

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.



Candle Wood

near Guildford, Surrey. 3.78 acres of mixed broadleaf and conifer woodland, with superb access, 35 miles from London. £57,500 (freehold)

A gorgeous woodland with beech, oak and birch, offering family camping possibilities in a semi-rural location, 8 miles from junction 4 of the M3.

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Candle Wood, Guildford, Surrey



Description

Candle Wood is set amongst a wider gated woodland known as Leapingbar Copse, a short distance west of Guildford in semi-rural Surrey.

Situated on level sandy loamy clays, its mostly maturing canopy planted approximately 30 years ago comprises oak, sweet chestnut, ash, birch, cherry and Scots pine. Between these well-developed stems are a number of majestic oak standards. In addition, an area of mature beech occupies the eastern side of the woodland, adding a lovely contrast to this diverse wood. Categorised as a Plantation on an Ancient Woodland Site (PAWS), the woodland is covered under a valid Forestry Commission thinning licence that could inspire a new owner to yield some fuel.

Within the shrub layer below there is rhododendron, hawthorn, holly, honeysuckle and regenerating beech and birch. Patches of primrose, foxglove, bluebell and fern add a colourful dimension to the ground layer, all enjoyed by our essential pollinators.

There are a number of pleasant, secluded areas that offer a sense of privacy, ideal spots to overnight from time to time.

Woodland creatures regularly visiting include deer (muntjac and roe), badger, rabbit, field mouse, green woodpecker, little owl, buzzard, and many acoustic songsters.

Candle Wood has vehicular access along a stone track and represents a wonderful opportunity to learn about woodland life and the natural environment.

There is an Article 4 direction on the wider woodland including Candle Wood which means that permitted development rights which normally apply for any improvement to, or installation of, gates/fences/walls have been removed and full planning permission

should be sought.

If It Were Mine

I would clear the remaining tree shelters and then set about clearing a few discreet paths. There are many spaces ideal to sit and take some time to reflect and absorb the peaceful surroundings. Bushcraft would certainly feature too, as well as a few responsible BBQs with family.

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

GU3 2DX (This is for the local area, not specific to the woodland).

What3Words

Roadside gate: [///score.codes.estimates](https://www.what3words.com/score/codes/estimates)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 186

- Roadside gate: SU 935 531
- Centre of wood: SU 937 530

Directions & Access

- From Guildford travel west along the A323 towards Aldershot, passing The Cricketers pub and Silvesters Fairlands Garage.
- After 3 miles turn right at the forked junction with a grass island and bus stop in the middle of it, onto

Candle Wood, Guildford, Surrey



Cobbett Hill Road.

- Continue along Cobbett Hill Road passing a large gated residential entrance set back on the left and a number of large satellite dishes on the right.
- After 0.8 miles turn left onto the A324 towards Ash and Aldershot.
- Continue along the A324 for 0.3 miles to the roundabout, taking the first left for Henley Business Park.
- Almost immediately after the roundabout you will see a wooden five bar gate on the left and our Woods4Sale sign attached to it (point **A** on the plan below).
- Please park in a suitable safe place neither obstructing the gate nor through traffic (sorry we do not provide keys for viewings).
- Climb the gate and continue along the track through the mature Scots pine woodland.
- After 120 metres (point **B**) cross over the first log bridge on the right and you will arrive within the woodland (point **C**).

Boundaries

- The northwestern boundary is the centre of the deep ditch.
- The eastern boundary **DE** is indicated by orange paint on occasional wooden posts and trees, **EF** is the centre of a shallow ditch.
- The southeastern boundary is indicated by blue paint on occasional wooden posts and trees.
- The southwestern boundary is the barb wire fence.

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 at all times and for all purposes over the route **ABC**.
- There are no public rights of way in 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
 - (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.
2. Not to use the Property other than as a woodland.

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

Candle Wood, Guildford, Surrey



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.
- 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. 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.

