



Maiden Wood

Dorset

Set deep within the rolling landscape of rural Dorset, Maiden Wood is a nature lovers delight.

Details

Price: £75,000 Freehold

Location: Higher Kingcombe, Dorset

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 194

Grid ref: ST 553 002

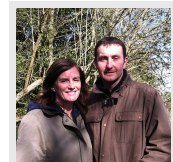
Nearest post code: DT2 0QD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

A giant oak stands sentry at the entrance to Maiden Wood and draws the visitor into this peaceful natural environment. There is so much here for family and friends to enjoy and plenty to keep the woodland wildlife enthusiast gainfully occupied: from collection of fallen boughs of wind blown oak for the burner to the clearing of sections of bramble to promote the regeneration of native woodland flora.

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.

Trees

The sturdy trunks of mature oak and birch in Maiden Wood are ideal for bat and bird boxes as a haven for woodland species facing the threat of habitat loss along with the regeneration of neglected coppice. Preserving areas of dense thicket in the wood will also protect the nesting habitat for the retiring nightingale and redstart and provide all the satisfaction and enjoyment that comes from enhancing an area of classic English broadleaf woodland for future generations..

Numerous animal tracks meander across the forest floor between enormous oak and beech along with smaller species such as holly, hazel and ash.

Wildlife

The emergence from winter to the fresh greenery of spring is always a fascinating time in the woods. The woodland floor comes alive from the seemingly endless dullness of winter and the enthusiast can identify numerous woodland plants as they emerge; the [Golden Wood Millet](#) from the green shoots of spring matures into a lush shower of golden foliage, ferns unfurl from the damp shady hollows and bluebells thrive in the sunny clearings.

Access, tracks and footpaths

This is a very secluded location set amidst surrounding private woodland, within the celebrated Dorset landscape close to Wildlife Trust owned Kingcombe nature reserve. A footpath runs within the woodland close to the southern boundary.

Rights and covenants

This important woodland is protected by a Tree Preservation Order that protects Maiden Wood and the surrounding Woodland from inappropriate forestry practice. This does not preclude the process of normal woodland management but simply requires that all proposals are approved in advance by the local authority and there is plenty of help and advice available when planning how best to look after this unique environment.

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Local area and history

The nearby village of Maiden Newton is a convenient place for refreshments. Originally known merely as Newetone in Domesday Book, from the Olde English for new farm (niwe tun), it subsequently acquired the prefix Maydene, indicating that it may have belonged to a nunnery. The village is located amongst the dramatic rolling countryside which inspired Hardy's Wessex novels including 'Tess of the d'Urbervilles,' in which it is referred to as Chalknewton. It is here that Tess cuts off her eyebrows to avoid unwanted male attention.

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 metres 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 follow the track as it bends

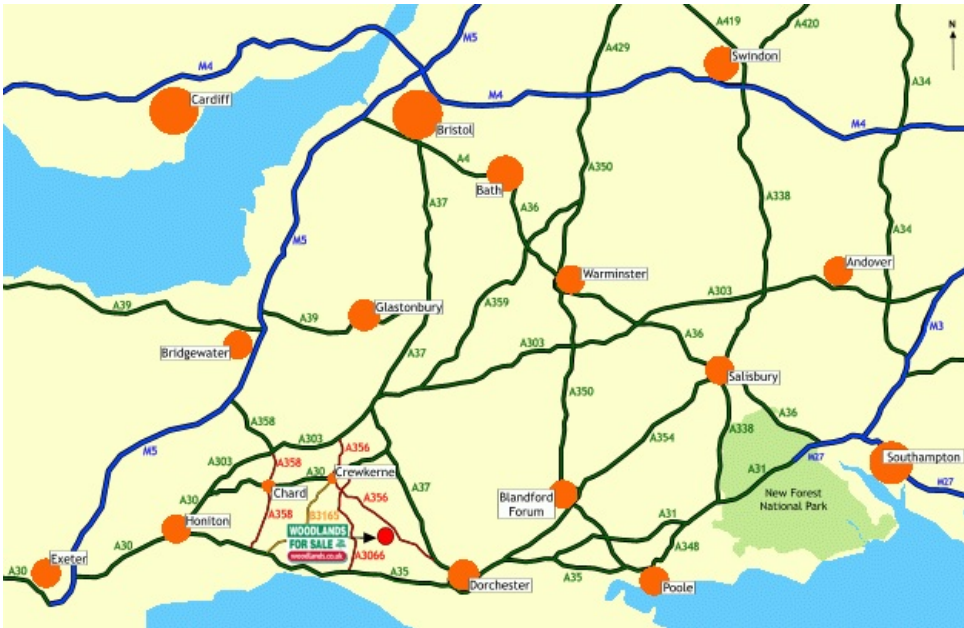
sharply to the left and proceed for 100 metres and you will see the blue markings and name sign for Maiden Wood on your right.

