

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## **Bodgers Copse** Northchapel, in the South Downs National Park, Sussex. 2.97 acres of mixed broadleaf woodland. £36,000 (freehold)

A lovely mixed woodland with mature mixed broadleaf trees and young coppice. Having excellent biodiversity and good access.

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## Bodgers Copse, Northchapel, West Sussex



### Description

Bodgers Copse stands in a larger Ancient Woodland, on the outskirts of Northchapel a picturesque Sussex country village. This delightful wooded parish is in the district of Chichester, which is 40 minutes by car.

A good hard track leads from the A283 up to the woodland's edge via a secure metal gate. This recently upgraded access track has been laid with locally quarried Fittleworth Sandstone and is suitable for a 2WD vehicle.

The access track continues, unsurfaced, within the woodland along the northwest boundary. It then becomes a path that follows a ridge of mature birch and oak. Ground flora in this part includes a number of ferns, such as the scaly male, hard shield and bracken.

Most of the woodland is level but the southeast retains an interesting gently undulating topology. In this area is a profusion of bluebells in spring, under a canopy of mature oak, birch, sycamore and sweet chestnut. Further west towards the track are sweet chestnut stools, these were coppiced a few years ago and fresh growth has established well.

Overhead powerlines run east to west in the southern section of the wood and the vegetation beneath is periodically cleared by the power company. This area would be ideal for woodland crafts or recreational activities requiring space. There are also a few natural clearings towards the northeast, perfect spots for some wild camping.

A number of animal tracks can be seen in places, notably deer but also badger. Many birds such as chiffchaff, owl and kestrel frequent the woodland.

### If It Were Mine

Bodgers Copse has good access and a wide selection

of tree species and ages, a perfect woodland for those interested in amenity woodland and crafts. It would make a great spot for watching wildlife or perhaps enjoying a family picnic or wild camping expedition.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you print 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.**

### Locators

OS Landranger Series Sheet No: 186.

Ordnance Survey Grid References:

- Roadside gate: SU 951 299.

- Centre of wood: SU 949 302.

Nearest postcode: GU28 9EH.

### 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 also and then 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**) passing a turning on your right (point **C**).

Continue straight ahead for 50 metres until you see a sign with 'Bodgers Copse'. The woodland is ahead and to the right.

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### Boundaries

The northeast boundary is marked by wooden posts and trees with orange paint.

The eastern boundary is marked by an earthen bund which is fenced in places.

The southern boundary is marked by wooden posts with green paint.

The western boundary is marked by wooden posts with pink paint.

### 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 Bodgers Copse from the roadside gate up to the woodland boundary (marked **ABCD** on the plan).

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.

### How To Buy

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.