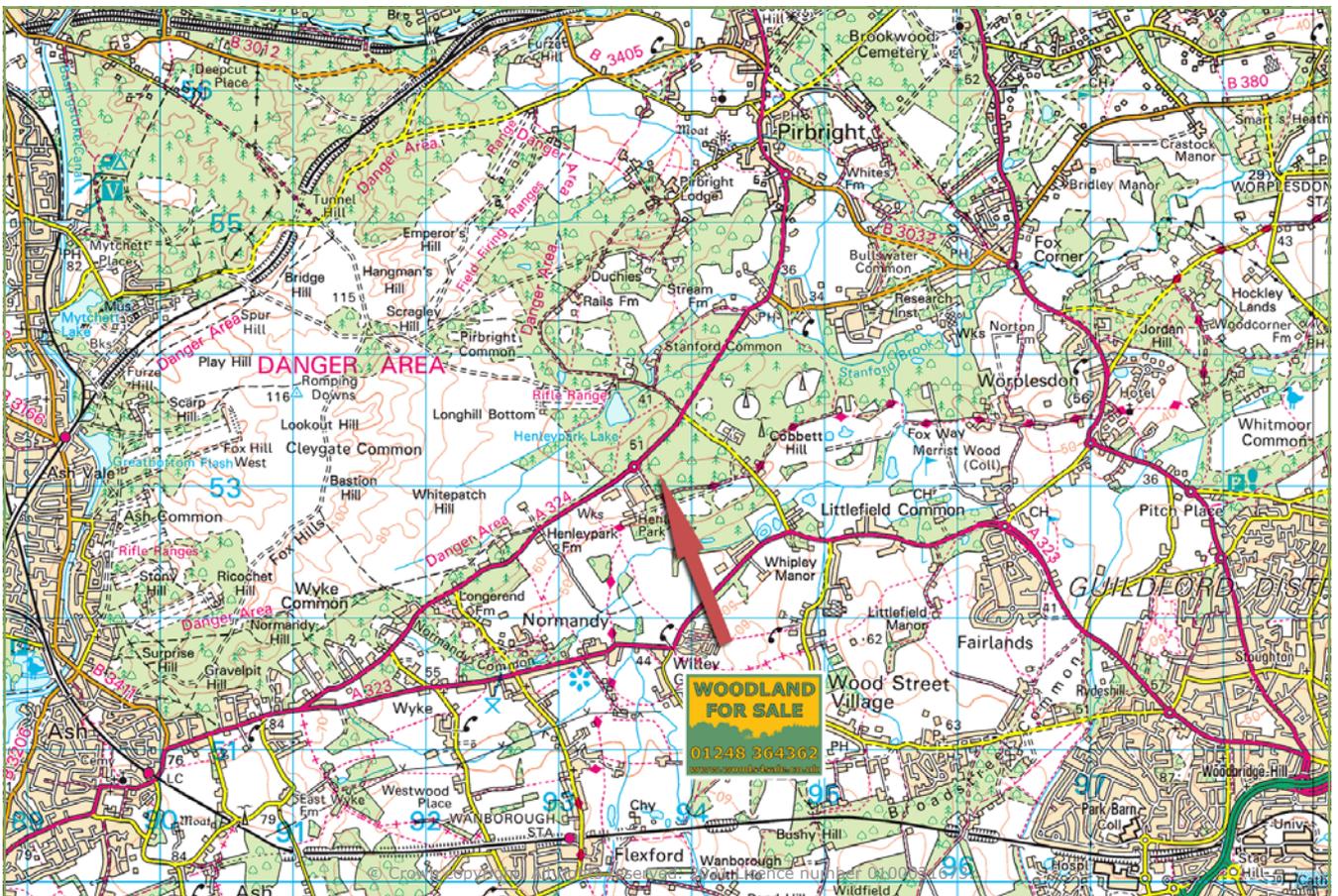
