

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.



Basset Wood

near Winchester, Hampshire. 8.13 acres of magnificent broadleaf woodland with a pond, 11 miles from Winchester. £99,000 (freehold)

Mature mixed oak, beech and ash woodland with vehicular access located at the end of a track, 11 miles from junction 9 of the M3.

Basset Wood, Winchester, Hampshire



Description

Situated in rural Hampshire, Basset Wood lies 3.5 miles from the pretty market town of New Alresford and is part of a wider Ancient Woodland. Not far from Winchester, this peaceful rural woodland is a superb spot for family and friends to learn about the natural world.

Located largely on level chalky lime soil with gentle undulations, the mature canopy includes majestic oak (many are of superb quality), beech, ash, sycamore and birch. In the shrub layer below, you will find lush hawthorn, holly, younger ash and hazel coppice - a very useful material for bushcraft. There is a Forestry Commission thinning licence in place which could be used for yielding an oak for woodcraft. During spring and summer, ribbons of bluebell (an Ancient Woodland indicator), primrose and foxglove spruce up the ground layer producing a lovely woodland scene.

Towards the eastern boundary is a seasonal pond, creating a thriving habitat for woodland insects. In addition, far reaching rural views are enjoyed looking out from much of the southern edge.

A variety of feathered visitors known to enjoy the serenity found here include treecreeper, owl, woodpecker, greenfinch and many harmonious songsters. Woodland mammal locals include muntjac, roe and fallow deer, wood mouse, badger and fox.

Basset Wood is accessible year-round with a light 4WD and a 2WD car in drier months and offers vast scope for a weekend woodsman keen to hone their skills.

If It Were Mine

Forest bathing would be perfect here; one can disappear amongst the stems and put life strains to

one side absorbing what nature has to offer. I would consider an oak or beech stem to mill on site both for fuel and wood craft projects. A discreet BBQ location would also be cleared and of course enjoyed for occasional overnight stays.

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

SO24 9SG (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///crust.kipper.grasp

Ordnance Survey Grid References

OS Landranger Series Sheet No: 185

- Roadside gate: SU 626 335
- Centre of wood: SU 623 331

Directions & Access

- From Winchester, travel east along the A31 towards Alton and Alresford.
- After 6 miles take the second exit off the roundabout towards Alton and Ropley along the A31, passing a solar farm on the left.
- After 3 miles take the second exit off the roundabout and continue along the A31 towards Alton through Ropley, passing a Shell garage and the Thai Lounge restaurant.

Basset Wood, Winchester, Hampshire



- Just before leaving Ropley, turn left at the crossroads (look out for a blue grit bin), signposted towards Brighton.
- Continue along Brighton Hill passing over the railway bridge with industrial units just after and passing Crowhurst Kennels.
- After 1 mile along the narrow lane, you will arrive at a recent steel gate with rail fencing either side and a Woods4Sale sign with an orange X above (point A on the plan below).
- Please park in a suitable safe place neither obstructing the entrance nor through traffic.
- Walk through the gap in the fence at the side of the gate and continue up the track.
- After 110 metres take the right-hand track at the fork (point B) and follow the white arrows on trees up the track.
- After 350 metres you will arrive at the start of the woodland indicated by red paint on wooden post and trees (point C).

Boundaries

- The north boundary is indicated by red paint on occasional wooden posts and trees.
- The east boundary is in part the inside edge of the track, and also indicated by green paint on occasional wooden posts.
- The south boundary is the top of an earth bank, indicated in part by yellow paint on occasional trees and wooden posts with further woodland beyond, an agricultural fence farmland beyond.
- The western boundary is the top of an earth bank with a strip of further trees, fence and paddocks beyond.

Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.
- The hunting rights are reserved to a third party who are permitted to access this woodland and the

wider woodland to hunt up to 6 times between 1st September and 31st March.

Mineral Rights

The mineral rights below 200 feet are reserved to a previous owner however we believe these are unlikely to ever be exercised.

