

Sandyhills Wood Wiltshire

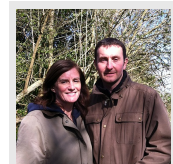
A stunning mixture of mature bluebell woodland and naturally regenerating open land in the heart of the Cranborne Chase AONB in Wiltshire.

Details

Price: £125,000 Freehold
Location: Teffont Magna, Salisbury, Wiltshire
Size: About 6 ¼ acres for sale
OS Landranger: OS No 185
Grid ref: ST 998 322
Nearest post code: SP3 5QX

Local manager

Daniel Sharp
07780 900192
daniel@woodlands.co.uk



Description

Nestled between the picturesque villages of Teffont Magna and Dinton, this enchanting parcel of land is situated in the heart of the Cranborne Chase Area of Outstanding Natural Beauty (AONB). Easily accessible via a stoned track from the public highway, this property offers a serene retreat within one of the UK's most stunning landscapes.

Sandyhills Wood includes a run of mature bluebell woodland, which provides a spectacular display of bluebells each spring. The woodland is home to a variety of native wildlife, offering a peaceful and biodiverse habitat, making it ideal for quiet walks, nature observation, and educational activities related to local flora and fauna. The woodland is constituted of a classic broadleaved mix of species native to the UK.

The eastern section of the land is characterised by open grassland which has the potential for tree planting, offering a blank canvas for those looking to extend the existing woodland. This makes the land well suited to reforestation projects, creating a legacy of new growth, and enhancing local biodiversity. The Forestry Commission strongly encourages the planting of new trees on land which adjoins existing woodland, as it accelerates the establishment of the woodland ecosystem. The open land is classified by The Commission as Woodland Priority Habitat (high spatial priority). It presents opportunities for community tree planting events, educational workshops, and personal projects aimed at sustainability.

Some of the open land is in the early stages of natural regeneration, gradually transforming back to its natural state. This process demonstrates the natural process of ecological recovery, showcasing how nature can thrive with minimal human intervention. It is perfect for those interested in conservation, providing a living example of natural habitat restoration, ideal for study, observation and enjoyment.

This diversity of this parcel of land makes it perfect for a wide range of outdoor activities, be that sustainable forestry practices, honing bush-craft skills or shelter building. Or simply to enjoy the tranquillity of nature with family and friends for a night under the stars around the campfire. Through the planting of new trees, one can contribute to environmental conservation. It is a place to relax and unwind in a natural setting, away from the hustle and bustle of everyday life.

The land is accessed via a stoned track from the public highway, ensuring easy entry while maintaining privacy. Close to the charming villages of Teffont Magna and Dinton, it provides a sense of community while still feeling secluded.

Sandyhills Wood is ideally suited to those passionate about nature and conservation and would be of interest to those who are looking to manage their own woodland, engage in outdoor activities, create new habitats or simply own a piece of the beautiful Wiltshire countryside.

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

Features

- Picturesque location
- Mixture of mature woodland, open land and naturally regenerating ground
- Bluebell carpet in spring time
- Opportunities for tree planting and habitat creation
- No public rights of way
- Private and secluded

Access, tracks and footpaths

Dinton Copse comes with freehold title and there are no public rights of way across the land. The land is accessed via a stoned track from the public highway.

Rights and covenants

The purchasers of the meadow 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 land is located a short distance from the ancient scheduled monument, Wick Ball Camp, which is an Iron Age hillfort with a single rampart on its northern and western sides. The name 'Wick' typically indicates a vicus, which is a Latin term for a settlement outside the walls of a Roman fort. The term 'ball' often signifies a boundary and is a shortened form of 'bailiwick'. Another related expression is 'beyond the pail', meaning outside the pail or bail (in this case, 'ball').

The nearest village, Teffont Magna, enjoys a spring fed stream which winds its way through the village, which rises from the ground just north of the village and is known as 'The Teff' or 'Teffont Brook'. Teffont Church was a chapel-of-ease of the neighbouring village of Dinton until 1922.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Sandyhills Wood is accessed via a stoned track from the public highway between the villages of Teffont Magna and Dinton in Wiltshire. Salisbury is around a 20 minute drive away to the east.

[Click here for Google Maps directions](#). Enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. The gate is marked by a "Tree Planting Land" sign on the road and on the gate itself. Thereafter, please carefully climb the gate and follow the track up in front of you until the end, where the entrance to the land is on your right hand side.

