



The Hamptworth Common Woodland,
Wiltshire SP5





An extensive principally coniferous plantation of **232.59 acres.**

Rare chance to purchase a large block of coniferous woodland with significant natural capital potential available as a whole or in lots.

Summary of accommodation

History:

As the name suggests, up to the time of enclosure following the 1822 Enclosure Act it is likely the area was open common land, supporting the acid grassland and heathland communities similar to those in the New Forest. Following the Enclosure Act early conifer planting took place in the 1830's followed by a broadleaf plantation later in the 19th Century of which some remains around the Risbury Hill area.

The Woodland:

The majority of the woodland was originally planted in the 1950 - 1970s primarily with Scots Pine with areas of Corsican pine. Much of the Scot's Pine is now mature and ready for harvesting. The northern eastern area is predominantly Larch and there are areas of broadleaved woodland within the main plantation including Oak, Sycamore, Birch and Willow with some Alder and Hawthorn.

Electricity Pylons create a cross-section through the woodland and the southern quartile is separated by this fen meadow grassland under the pylons. Vehicular access to the woodland is available from Lyburn Lane to the south and Lyndhurst Road to the north east by an established track which runs through the woodland.

Environmental Opportunities:

The woodland is not currently part of any environmental scheme and provides for significant natural capital opportunities whether its be restocking, woodland pasture creation or restoration as heathland. A recent survey recommended that much of this land be returned to acid grassland and heathland communities. This would require extensive clear felling of conifer, eradication of rhododendron, restoration of wetlands and infrastructure to support extensive grazing. There is a pending application for a Countryside Stewardship Agreement to restore the area to heathland. The current proposals for a 10 year agreement forecast revenue of £23,000 per annum and a capital works grant of circa £500,000 to facilitate the control of the rhododendron following felling, infrastructure and fencing etc.

Knight Frank
55 Baker Street
London W1U 8AN
knightfrank.co.uk

Will Matthews
will.matthews@knightfrank.com | 020 7861 1440

Knight Frank
55 Baker Street
London W1U 8AN
knightfrank.co.uk

Alice Keith MRICS FAAV
alice.keith@knightfrank.com | 020 8106 1362



Designations

- Risbury Hill Round Barrows - Scheduled Ancient

Monument

- Priority Habitat Inventory - Deciduous Woodland

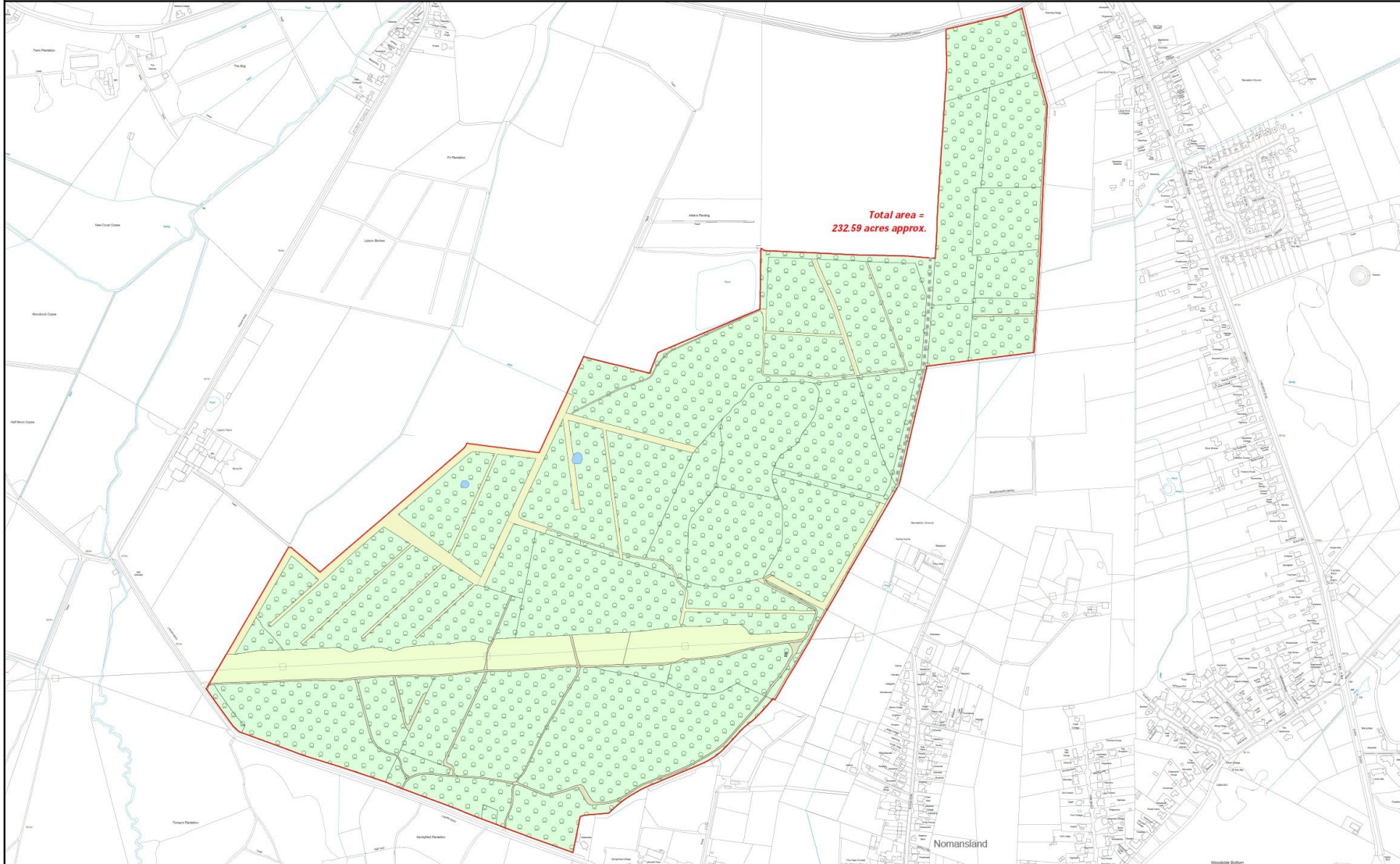
- SSSI Impact Risk Zone

- Nitrate Vulnerable Zone

The woodland is offered freehold with the benefit of vacant possession. There are no third-party grazing or common rights. The woodland is available as a whole or in lots. Hamptworth sits within the northern boundary of the New Forest National Park, equidistant to Southampton and Salisbury (about 12 miles).



Woodland at Lyburn Farm



Total area =
232.59 acres approx.

LDS Ltd
Plan Preparation
Unit 15, Glemore Business Park
Telford Road
Salisbury SP2 7GL
planprep@lds-survey.co.uk



Public footpath (approximate route)

LDS
Land & Building Surveyors

Date: 05-02-24 CW 1:4500 @ A2
Title: Woodland at Lyburn Farm

This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. © Crown copyright and database rights 2024. Licence No. AC00018781

General Remarks and Stipulations

Method of Sale:

The property is offered for sale freehold as a whole or in Lots with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way:

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is public footpath crossing the north side of the woodland.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Plans, Areas and Schedules:

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

