

# 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.



## Burcot Wood

New Alresford, Hampshire. 3.23 acres of majestic broadleaf woodland in a rural location, 11 miles from Winchester.

£55,000 (freehold)

A magnificent Ancient Woodland encompassing beech, oak and ash presenting recreational opportunities, 11 miles from junction 9 of the M3.

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

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## Burcot Wood, New Alresford, Hampshire



### Description

Situated three and a half miles from the market town of New Alresford, Burcot Wood forms part of a wider Ancient Woodland in rural Hampshire and represents a perfect opportunity for a budding hobby forester. Access is just inside a locked gate with a track running through the woodland.

Located on gentle slopes among chalky flinty soils, the mature canopy encompasses oak standards, ash, cherry, beech and birch. Some of the oak stems are of excellent quality giving the new custodian scope to select one or two to mill on site, making use of the valid Forestry Commission thinning licence. In the shrub layer you will discover lush holly, hazel coppice, hawthorn and field maple. Some of the larger holly could make good slow burning logs once seasoned. During warmer months, the ground layer is brimming with Ancient Woodland indicators including bluebell, wood anemones, primrose and dog's mercury.

Any number of the open areas would make lovely discreet camping locations with star gazing come nightfall. There is ample material to hand to hone bushcraft skills.

Treecreeper, owl, woodpecker, greenfinch and a multitude of melodious songsters make up the feathered populous. Woodland mammals include muntjac, roe and fallow deer, wood mouse, badger, hare and fox.

### If It Were Mine

I would firstly clear some of the more open areas within the woodland to establish a few spots to stay overnight, implementing a 'leave no trace' camping ethos, maintaining the woodland as nature intended. Firewood for my home log burner would be high on the list. Perhaps a trail camera or two mounted on a tree to observe the wildlife.

### 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](https://www.what3words.com/entry/crust.kipper.grasp)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 185

- Roadside gate: SU 626 335
- Centre of wood: SU 625 334

### 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.
- Just before leaving Ropley, turn left at the crossroads (look out for a blue grit bin), signposted towards Bighton.
- Continue along Bighton 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

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## Burcot Wood, New Alresford, Hampshire



at a steel gate with rail fencing either side and a Wood4Sale 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 you will arrive within the woodland.

### Boundaries

- The northeast boundary is the top of the earth bank, bund and occasional fencing with the verge and council road beyond.
- The southeast boundary is indicated by green paint on occasional wooden posts and trees.
- The northwest boundary follows an earth bund indicated by red paint on occasional wooden posts and trees with further woodland, some delapidated fencing and residential property beyond.
- The southwest boundary is indicated by blue paint on occasional wooden posts and trees.

### Sporting Rights

- The shooting 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

- A right of way is reserved over **AB** for the benefit of the land beyond which is also follows a public footpath.
- 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
    - (iii) unreasonably damage the said tracks
    - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct 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 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):

## Burcot Wood, New Alresford, Hampshire



- 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.
- Confirmation of how you will fund the purchase.
- 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.

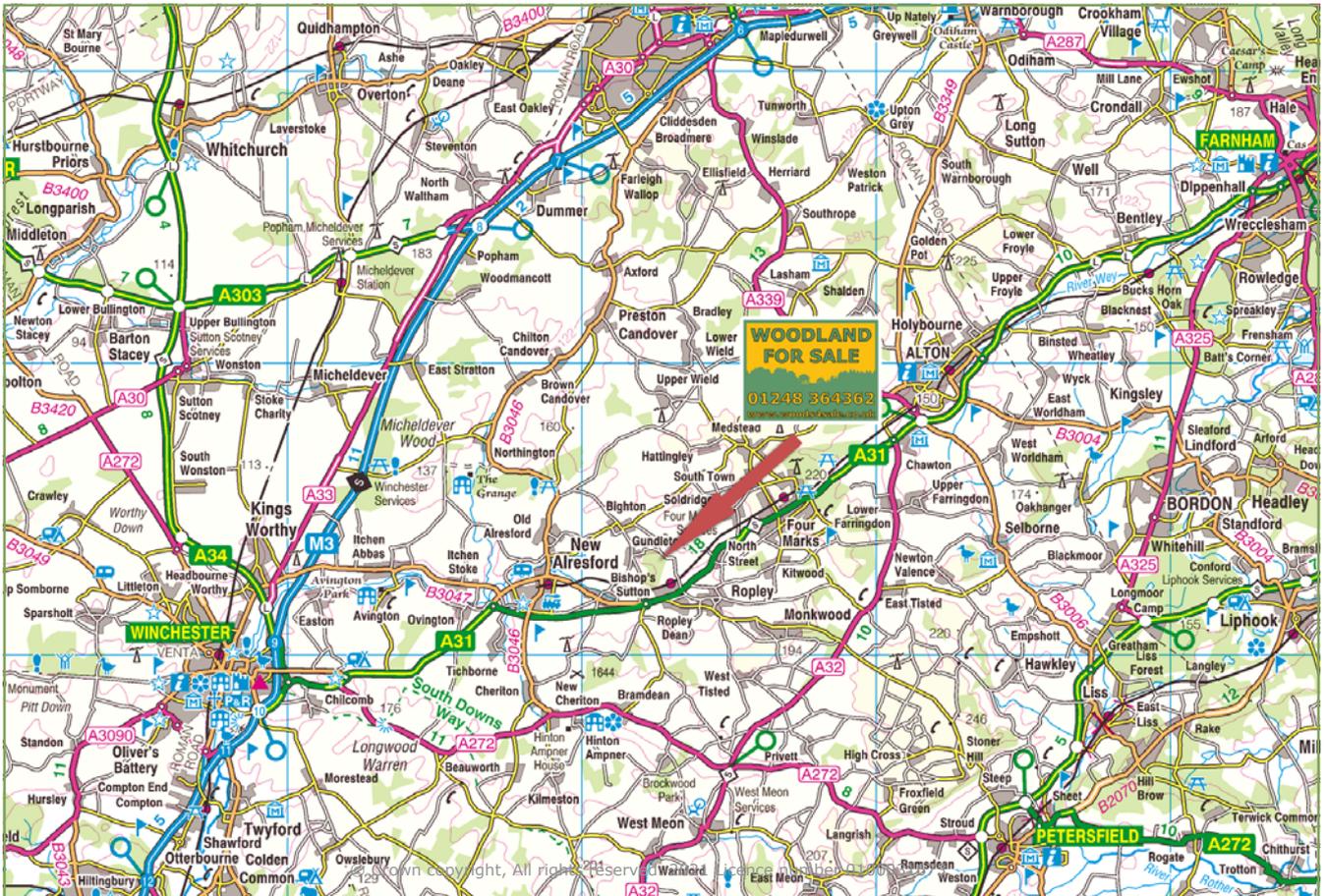
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

