

# WOODS 4 SALE

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



## Honey Bee Copse near Petworth, West Sussex. 4.78 acres of mature poplar and mixed broadleaf for £36,000 (freehold)

A private and peaceful woodland in rural Sussex with mature poplar and mixed broadleaf trees,  
benefiting from good vehicular access.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Honey Bee Copse, Petworth, West Sussex



### Description

Honey Bee Copse is located in a peaceful corner of the West Sussex countryside, some six miles north of the town of Petworth. The property is surrounded by farmland or mature woodland and is accessed by a metalled track - suitable for a car. It predominantly consists of mature, well-spaced poplar fringed by prominent mature oak trees. The understorey is a mixture of blackthorn, birch and other species and to the southeast are a number of mature ash trees.

Many poplar trees were planted throughout Britain under an historic Government grant scheme which expired in the 1970s. A proportion of these fast growing trees, with a typical rotation of around 40-45 years are now reaching late-maturity. This is the case at Honey Bee Copse, where there is some potential for carrying out a regime of felling and replanting. The rich and fertile soils are suitable for growing a range of species such as oak, sweet chestnut or even walnut. Evidence of the soils' suitability for oak can be seen by the impressive specimens that fringe the wood.

A haven for wildlife, the area is known for turtle doves and lapwings, and the notably peaceful atmosphere of the wood is occasionally interrupted by the unmistakable sound of woodpeckers. Situated northeast of the South Downs National Park and just 40 minutes' drive from Guildford, this attractive property is a worthy consideration for the aspiring woodland owner.

This woodland is owned on a Possessory Title with an indemnity policy to guarantee ownership. If you do not understand what this means you should consult a solicitor before you decide to buy.

### If It Were Mine

I would continue to periodically manage the wildflower meadow. There is also the potential to lightly thin the conifer areas should a new owner desire. Plentiful wood fuel is available for the hearth and there are many sustainable management options to explore.

### 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: 197.

Ordnance Survey Grid References:

- Roadside gate: SU 993 285.

- Centre of wood: SU 992 287.

Nearest postcode: GU28 9JY.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From Petworth, leave town heading north on the A283, past the front entrance to Petworth House.
- After 3½ miles turn right at a junction signed for Balls Cross and Ebernoe.
- After 2 miles you will come to a T junction. Turn left in the direction signed for Northchapel.
- After about 100 metres turn right by a red post office box along Scratchings Lane.
- After a further ¾ mile you turn left up what looks like a private drive lined with small logs, and signed for Howick.
- Please park on the council road, keeping clear of the woodland entrance and private lane.
- After about 80 metres you will see a new wooden gate on your left. This is point **A** on the plan below.
- Please climb the gate. Sorry we do not supply keys for viewing.
- Continue along the track for 140 metres.
- Honey Bee Copse is to the right (point **B**).

### Boundaries

- The northeast boundary is marked by wooden posts and trees with orange paint.
- The southeast boundary is marked by a plain wire fence which is in need of repair in places.

## Honey Bee Copse, Petworth, West Sussex



- The southwest boundary is marked by an earth bund with trees and wooden posts marked with orange paint.
- The northwest boundary is marked by the agricultural fence between the track and the field.

### Sporting Rights

The sporting rights are owned and included in the sale.

### Mineral Rights

These are included in the sale, except where reserved by statute.

### Rights of Way

- There is a right of way for the owners of Honey Bee Copse from the gate to the woodland boundary, **AB** on the plan below. A shared maintenance clause covers this use.
- The right of way from the council highway up to the woodland gate (point **A**) is clearly provided for in the deeds and Land Registry title and is described as: "a full right and liberty for all purposes in connection with the management of the said Copse full right and liberty for all purposes in connection with the management of the said Copse and including the cutting and removal of the timber growing thereon to pass and repass with or without horses carriages motor cars and other vehicles and materials over and along the track".
- There is a right of way reserved along the track **BC** for the woodlands beyond.
- There are no public rights of way within this property.

