

WOODS 4 SALE

Phone: 01248 364 362
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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.



Meadow Bank Northchapel, West Sussex. 2.74 acres of mixed Ancient Woodland for £34,000 (freehold)

An easily accessible, stunning woodland in a delightful setting, with abundant wildlife and a variety of mixed broadleaf tree species.

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Meadow Bank, Northchapel, West Sussex



Description

Meadow Bank, as the name suggests, sits on a bank fronted by a picturesque meadow. This mainly oak woodland has a sunny south-westerly aspect and several spots of level ground, with lovely views over a paddock and surrounding countryside - perfect for pitching a tent.

The southwest part of Meadow Bank is level and well-stocked with high quality oak; some light thinning has taken place several years ago, but there remains an ample supply should a new owner wish to extract some useful timber.

Other species within the wood include sweet chestnut, holly, maple, birch with attractive veteran beech on the boundaries. The understorey has a lovely dappled light, with a variety of ferns and honeysuckle in places.

The woodland is accessed via a hard track, suitable for a 2WD vehicle and is a mile or two away from the small village of Northchapel, West Sussex. The historic town of Petworth is around eight miles south.

Wildlife is to be found everywhere, wildflowers include bluebells and primroses whilst birds include buzzards, owls, woodland warblers and associates. There are often deer spotted darting through the wood.

If It Were Mine

A light thinning of some mature oak and coppicing of the sweet chestnut is certainly an option, the amenity value of the wood is clear with opportunities for wild camping, woodland crafts and observing the abundant wildlife.

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.

Locators

OS Landranger Series Sheet No: 186.
Ordnance Survey Grid References:
- Roadside gate: SU 951 299.
- Centre of wood: SU 947 300.
Nearest postcode: GU28 9EH.

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

- 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 continue ahead and Meadow Bank is to the left (point **D**).

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Boundaries

- The east boundary is marked by wooden posts with green paint.
- The south boundary is marked by wooden posts and trees with orange paint.
- The west boundary is an old metal fence.
- The north boundary is the inside of the soft track and then the outside of the hard track and marked by wooden posts with white 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 from the roadside gate up to the woodland boundary (marked **ABCD** on the plan).
- A right of way is reserved along **DE** for the benefit of the land beyond.
- 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

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.

