land Registry title. Statutory Declarations will be given as to the use of these areas by the vendor.

## METHOD OF SALE

Delcombe Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## OFFERS AROUND £975,000 ARE INVITED

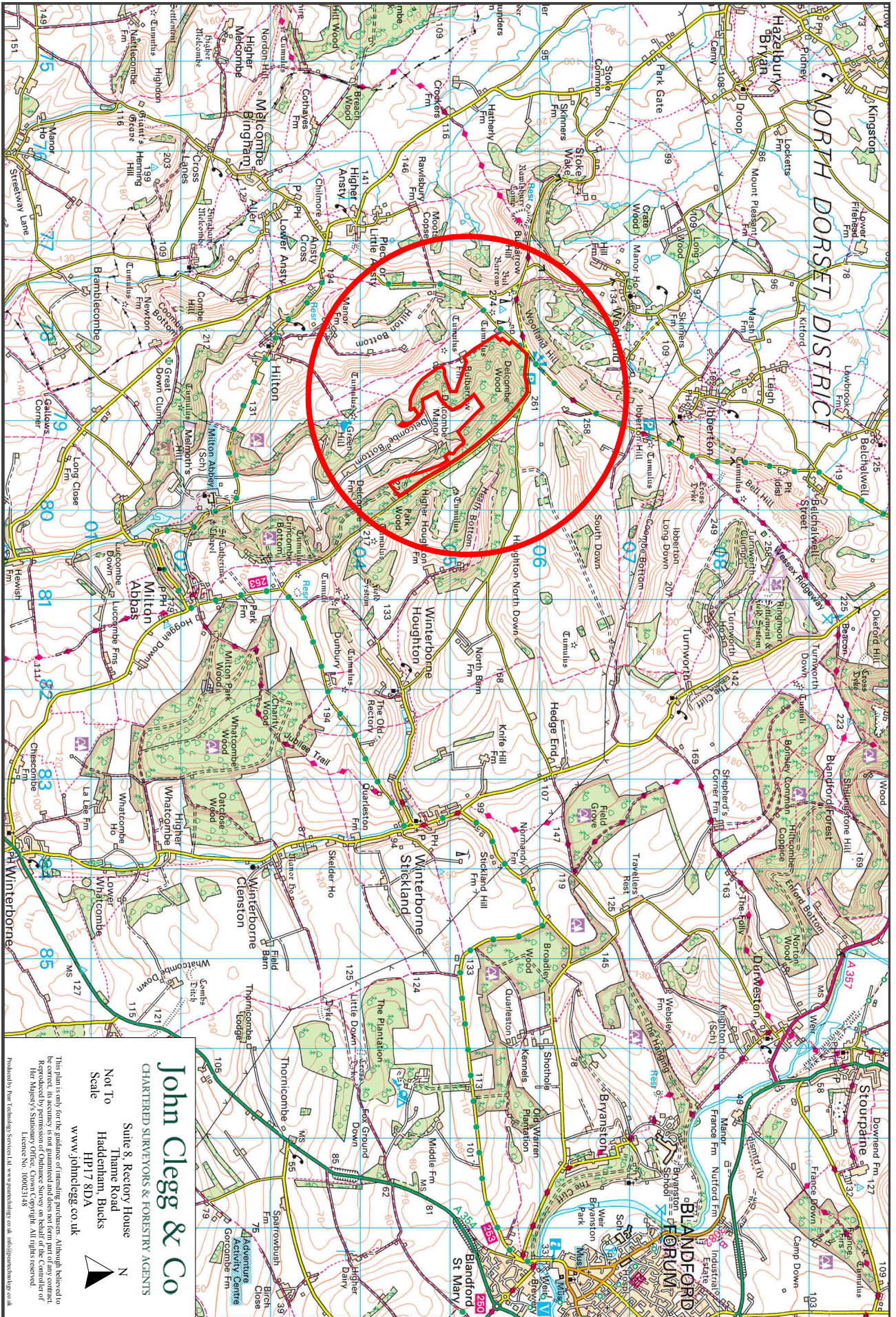


## IMPORTANT NOTICE

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