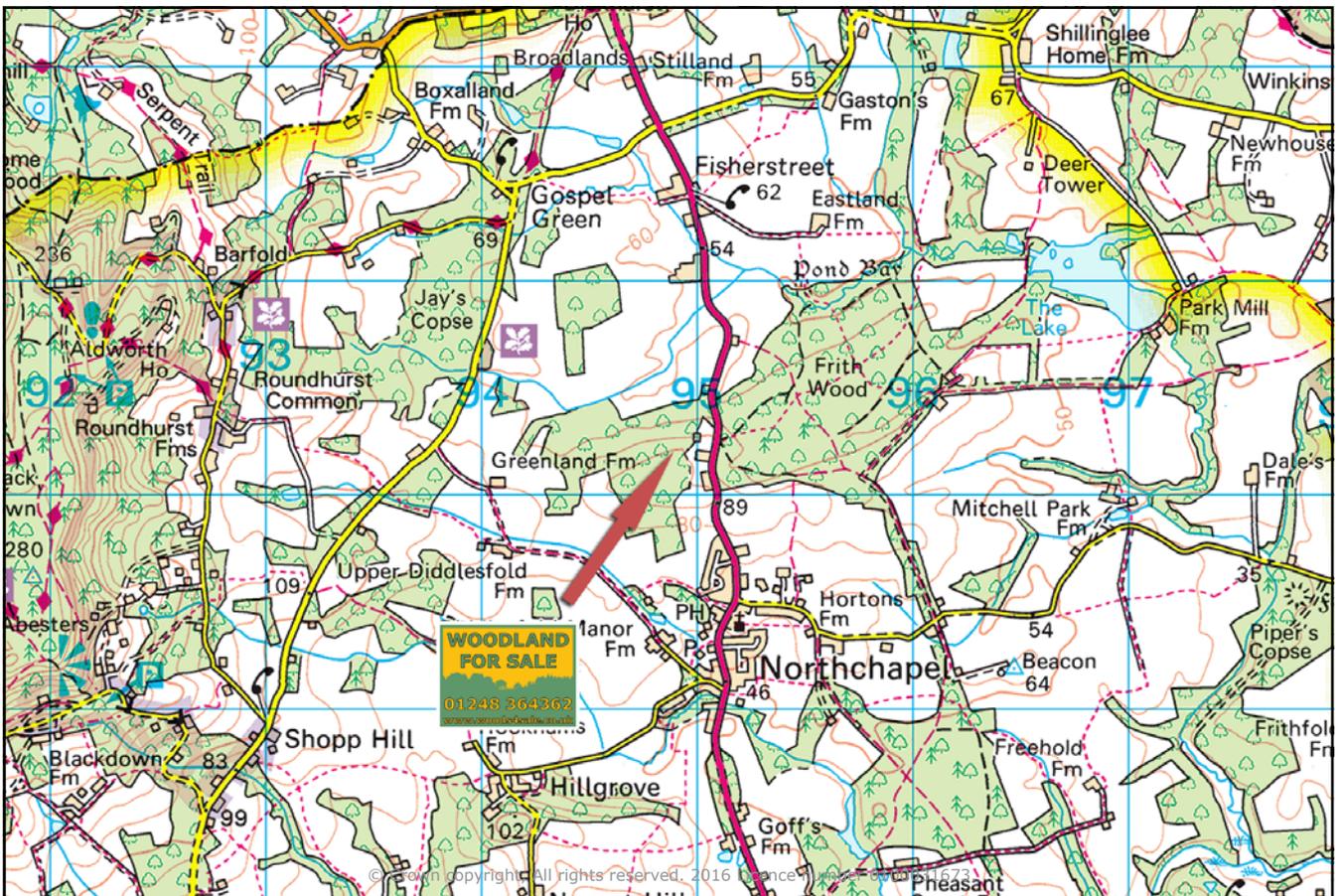
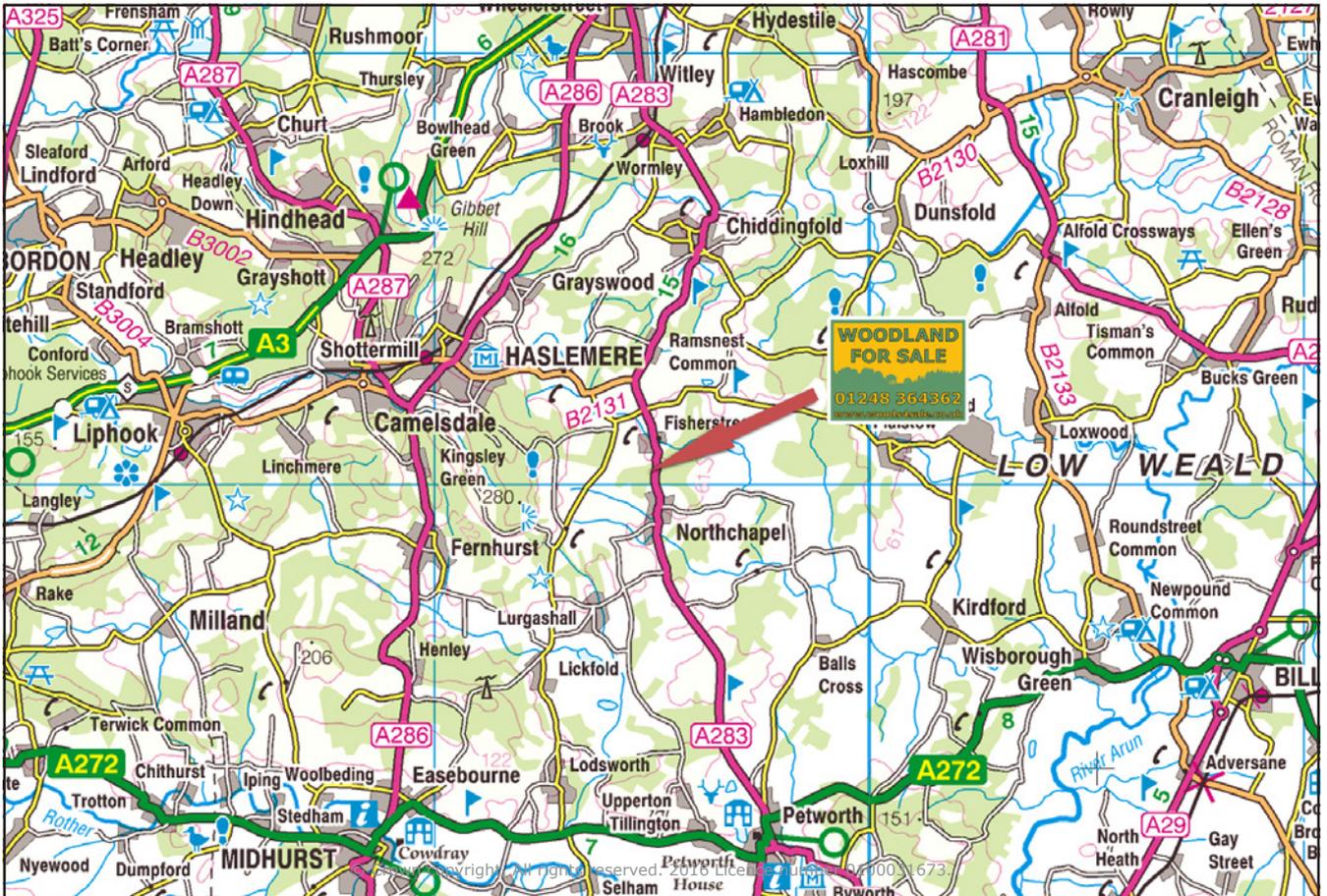
### Woods4Sale Interest

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

### Contact

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

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