

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Acorn Copse near Northchapel, West Sussex. 2.89 acres of mature ash and oak woodland for £35,000 (freehold)

A stunning mixed broadleaf woodland overlooking fields, with good vehicular access situated in the South Downs National Park.

Acorn Copse, Northchapel, West Sussex



Description

Acorn Copse is a fantastic wood in picturesque West Sussex countryside, just south of the Surrey border. It is close to the village of Northchapel and fifteen minutes by car from the bustling town of Haslemere. The wood benefits from a securely gated hard track suitable for a 2WD vehicle from the main road (A283).

The wood lies between 60 and 70 metres above sea level, with topography constituting an area of level, higher ground and gently sloping banks to the north and west. In places the ground has interesting bunds and dips and hollows. There are views to the west over an attractive seven acre paddock, which we are informed may be available separately.

Approaching the wood one comes to a stand of handsome veteran oaks. Here the hard track forks, continuing down the eastern boundary and ahead along the southern boundary, culminating in a useful turning area. Within the wood are many mature ash and hazel stools, previously coppiced. There are occasional mature beech and birch trees, one birch has a remarkable burr the size of a head! To the north is a lovely peaceful spot with oak, beech and ash over a wonderful display of bluebells and primroses in spring.

A good level of deadwood and fungi such as puffball and charcoal burner indicate the wood's thriving ecology, as do butterflies and other insects, along with a diversity of woodland songbirds and woodland flora.

If It Were Mine

I would begin by coppicing the ash and hazel stools. Whilst providing useful timber this would also benefit the insect and wild flower population. I would install a bench in a strategic point to enjoy the ambiance.



To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Directions & Access

- The woodland is situated next to the village of Northchapel in West Sussex.
- Head north along the A283 from Northchapel village and after approximately 100 metres there is a turning to some fields on the left with a Woods4Sale sign (point **A** on the plan below).
- Please park in a suitable place and climb the gate. Sorry we do not provide keys for viewings.
- Once over the first gate you will find a second gate on your right.
- Please climb this one and continue up the track with grassland on either side of you until you enter the woodland.
- Continue along the track for 350 metres passing a turning to your left (point **B**)
- After 35 metres bear left at the junction (point **C**), after another 100 metres Acorn Copse is ahead and to the right (point **D**).

Locators

OS Landranger Series Sheet No: 186.

Ordnance Survey Grid References:

- Roadside gate: SU 951 299.
 - Centre of wood: SU 946 301.
- Nearest postcode: GU28 9EH.

Boundaries

- The northern boundary is the inside of the soft track marked by wooden posts with white paint.
- The east and southeast boundary is half a metre from the inside of the hard track to the entrance

Acorn Copse, Northchapel, West Sussex



barrier marked by posts with white paint.

- The southern boundary is the inside of the forest track and the outside of the soft track marked by wooden posts with white paint.
- The western boundary is an old metal fence.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included in the sale, except where reserved by statute.

Rights of Way

- There is a right of way at all times and for all purposes for Acorn Copse from the roadside gate up to the woodland boundary (marked **ABCDE** and **DF** on the plan).
- A right of way is reserved along **EG** for the benefit of the adjacent woodland.
 - All shared rights of way are covered by a maintenance clause, with liability according to use.
- There are no public rights of way within the woodland.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

(i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or

(ii) use the Property as a commercial campsite; or
(iii) unreasonably damage the said tracks.
(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How To Buy This Woodland

