

# 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.



## Coopers Wood

near Northchapel, West Sussex. 3.93 acres of wonderful mixed ancient broadleaves with many recreational possibilities accessed via a locked gate and along a track.  
£90,000 (freehold)

A beautiful Ancient Woodland containing mature oak, ash, birch and alder with hazel coppice in a peaceful countryside location, 5 miles east of Haslemere in the South Downs National Park.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Coopers Wood, Northchapel, West Sussex



### Description

Located in rural West Sussex amongst the South Downs National Park, Coopers Wood forms part of a larger Ancient Woodland area and represents a superb opportunity for a weekend forester to while away the hours surrounded by the beautiful countryside.

Situated over gentle northern facing slopes with occasional undulations, its soil composition is largely loamy and clayey. The canopy to the north comprises of oak standards (a number of which are of outstanding quality), ash, birch, alder along with occasional sweet chestnut, willow and rowan. Hazel coppice, younger birch and holly occupy the shrub layer below. Some recently planted oak in the southwestern corner are establishing well, providing a legacy for future custodians. The hazel stools are protected by mesh fencing, these could be re-coppiced in years to come. Towards the south is a lovely area with a private feel to it, consisting of lush birch, willow, ash and some planted cherry now appearing from their shelters. In the shrub layer here, you will find prolific hazel coppice that could serve as a handy bushcraft material. Come the warmer months the ground layer becomes a patchwork of bluebells, wood anemones, foxglove, primrose, wild grasses and bracken.

There are many locations throughout the woodland that would be ideal for occasional camping - some of the openings in between the stems are perfect for stargazing on a clear night. A handy storage cupboard in the southwest could be utilised for tools, whilst the glade under a power line is a spot for visiting deer (roe, muntjac and fallow) to bask in the sunshine. A brush cutter is included in the sale - the vendor has used this to keep the bracken in check in places.

In addition to the presence of deer, other woodland mammals that have been spotted in Coopers Wood include badger, hare, wood mouse, fox and squirrel. Chaffinch, buzzard, skylark, green woodpecker

and a range of harmonious songsters make up the feathered population.

### If It Were Mine

Overnights would be high on the agenda, perhaps clearing a spot in the more discreet southern end of the wood. Occasional mowing and strimming would be time well spent. A gentle thinning of the larger birch could yield some fuel if required.

Please remember some management operations require approval and/or a licence.

### 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.**

### Nearest Postcode

GU28 9EH (This is for the local area, not specific to the woodland).

### What3Words

Entrance point (A): [///aimlessly.grocers.ponies](#)  
Centre of wood: [///basic.umbrellas.peachy](#)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 186

- Roadside gate (point A): SU 951 298
- Centre of wood: SSU 948 303

### Directions & Access

- The woodland is situated next to the village of

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Coopers Wood, Northchapel, West Sussex



Northchapel in West Sussex.

- From Northchapel Village head north along the A283 and after approximately 100 metres there is a turning to some fields with double steel gates set back on the left (point **A** on the plan below).
- Please park carefully so access through the gates is not blocked and climb the gates. Sorry we do not provide keys for viewings.
- Once over the first gates you will find a second gate. Please climb this one also and then continue up the track with grassland on either side of you until you enter the woodland (point **B**).
- Continue along the track passing a sharp turning on the left and then bear left at the junction (point **C**) following the white arrows.
- Continue along the track bearing right shortly after (point **D**) following the white arrows down the track and passing another turning on the left (point **E**).
- After 760 metres you will arrive Coopers Wood (point **F**) on the right, indicated by green and blue paint on a wooden post and our Wood4Sale sign beyond, along with a Coopers Wood sign below.

### Boundaries

- The boundary **FG** is the outside edge of the track indicated by green paint on occasional wooden posts that may be offset by a short distance, **GH** is the inside edge of the track, indicated by white paint on occasional wooden posts that may be offset by a short distance.
- The boundary **HJ** is indicated by blue paint on occasional trees and wooden posts, in part following a barbed wire fence, **JK** is indicated by pink paint on occasional wooden posts and trees in part with rope between them.
- The boundary **KL** is indicated by the middle of the power line and occasional blue paint on wooden posts, **LF** is indicated by blue paint on occasional wooden posts.



### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way granted for Coopers Wood for all times and all purposes over the route **ABCDEF** and **GH**.
- A right of way is reserved over the route **FG** for the benefit of the woodland beyond.
- There are no public rights of way within this woodland.
- A maintenance clause covers all the shared rights of way, with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### 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

## Coopers Wood, Northchapel, West Sussex



- (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

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

### Note

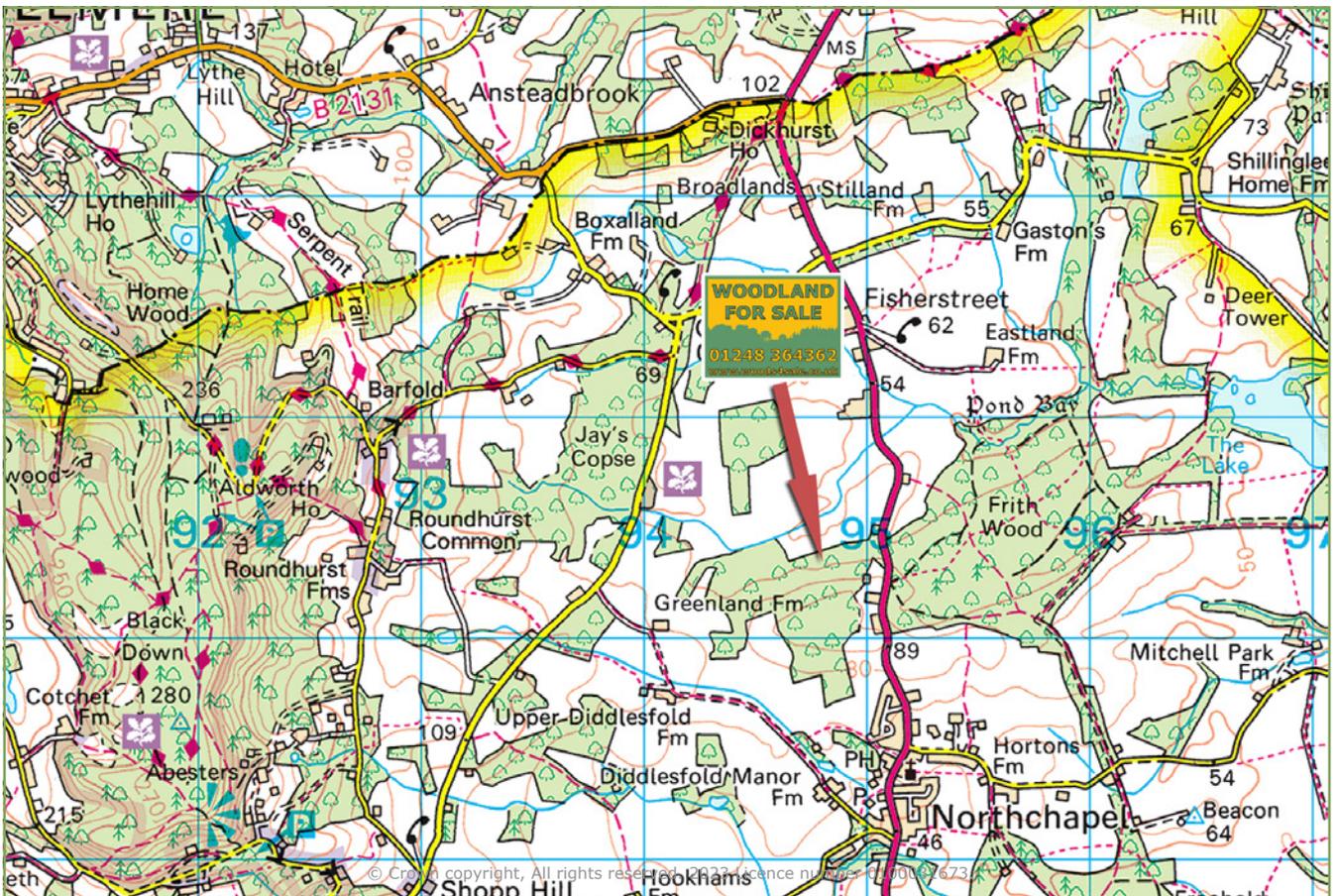
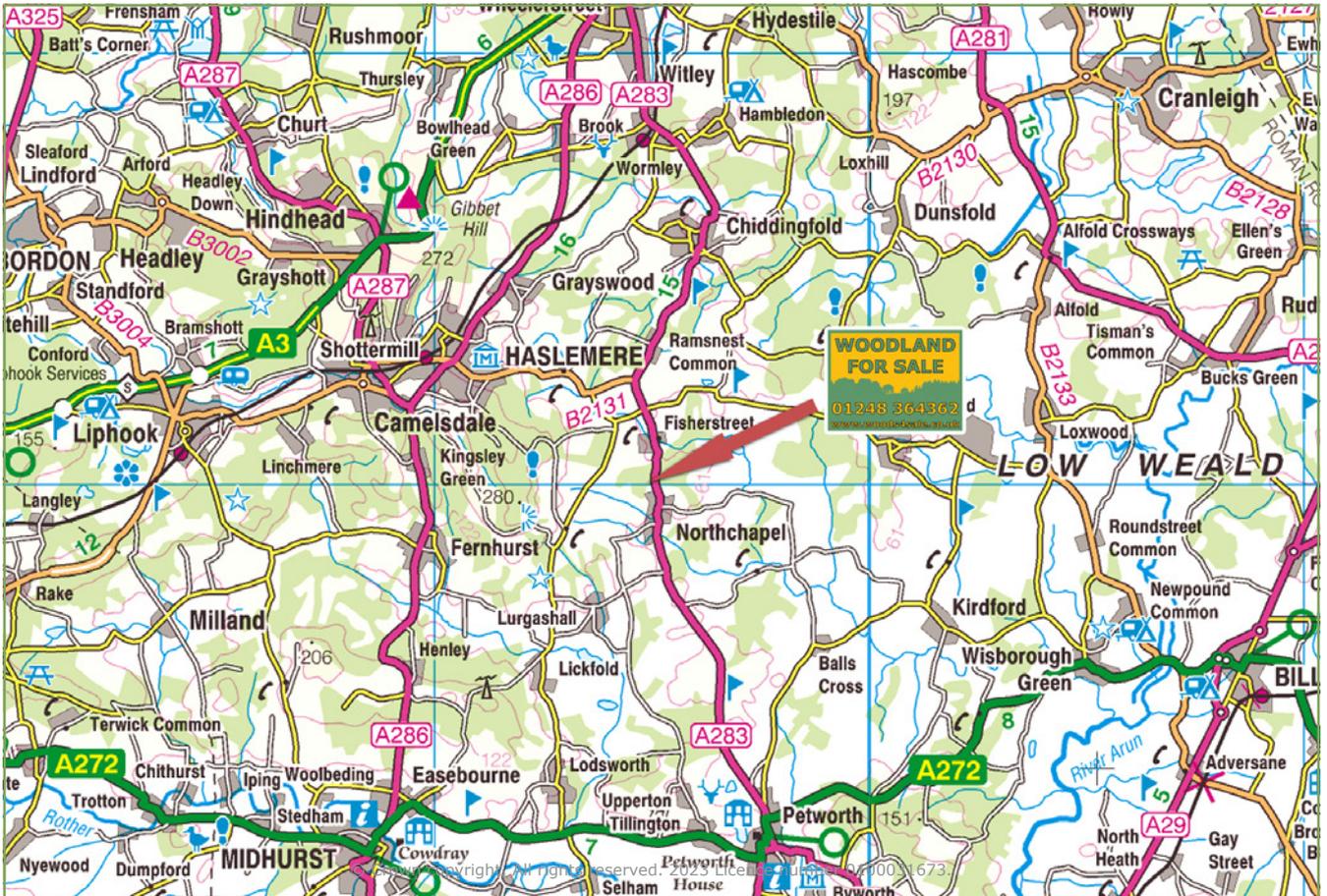
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the

land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Coopers Wood, Northchapel, West Sussex