### Fencing Liabilities

There is a fencing liability marked **BC** on the plan, this fence has been recently replaced and is in good condition.

### Restrictive Covenants By The Transferees

The woodland is subject to an Article 4 Direction, which serves to restrict permitted development rights.

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

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.

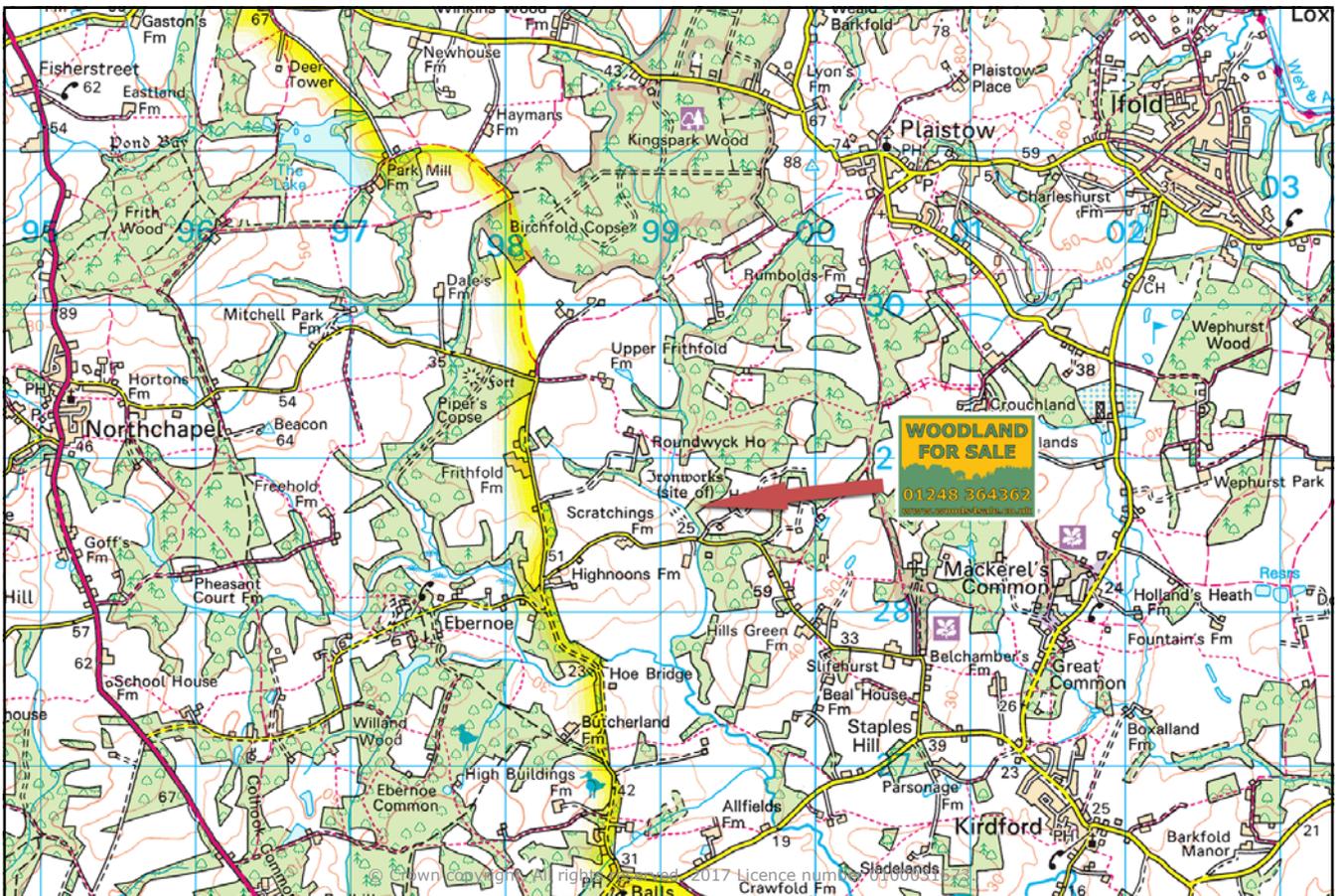
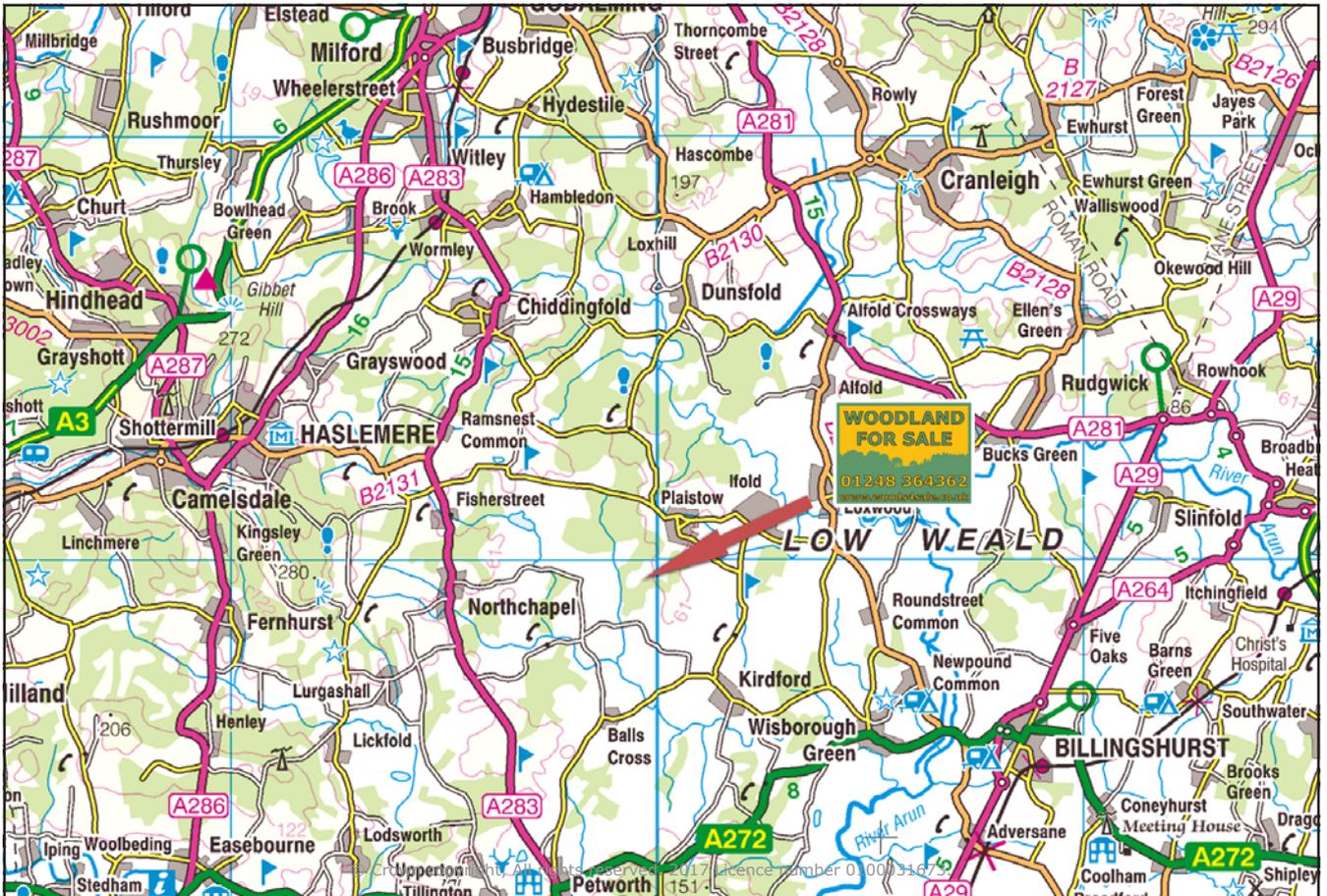
### Note

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.