# Burcot Wood, New Alresford, Hampshire



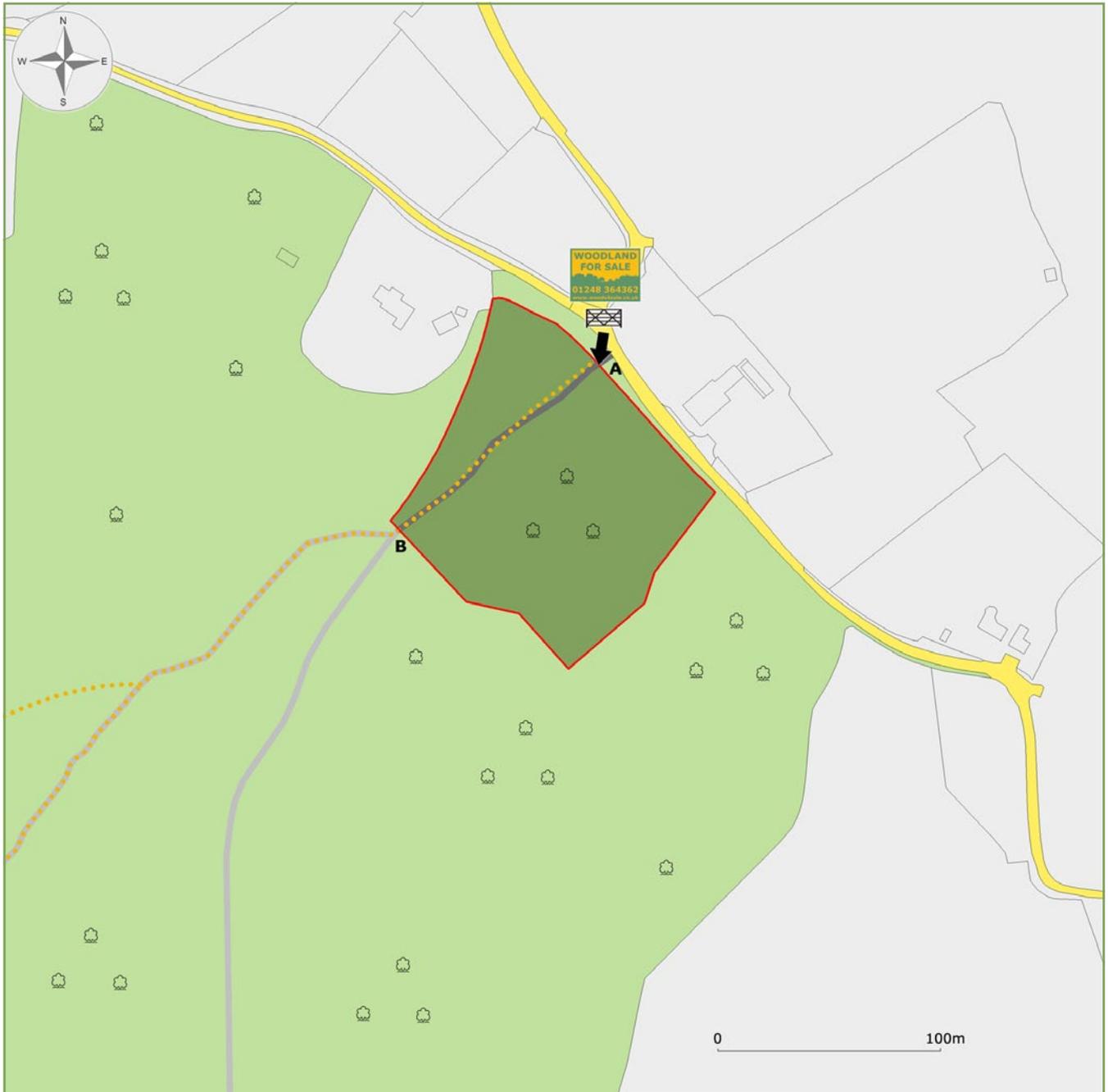
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### Legend

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		