

An aerial photograph showing a large, irregularly shaped woodland area outlined in red. The woodland is surrounded by green fields and some residential buildings. The red line follows the perimeter of the trees, which are a dense, dark green. The surrounding landscape includes patches of lighter green fields and some small clusters of houses.

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**SIMMONS & SONS**

For illustration purposes only

39.94 acres of woodland at Busgrove Lane, Stoke Row, Henley-on-Thames

Guide Price £425,000  
For Sale as a whole by Private Treaty







# Neal's Hanging and Splashall Bottom Woods

Stoke Row

Henley-on-Thames

For sale as a whole by Private Treaty

## Description

Neal's Hanging and Splashall Bottom Woods together extend to approximately 39.94 acres (16.16 hectares) of mainly deciduous woodland with some small stands of conifers. The land is in good heart and benefits from considerable management that has been undertaken in order to clear the understorey, especially on the upper parts where there are impressive stretches of mature beech woodland.

The topography of the woodland gently rises from the west away from the road to the point where it is out of sight providing complete privacy. In the springtime bluebells appear underfoot creating an idyllic woodland scene.

The woodland is located within the Chilterns Area of Outstanding Natural Beauty and part of the land to be sold is also designated as Ancient and Semi-Natural Woodland.

## Location

The woodland is situated to the east of the village of Checkendon and approximately 1 mile south of Stoke Row in South Oxfordshire.

**What 3 Words:** tastings.chuckling.delusions

<https://what3words.com/tastings.chuckling.delusions>

**Closest Postcode:** RG8 0TT

**OS Grid Reference:** SU677828

## Access

Access can be taken from several points along Busgrove Lane which runs down the entirety of the western boundary. Vehicular access is achieved via a gate from Busgrove Lane, opposite Emmens Lane.

## Services

There are no services connected to the land and so interested parties are advised to undertake their own enquiries with Thames Water for a mains connection quotation.

## Wayleaves, Easements and Rights of Way

There are no Public Footpaths, Bridleways or other Public Rights of Way across the land according to the Oxfordshire Definitive Map.

The Land Registry title details a covenant which records a line of water pipes crossing the land from east to west. Further information in respect of this covenant is available on request.

## Timber, Mineral and Sporting Rights

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

## Tenure and Possession

The woodland is being offered freehold with vacant possession upon completion.

## Method of Sale

The land is offered for sale as a whole by Private Treaty.

## Basic Payment Scheme (BPS) and Woodland Scheme

There are no BPS entitlements included in the sale. The woodland is not within any form of Woodland Grant Schemes.

## **Uplift Clause / Overage Clause**

Subject to an overage clause of 25% of the increase in value gained from any subsequent change of use or grant of planning consent for any type of development on the land granted within 25 years from the date of sale.

## **Local Authority**

South Oxfordshire District Council  
135 Eastern Avenue  
Milton  
Abingdon  
OX14 4SB  
T: 01235 422422

## **Viewings**

The woodland may be viewed during daylight hours by persons holding a set of these sales particulars.

The woodland may be viewed on foot only and at your own risk, neither Simmons & Sons nor the landowner accept any liability to injury caused on the land.

We also request that you register your interest with us before viewing the land.

## **Contact**

Simmons & Sons  
32 Bell Street  
Henley-on-Thames  
Oxfordshire  
RG9 2BH

Edward Dixon or Millie Maddox  
T: 01491 634288 / 01491 529 758  
E: [edixon@simmonsandsons.com](mailto:edixon@simmonsandsons.com) / [amaddox@simmonsandsons.com](mailto:amaddox@simmonsandsons.com)

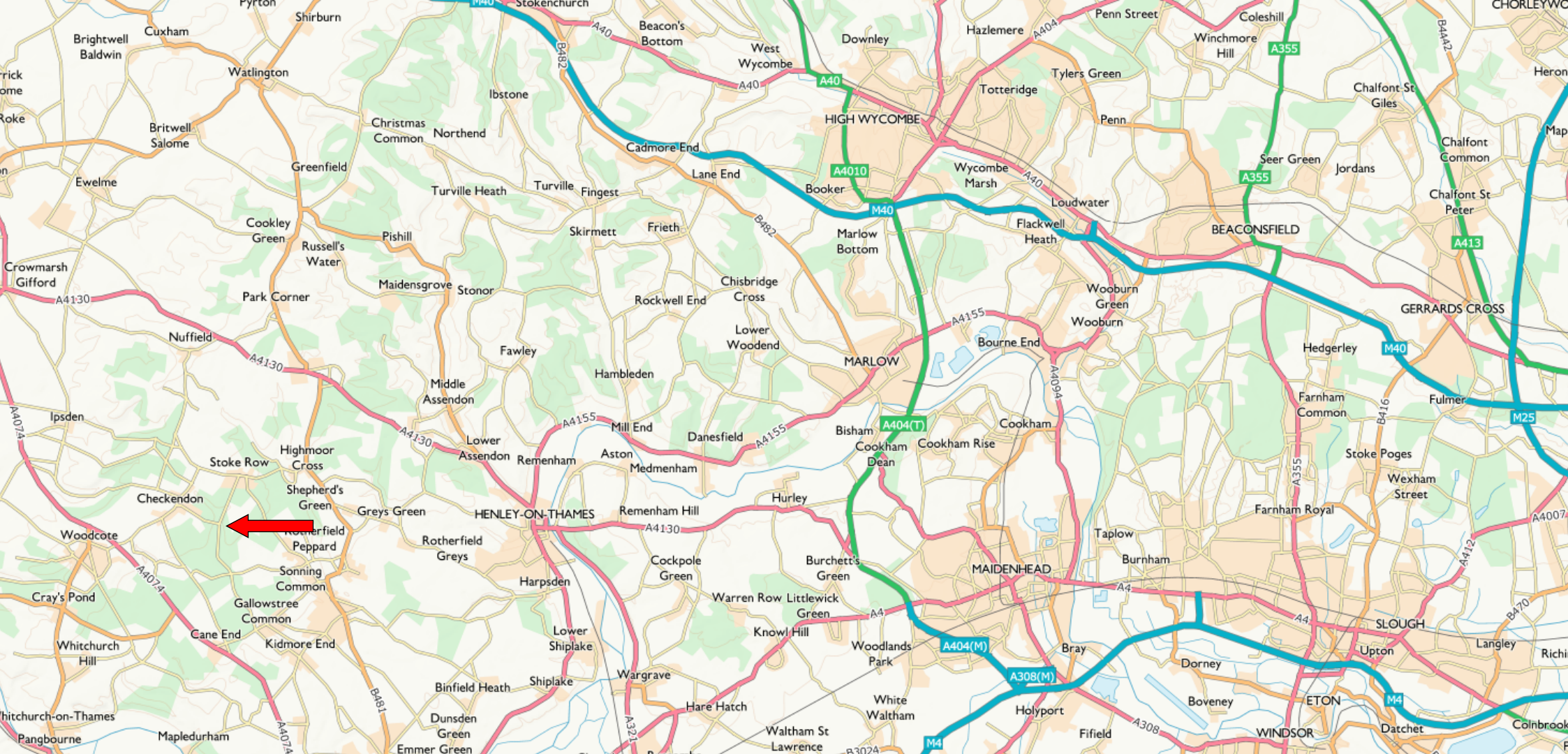
**Date of Particulars** - May 2022











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**32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111**

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Bucks  
SL7 1AX  
T: 01628 484353**

**12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077**

**Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151**