Rights Of Way

- There is a right of way granted at all times and for all purposes over the route ABC and BDE.
- There is a public footpath running north to south through the woodland.
- A maintenance clause covers all the 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
 - (iii) unreasonably damage the said tracks
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct

Basset Wood, Winchester, Hampshire



or allow any obstruction to any reserved track.

- (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.

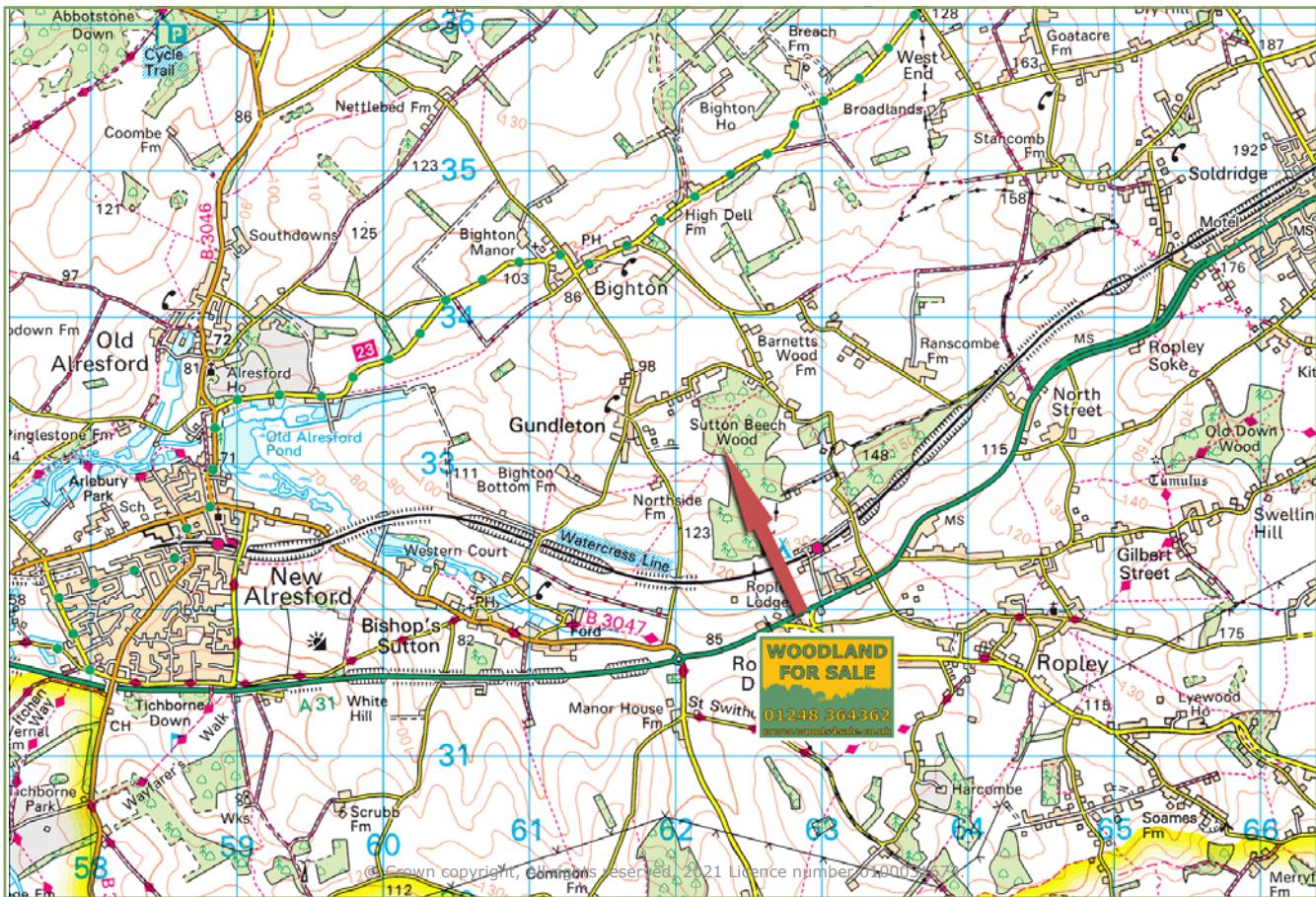
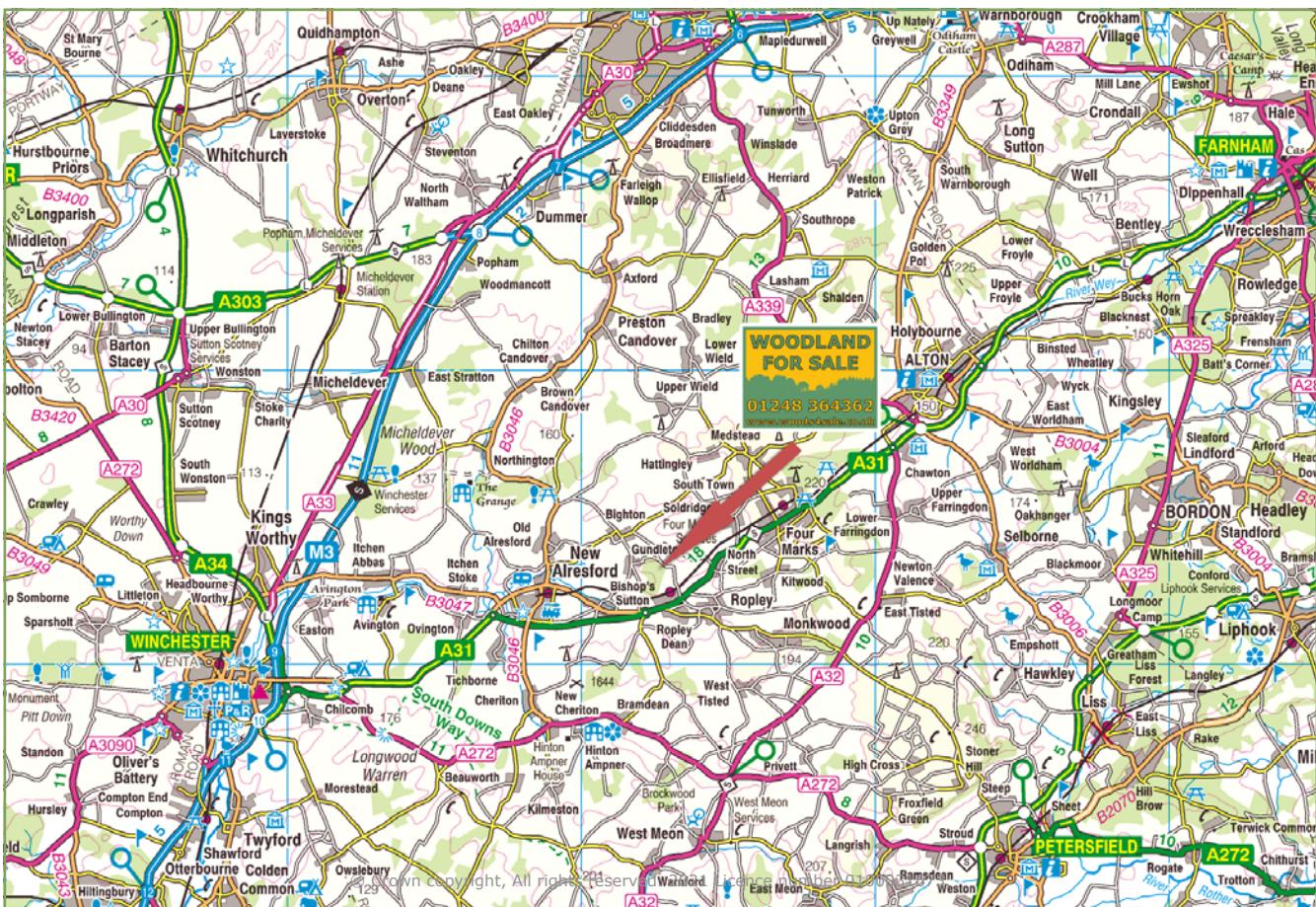
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

