



Lynchet Wood Dorset

An attractive and varied woodland in a most peaceful setting, rich with wildlife and close to Kingcombe Meadows nature reserve.

Details

Price: £79,000 Freehold

Location: Higher Kingcombe, Dorset

Size: About 4 ¼ acres for sale

OS Landranger: OS No 194

Grid ref: ST 553 002

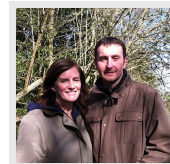
Nearest post code: DT2 0QD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Lynchet Wood encapsulates all the best elements of a typical English woodland. There is a rewarding mix of mature and young broadleaves from the young hazel, holly and ash that occupy the developing understorey to the towering beech and oak that dominate the canopy. There is an interesting topography, with large level areas and gentle slopes. In spring the bluebells proliferate into a magnificent floral display which gives way later in the year to an interesting variety of woodland grasses that spring up in the sunny glades, such as the Wood Melick which thrives on chalky soil.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Wildlife

Lynchet Wood provides valuable habitat amongst the open farmland of this part of Dorset. All year round many species of insects and mammals make their homes under the dense tree cover. The warm air of summer in the sheltered sunny clearings is ideal for numerous butterflies and insects and when autumn comes, deep, golden leaf litter provides important protection from winter wind and rain before the arrival of spring. A thick summer tree canopy and dense protective thicket provides shelter from the heat and a chance for deer, fox and squirrel to rear the next generation of young.

Access, tracks and footpaths

A locked gated entrance provides vehicle access to a stoned track that passes for several hundred metres through surrounding private woodland to the entrance to Lynchet Wood. This access is from a quiet country lane and the wood is therefore both tranquil and secluded. A short section of footpath passes through the dense southern part of the wood.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

The first time the word '[lynchet](#)' seems to appear in writing is in the mid seventeenth century when it is defined as "a certain line of Green-sword or Bounds, dividing Arable land in Common Fields", with no mention of the hillside.

More recently it has come to refer to terraces used on hillsides though this was in addition to the original meaning, rather than replacing it.

The rural village of Toller Porcorum sits in the valley of the River Hooke, about 10 miles north-west of Dorchester. The unusual name comes from two ancient words. Toller is the old name for the river, possibly named for a daughter of King Ethelred. Porcorum is a Latin phrase meaning 'of the pigs', suggesting that hogs were raised here, or possibly referring to the presence of wild boar. Not surprisingly another old name for the village was Swine's Toller.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From Dorchester 10 miles to the south or Crewkerne 10 miles to the north follow the A356 until sign posted to Higher Kingcombe on the western side of the road.

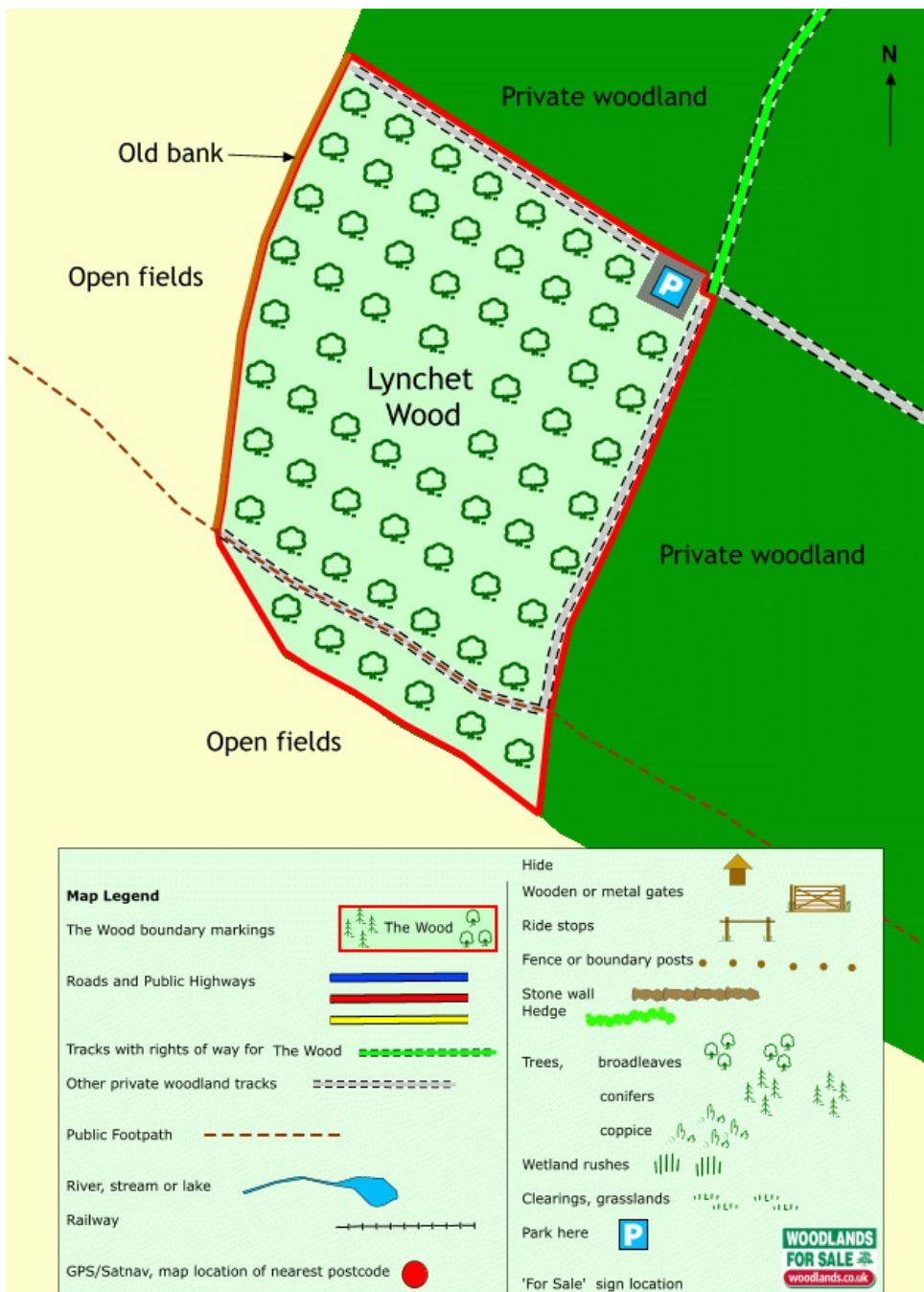
From here the lane leads a few hundred yards until a sharp right hand bend at which point the entrance to the wood is set back 20 metres or so on the left hand side.

From a car parking area near this entrance you can proceed on foot straight up the woodland track beyond the locked access gate then turn right after 150 metres and follow the track for a further 200 metres. At this point you will see the red markings and name sign for Lynchet Wood on your right.

Please refer to the plans to assist you with finding your way.

Sat Nav / GPS note: The post code DT2 0QD is for the point shown on the location map by the red dot.

what3words for the entrance gate is: mobile.stated.cowering



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.