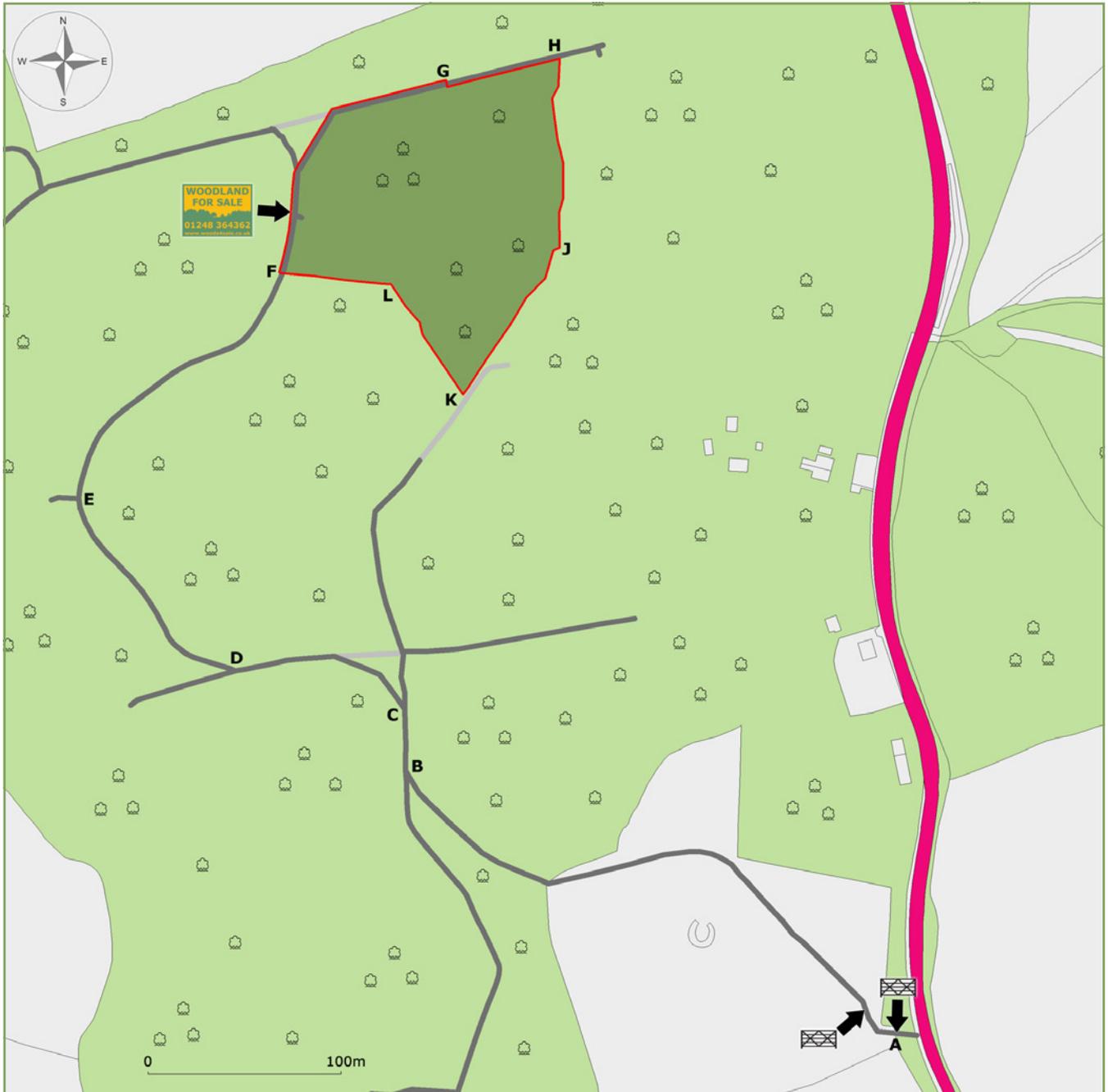
Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Coopers Wood, Northchapel, West Sussex



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

## Coopers Wood, Northchapel, West Sussex



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

### Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		