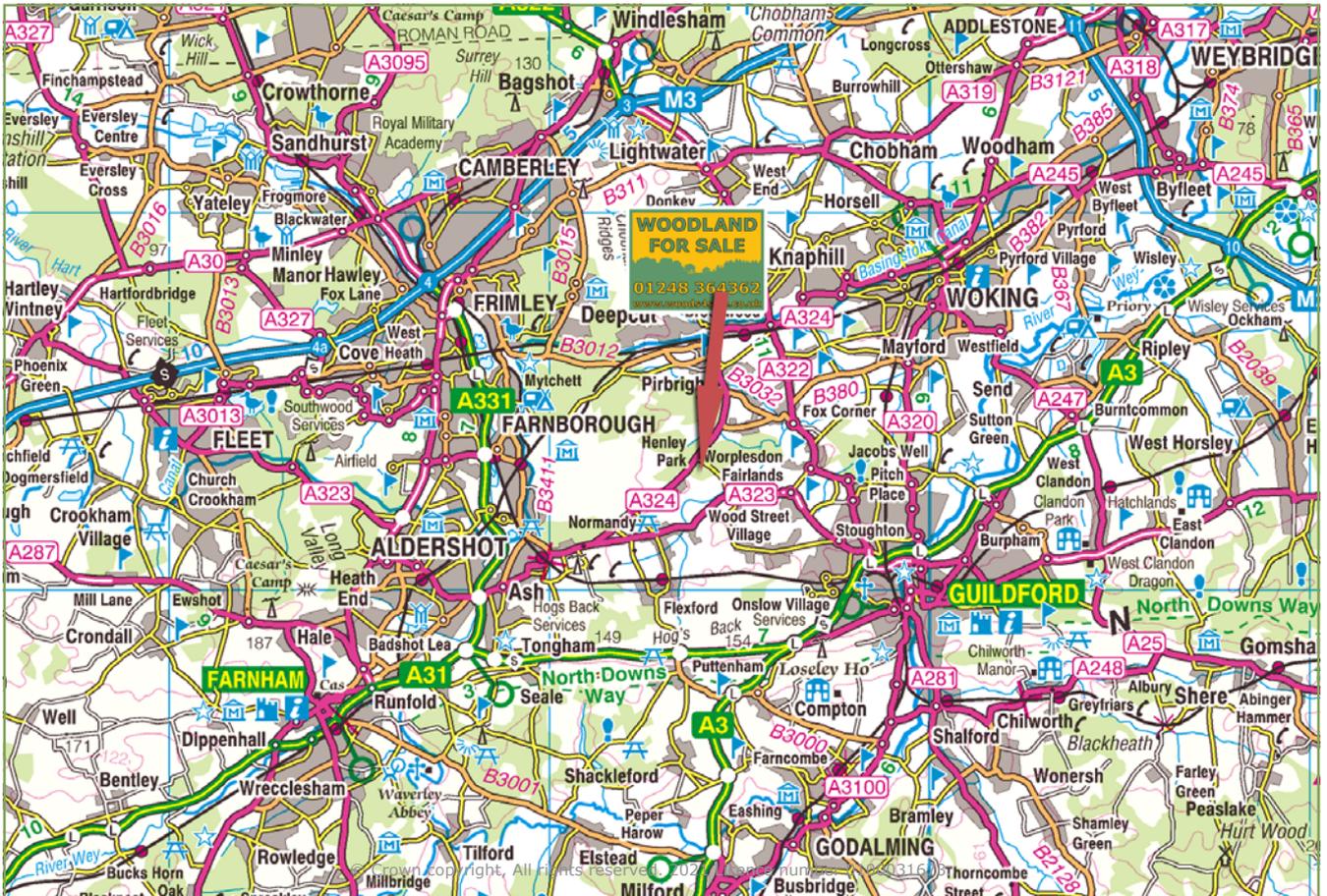
Woods4Sale Interest