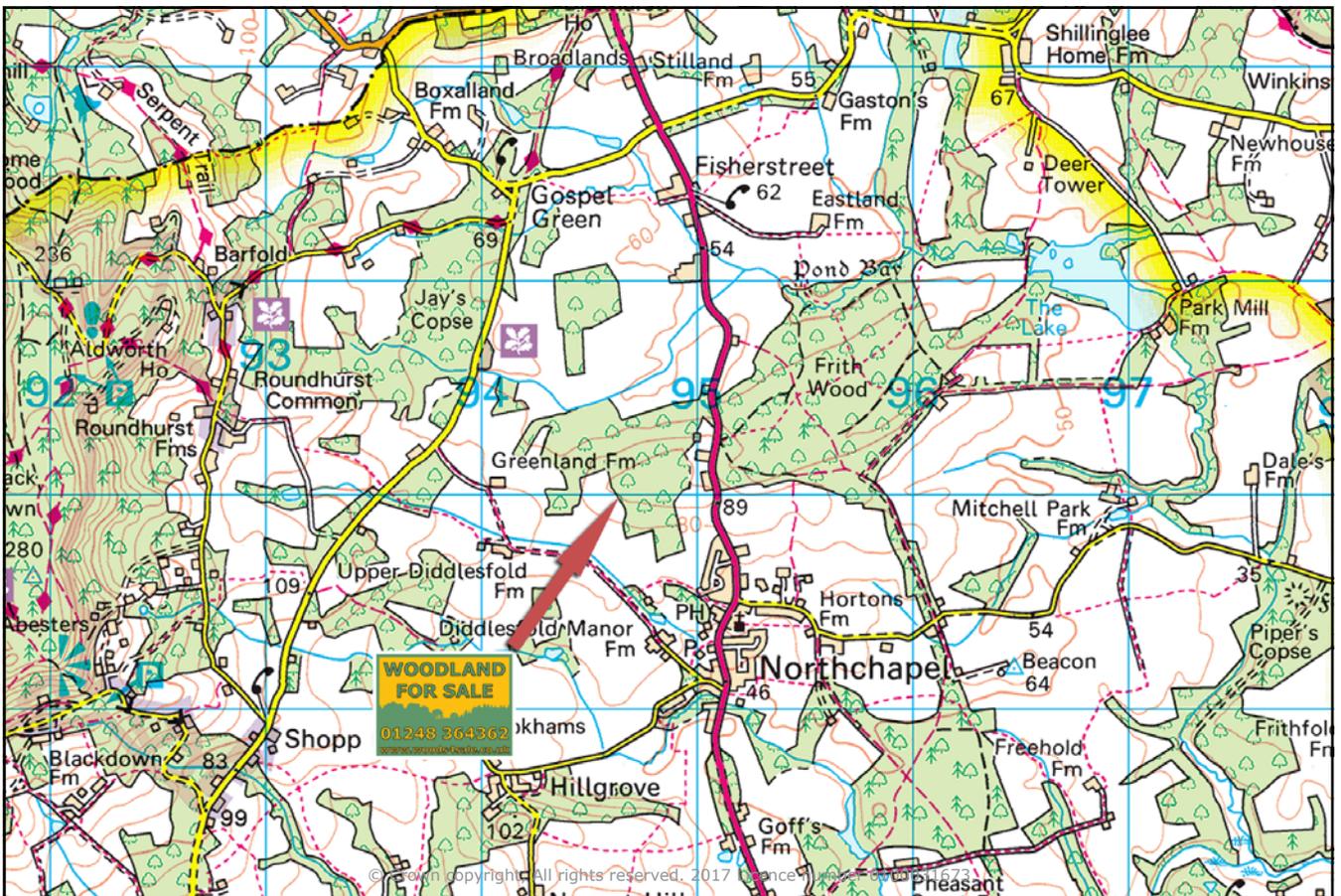
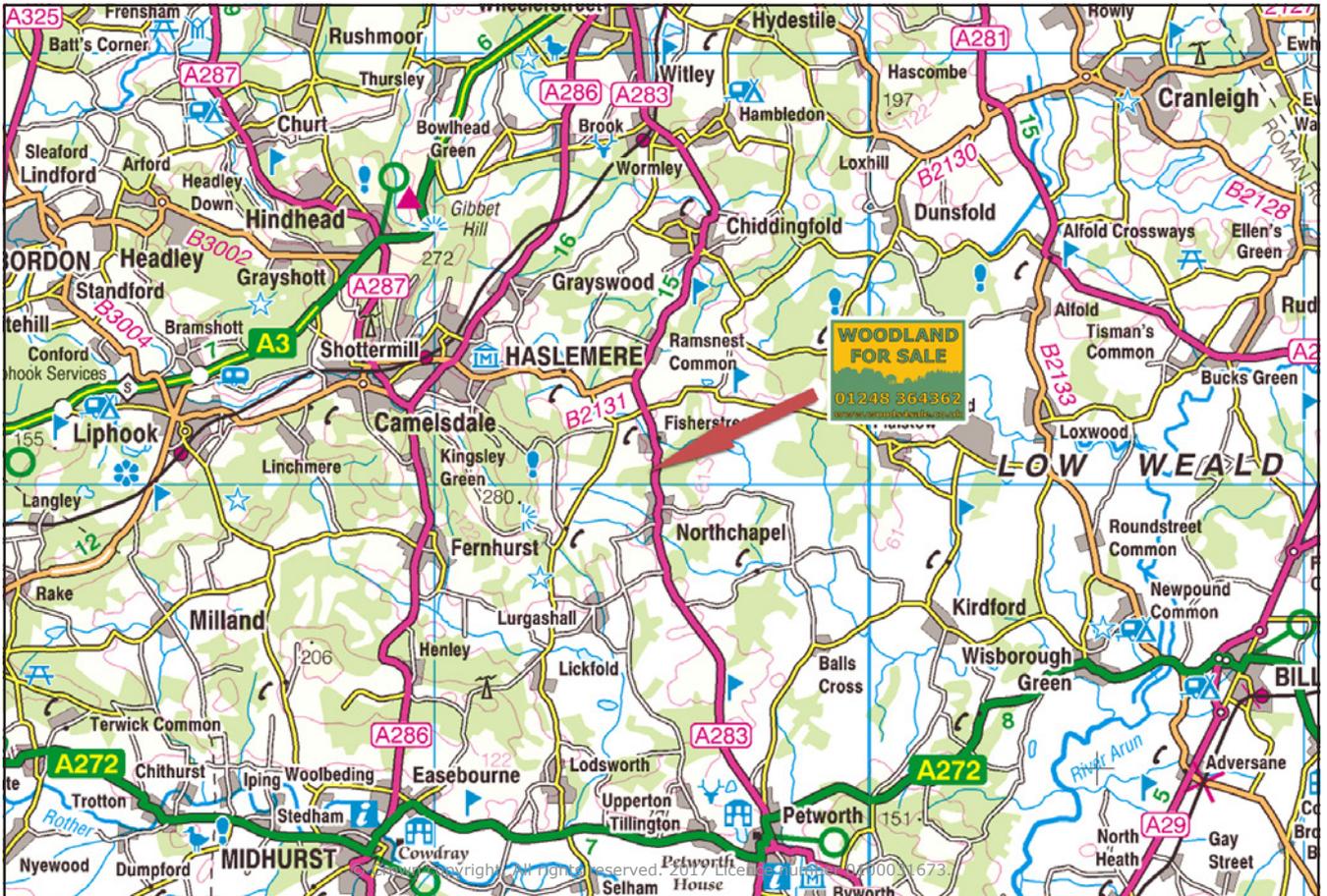
Woods4Sale Interest

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.

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