What3words reference: `///complies.scores.snacks`

Satnav: the postcode **SP3 5QX** is the nearest to Sandyhills Wood, but please note will take you closer to the village of Teffont Magna. Please see the "wood maps" image which shows this.

Coordinates for satnav are: **51.089949, -2.000299** for the metal gates at the start of the access track.

Directions:

When heading west on the A303, turn off at the sign post showing "Teffont Magna & Chilmark". Head south along Cow Drove, taking the first left hand turn available to you. Continue to follow south and this road will take you all the way into the village of Teffont Magna. Turn left when you reach St Edward's Church where a red post box is immediately opposite you set into a stone wall. Continue up the hill along this lane for approx 1 km until you see a "Tree Planting Land" sign on your right hand side. The entrance gate is then about 50m further on your right hand side.

Boundaries:

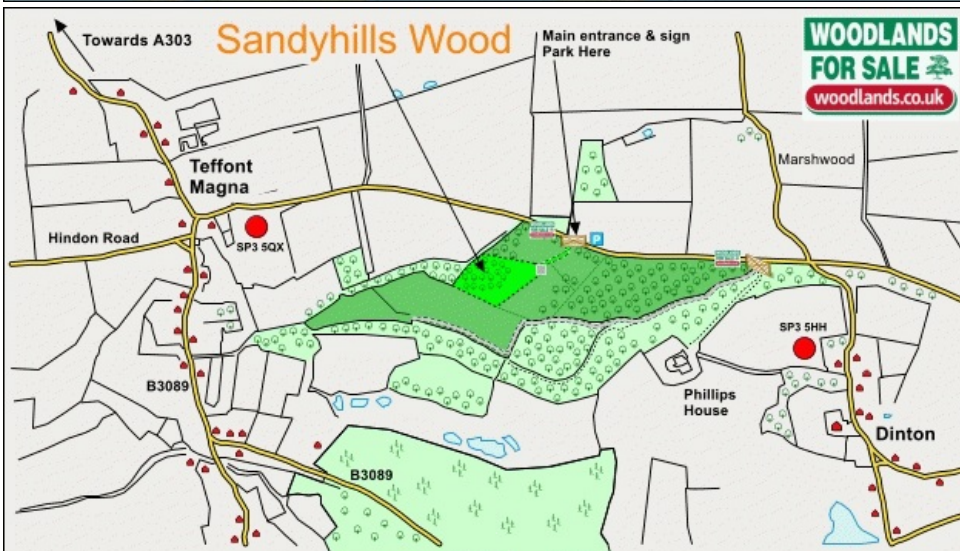
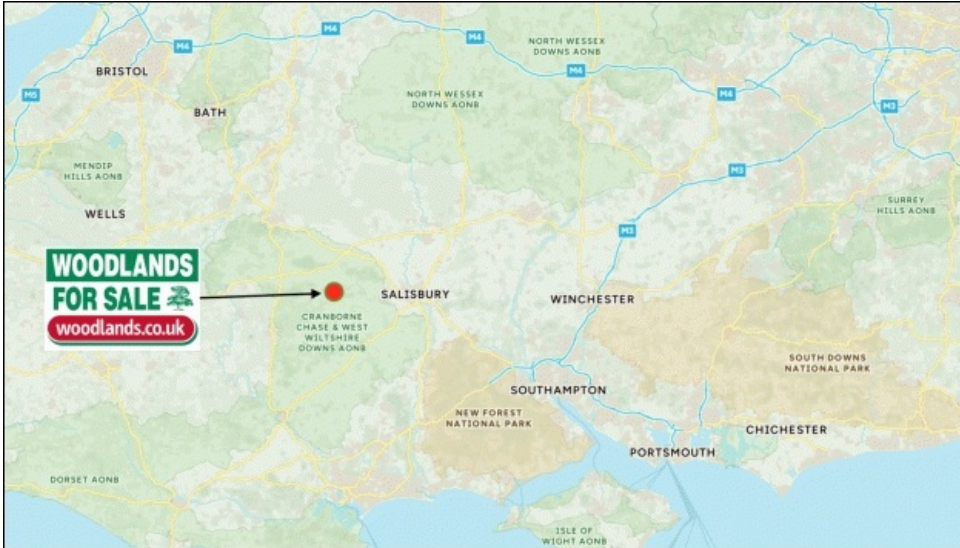
Boundary features are marked with orange paint.