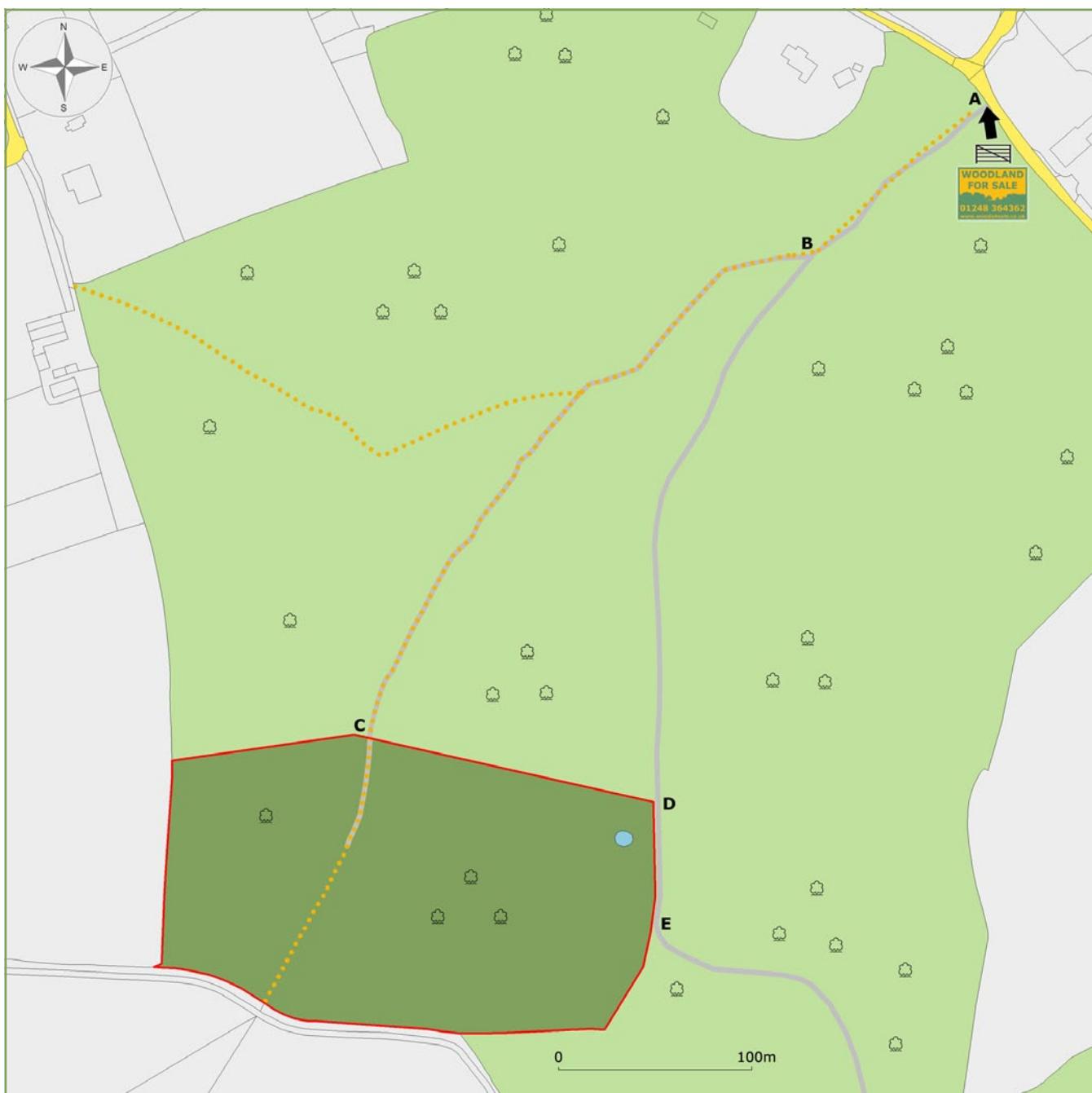
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Basset Wood, Winchester, Hampshire



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

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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		