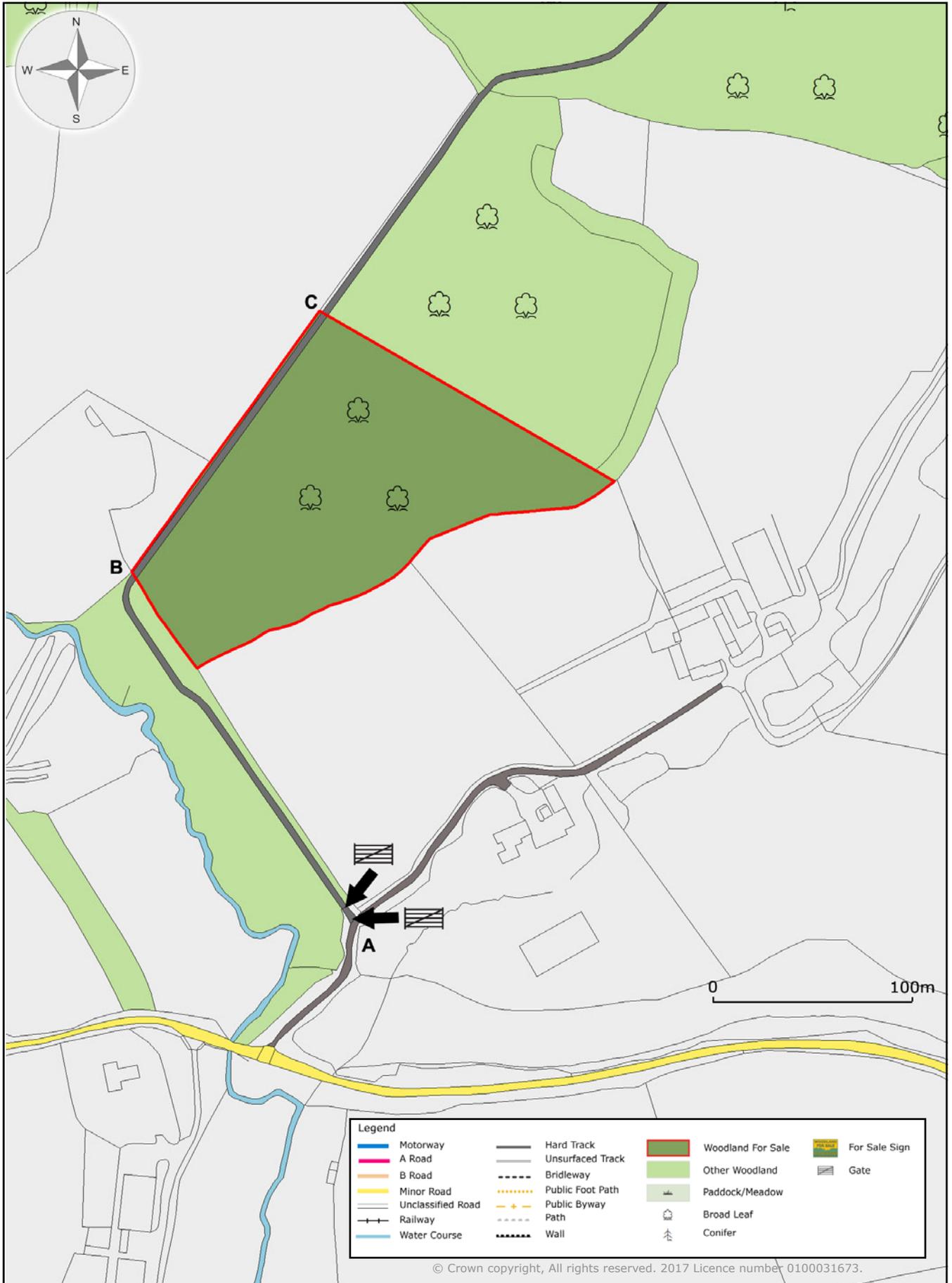
### Contact

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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