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.

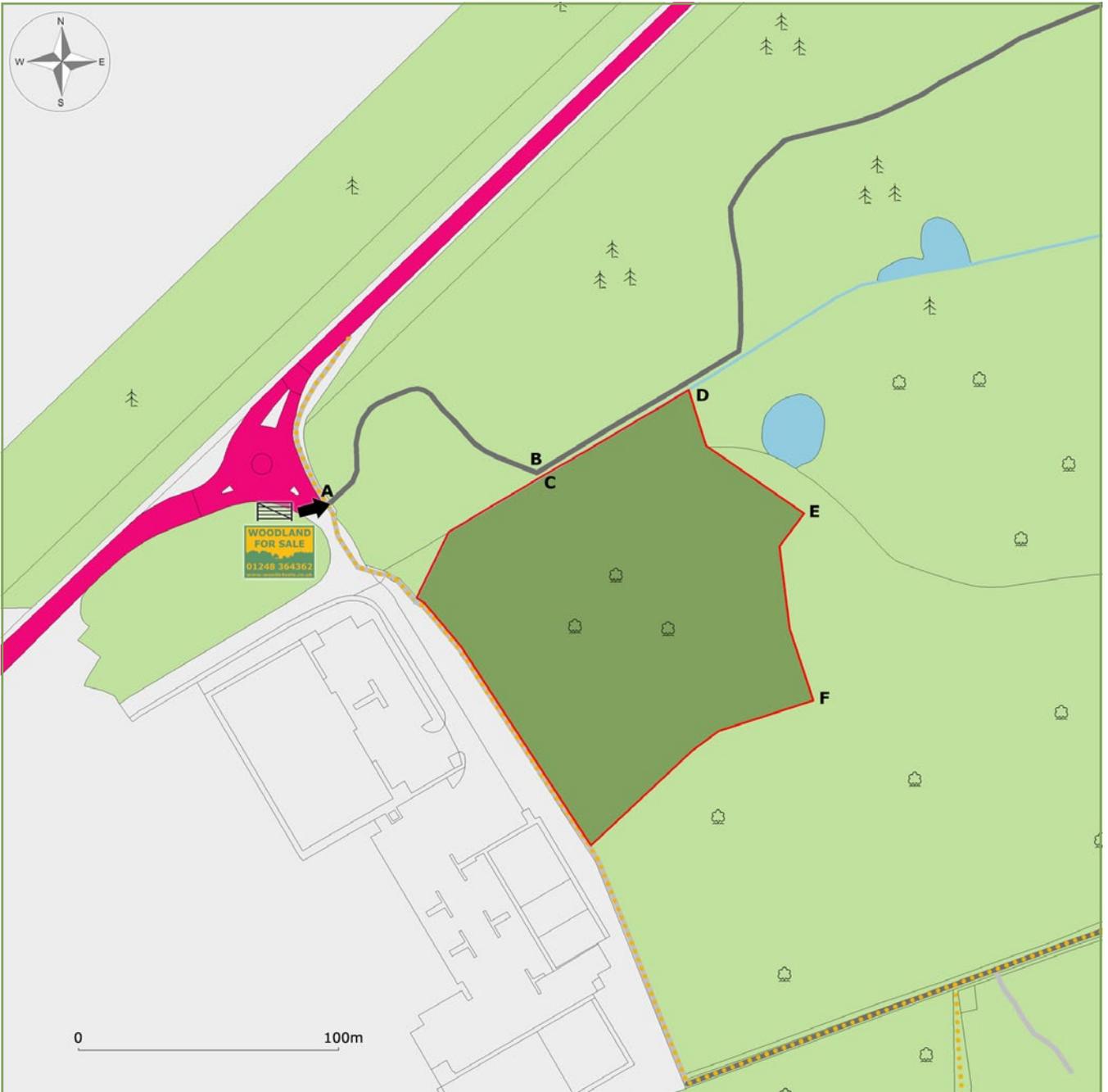
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Legend

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		