

# THE HAMPDEN SHOOT

- CHILTERN HILLS, BUCKINGHAMSHIRE -



*A stunning 1,500 acre Country Estate  
with the capacity to show some superb Pheasants*

## TO LET

JM Osborne

*Rural · Professional · Sporting*



# THE HAMPDEN SHOOT

## LOCATION

Set in the rolling Chiltern hills, Hampden is a truly stunning Country Estate located six miles due North of High Wycombe. It is just 37 miles from central London with excellent access via the M40 which is only 13 miles away.

This is very much one of the most accessible but private Shoots in the south of England to have become available to rent for a very long time.

## DESCRIPTION

The Hampden Shoot is an exceptional opportunity to rent a historically renowned Shoot, in a wonderful location and with a great deal of potential for a variety of shooting options.

The Estate extends to approximately 1,500 acres, incorporating ancient beech and oak woodland and arable land with the potential for some strategically positioned cover crops subject to agreement with the agricultural Tenants. Shooting has been a central part of the Estate for many years as can be seen by the well-located release pen sites.

The stunning west end of the Estate is held in particularly high regard in shooting circles with the topography lending itself to showing highly challenging birds across a range of drives, which are able to accommodate different wind directions. Some of the best birds here are comparable with any Shoot within two hours of London.

In recent years, the Shoot has shot 22-25 days a season, with an average bag of 200 birds per day and a season return of between 25 and 30%. The owners would be happy for there to be up to 30 shoot days per season with an average bag of upto 250 birds per day. However, this Sporting opportunity would equally suit a lower-key Shooting set up, perhaps on a "self-help" basis with a part time Keeper or could easily continue to be run as a full-blown driven Shoot. This in the main is a Pheasant Shoot.

With 10 main drives and with the potential for five/six lesser drives and endless opportunities for rough shooting and pigeon shooting as well, this is a very unusual letting opportunity in a wonderfully accessible location.



## WOODLAND

The Estate has 795 acres of woodland much of which is semi-ancient natural woodland. Historically, the woodland has been managed with the Sporting interest very much in mind. In recent times, the Estate has undertaken significant amounts of Woodland Management and improvement works including extensive thinning. The Estate will want to work closely with the Sporting Tenant to ensure all interests are looked after.

## KEEPERING

Recently, the Shoot has employed one full-time Keeper and on occasions an Assistant who have been responsible for all keeping duties across the Estate. Alongside the running of the Shoot, the new keeping input would be responsible for carrying out general vermin control.

The Estate does not currently have a dedicated Keeper's house, but a house may be available to rent at market rate should one be required.

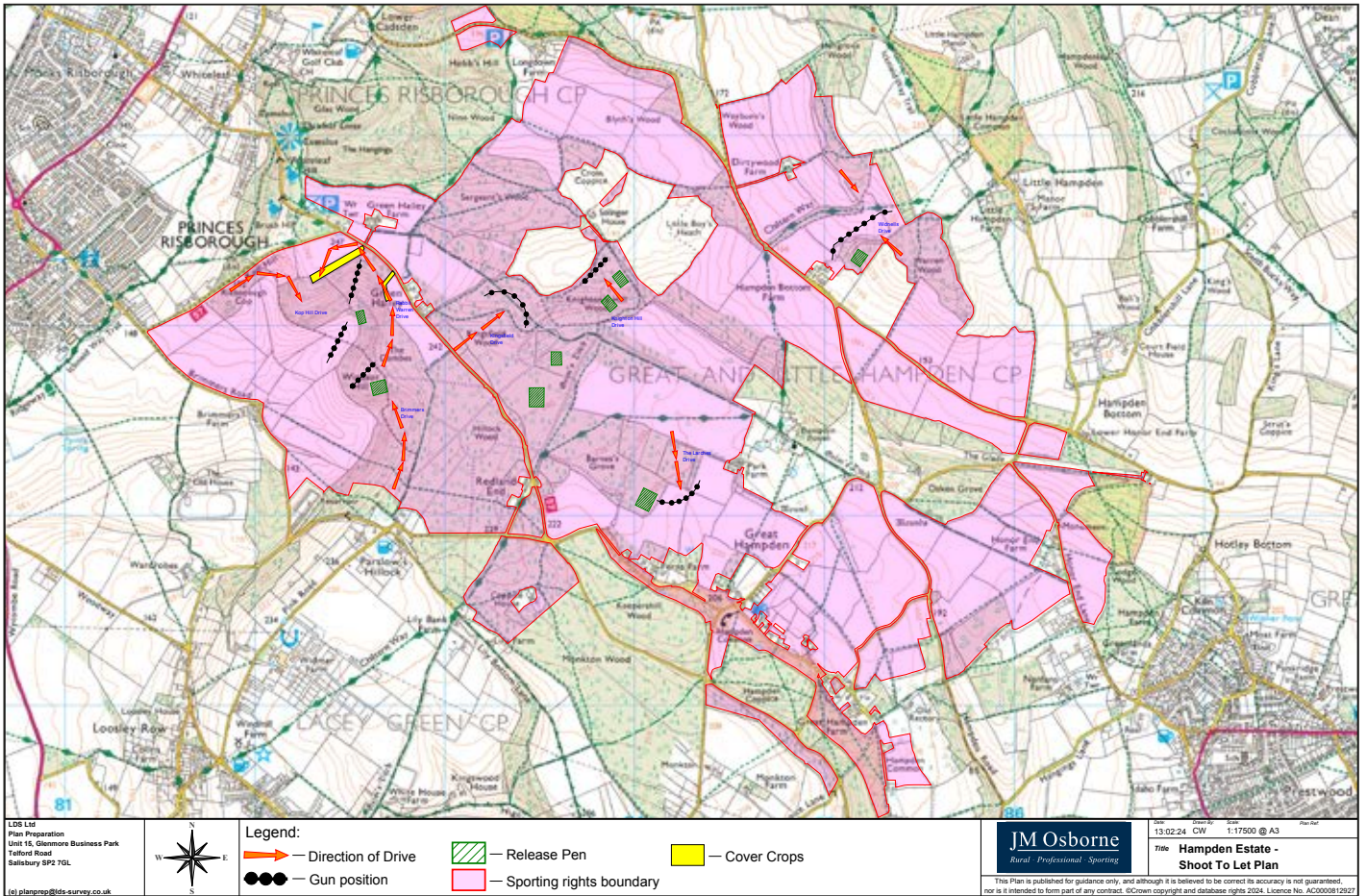
## GL43 RESTRICTIONS

There are an SAC and SSSI covering some of the west end part of the Estate (around Windsor Hill). As such a GL43 licence will be applicable in respect of the release of Game Birds in this area. The Letting Agents can supply further information and advice if required on the practical implications of this (which now applies to many game shoots).

## STALKING RIGHTS

The Stalking Rights are let to a third party but there has been no conflict with the Game Shooting interests, which work well together.





## TERMS OF THE LETTING

The Shooting Rights are available to be let for an initial term of between five and seven years. The Estate wish to find a suitable high-quality Tenant who will work with the Estate to run and develop the Shoot with a strong focus on Best Practice and sustainable management techniques. A maximum of 20,000 birds are to be put down and no more than 25 main days shooting will be allowed.

Although contractually this arrangement will be a formal letting under a written Lease, it is essential that the Estate and the Shooting Tenant share a common vision and will work together to create a successful and enjoyable venture.

## VIEWING

**Strictly by prior appointment**

## DIRECTIONS

Please use the following what3words address to find the location of the The Hampden Shoot or click on the QR code to go straight to your smart phones mapping app.

**What3words**  
parks.corkscrew.wasps



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