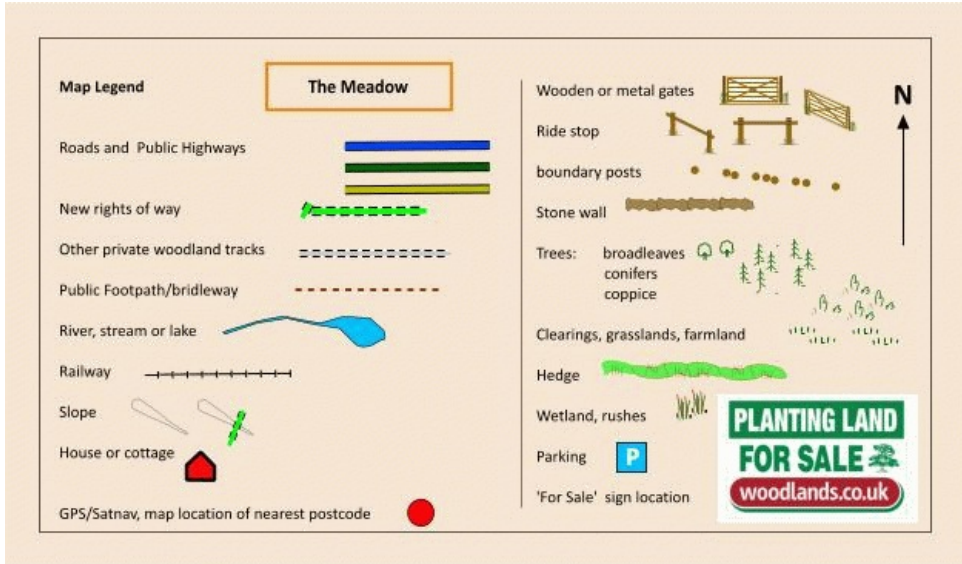
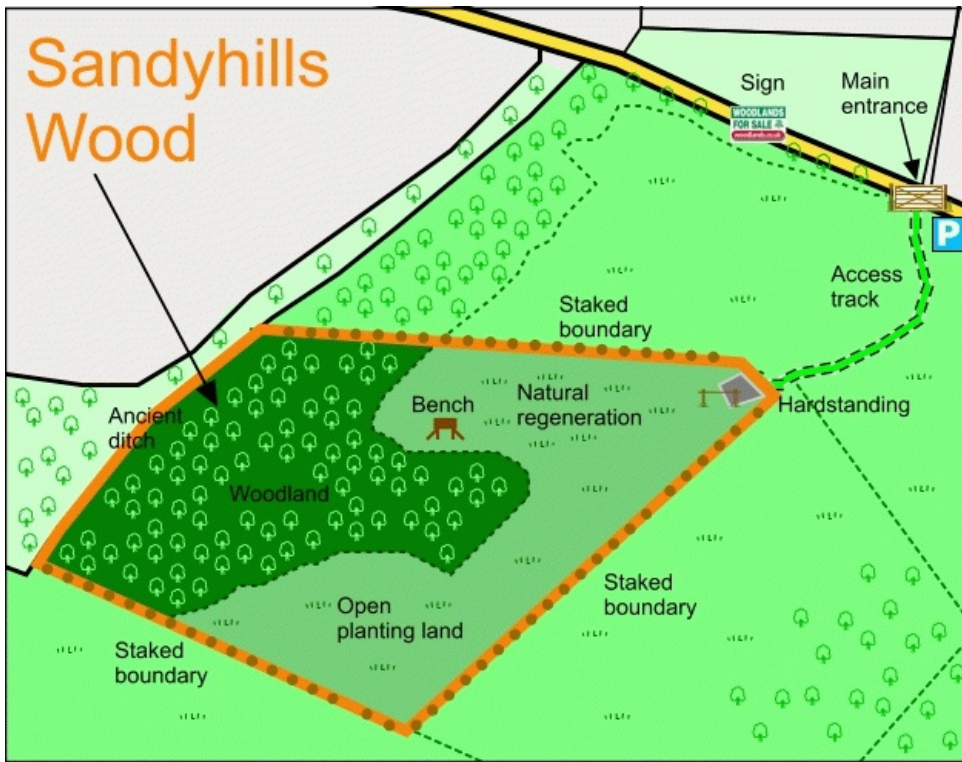
Northern: wooden stakes

Eastern: wooden stakes

Southern: wooden stakes

Western: ancient woodland ditch





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.