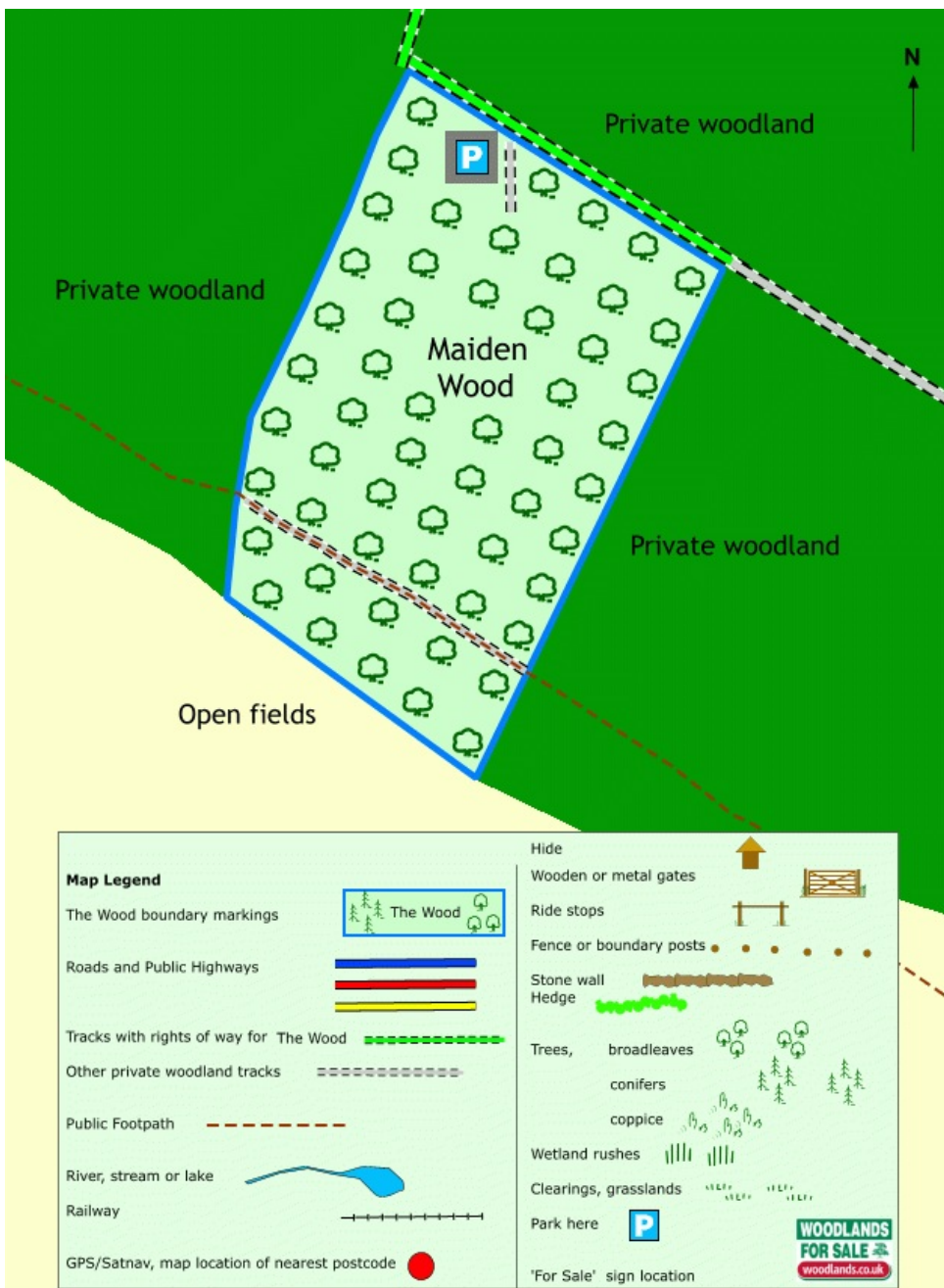
Please refer to the plans to assist you with finding your way.

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

Boundaries:

Indicative blue boundary markings run through the wood to the east and west on posts and trees and along the access track to the north and the old bank to open fields to the south.





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.