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

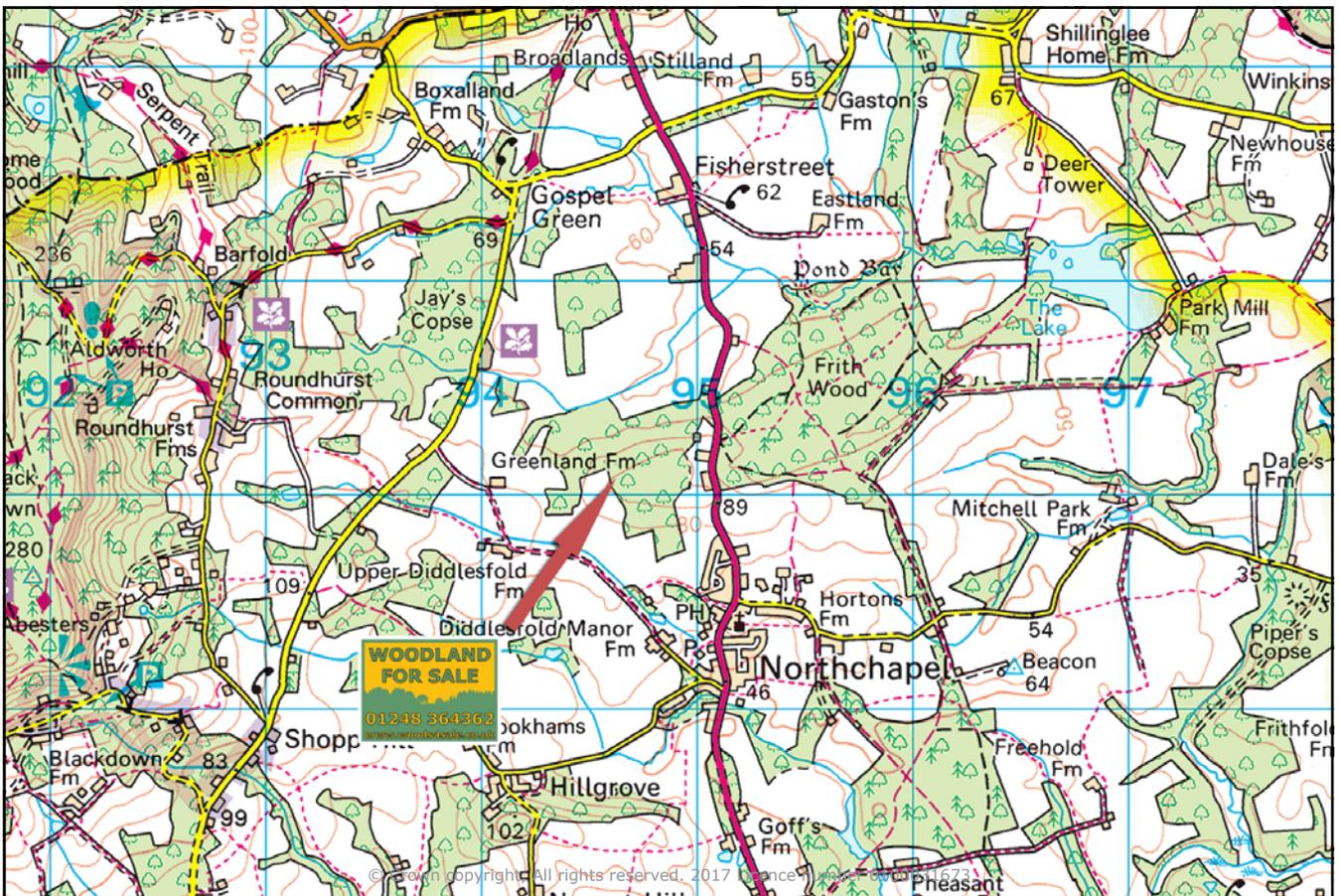
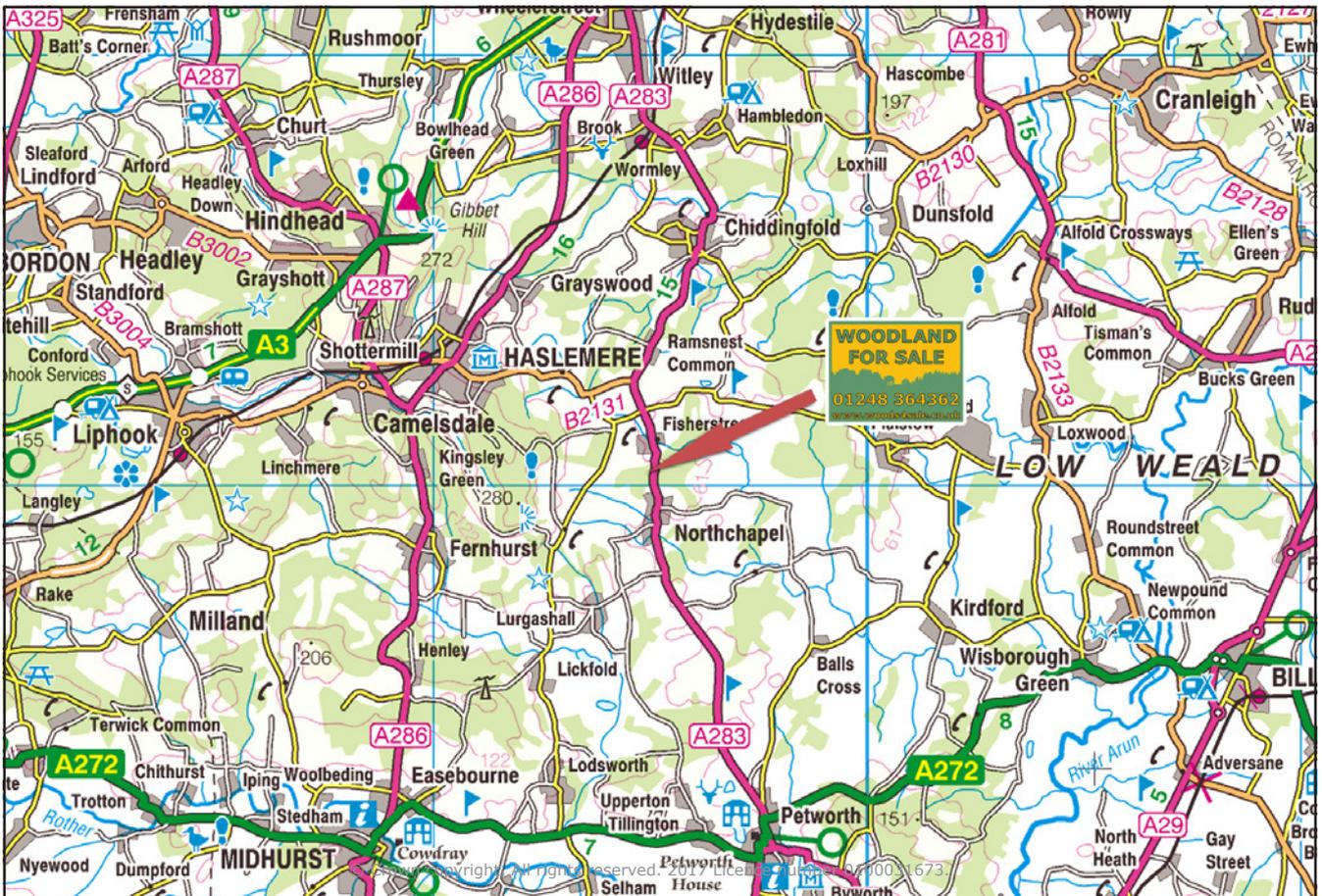
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

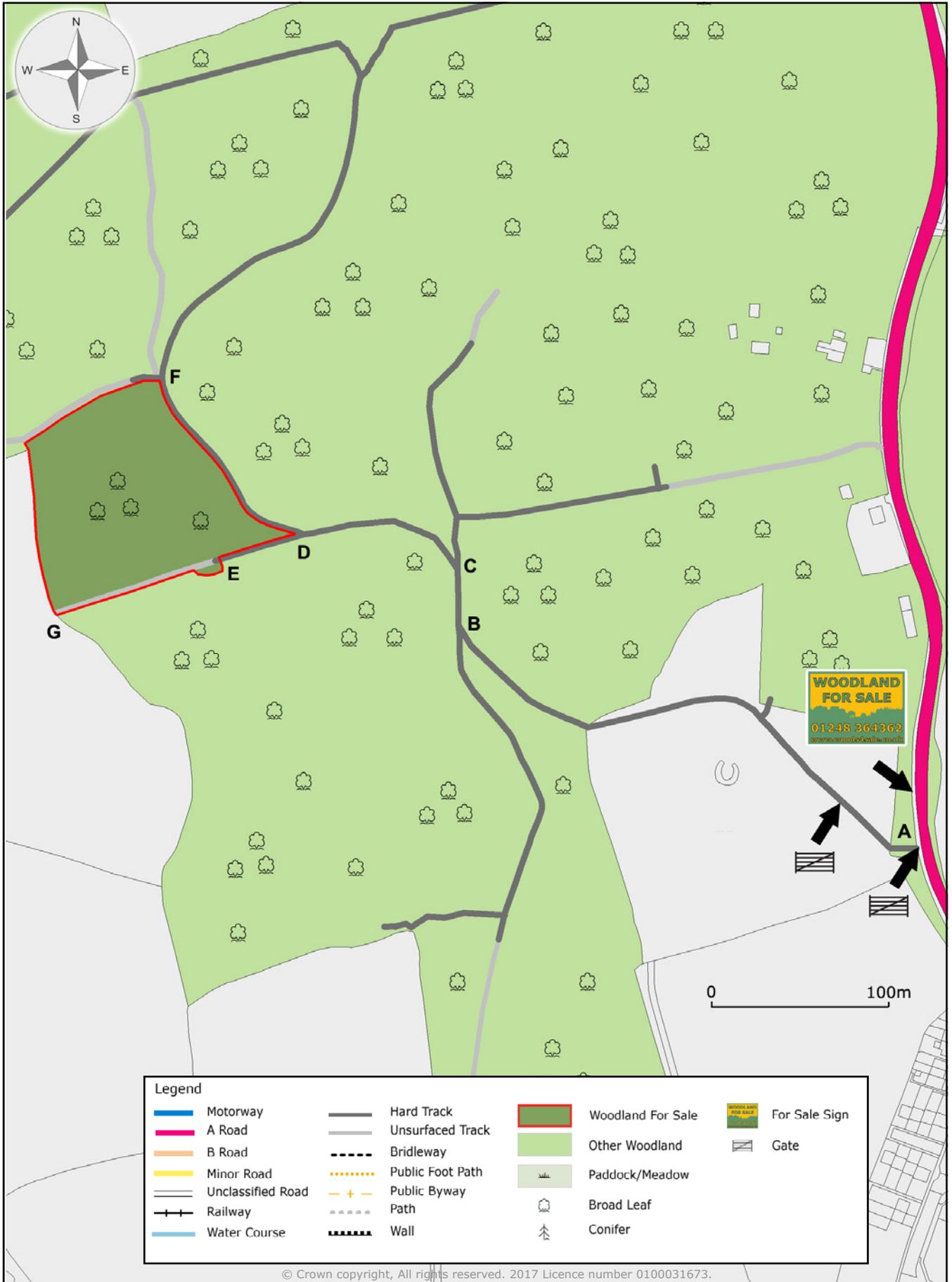
Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Acorn Copse, Northchapel, West Sussex



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