

# 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.



## Chaffolds Wood

near Charlwood, Surrey. 2.57 acres of mature broadleaves  
and conifer, 6 miles northwest of Crawley,  
£25,000 (freehold)

A tranquil woodland containing oak, ash and Scots pine in a countryside locale with recreational prospects, located 30 miles from London.

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## Chaffolds Wood, Charlwood, Surrey



### Description

Chaffolds Wood is located within a wider Ancient Woodland area in semi-rural Surrey and is just over a mile from the pretty village of Charlwood. It benefits from a legal right of access for vehicles but can only currently be accessed on foot via a locked gate.

Situated on fertile and level, loamy clay soils, the mature canopy largely comprises of oak, birch, ash and willow along with the occasional lofty Scots pine. The large ash trees could certainly supply a small quantity of firewood if required. Within its shrub layer you will discover lush hazel coppice, hawthorn and younger stems of birch and ash. Come spring and summer vibrant coloured flowering plants such as bluebell, primrose, foxglove, honeysuckle, and wood anemones add a delightful splash of colour, all enjoyed by our essential pollinators. Later in the year bracken, fern, rushes and a blend of wild grasses all add to the tapestry of the woodland. The land is designated as a Site of Special Scientific Interest (SSSI) for its wide ranging composition of plants and tree species, some of which are considered rare for the area.

Many feathered guests such as little owl, green woodpecker, tree creeper, and a range of harmonised songsters revel in the serenity of this location. A range of woodland creatures including both muntjac and roe deer, badger, fox, rabbit and wood mouse have all been noticed.

Chaffolds Wood has enormous scope for a weekend forester keen on bush craft, charcoal making and camping and is a wonderful secluded place to experience with family and friends.

### If It Were Mine

I would hone my bushcraft skills here; there is plenty of material to hand. With a pleasant isolated feel to

the woodland, I would overnight from time to time with the family, adopting a 'leave no trace' policy. I would consider exploring options to enhance access to the woodland.

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.**

### Nearest Postcode

RH5 5BS (This is for the local area, not specific to the woodland).

### What3Words

Entrance (point **A**): [///dips.winner.humble](#)  
Point **B**: [///badly.debit.school](#)  
Point **D**: [///books.dock.decreased](#)  
Entrance to wood (southwest corner): [///loaded.chose.late](#)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 187

- Roadside access (point **A**): TQ 222 400
- Centre of wood: TQ 228 409

### Directions & Access

- From junction 9 of the M23, continue towards the A23 following signs to 'North Terminal' and 'Redhill A23', taking the second exit off the roundabout.

## Chaffolds Wood, near Charlwood, Surrey



- After 0.8 miles, take the fourth exit off the roundabout towards Crawley and Redhill A23.
- Continue along the A23 for 0.4 miles and take the first exit at the roundabout signposted towards Charlwood and Russ Hill Hotel, keeping Gatwick Airport on the left.
- After half a mile continue on to Charlwood Road towards Charlwood and Newdigate at the point where the road chicanes right and then left.
- After 2 miles, you will pass the village green on the left in Charlwood village.
- Continue west on The Street for 300 metres, bearing left onto Rectory Lane at the T junction, then continue on to Russ Hill Road leaving Charlwood village.
- After 1 mile, you will pass the driveway to the Russ Hill Hotel on your left and then an entrance to Westlands Farm Stud shortly after, also on the left.
- Continue for 250 metres, you will pass two signs next to each other on the right 'Charlwood Lane' and 'Russ Hill', just after the small bridge.
- Access to the woodland (point **A**) is on the right indicated by a steel gate and two steel bollards, opposite a new entrance for Westlands Farm Stud with post and rail fencing set back off the road.
- Please park safely not obstructing the road or any access.
- From here, climb over the gate (sorry we do not provide keys for viewings) following the track and climb over the low security chain with wooden fencing either side shortly after.
- Continue along the straight long track following the occasional yellow arrows on trees.
- Continue through the woodland crossing over a public footpath.
- After 625 metres turn right at the second public foot path crossing (point **B**).
- Continue along the public footpath following the yellow arrows and follow the steps down to the foot bridge, crossing over the stream and up steps on the other side.

- After 265 metres you will arrive at a short post in the ground on the left with a green Woodland Trust plaque on it (point **C**), continue ahead along the public footpath following the yellow arrow.
- After 100 metres you will see a discreet narrow path on the left (point **D**), follow the yellow arrows along this path for 95 metres and you will arrive at the woodland on the right, set back a short distance indicated by our Woods4Sale sign on a tree.

### Boundaries

- The boundary **EF** is indicated by fence posts, stock fencing and plain wire along with white and red paint on occasional posts and trees.
- The boundary **FG** is the inside edge of a path indicated by fence posts and plain wire along with white and red paint on occasional posts and a small wooden pedestrian gate into the woodland.
- The boundary **GE** indicated by fence posts, stock fencing, orange site fencing, plain wire along with white and red paint on occasional posts and trees.

### 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 for the owner of Chaffolds Wood for vehicles over the routes **ABCDE** and **CFG**.
- All shared tracks are subject to a maintenance clause with liability according to use.
- There are no public rights of way within this woodland.

## Chaffolds Wood, Charlwood, Surrey



### Fencing Liabilities

There are no known fencing obligations.

### Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

### 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):

- 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

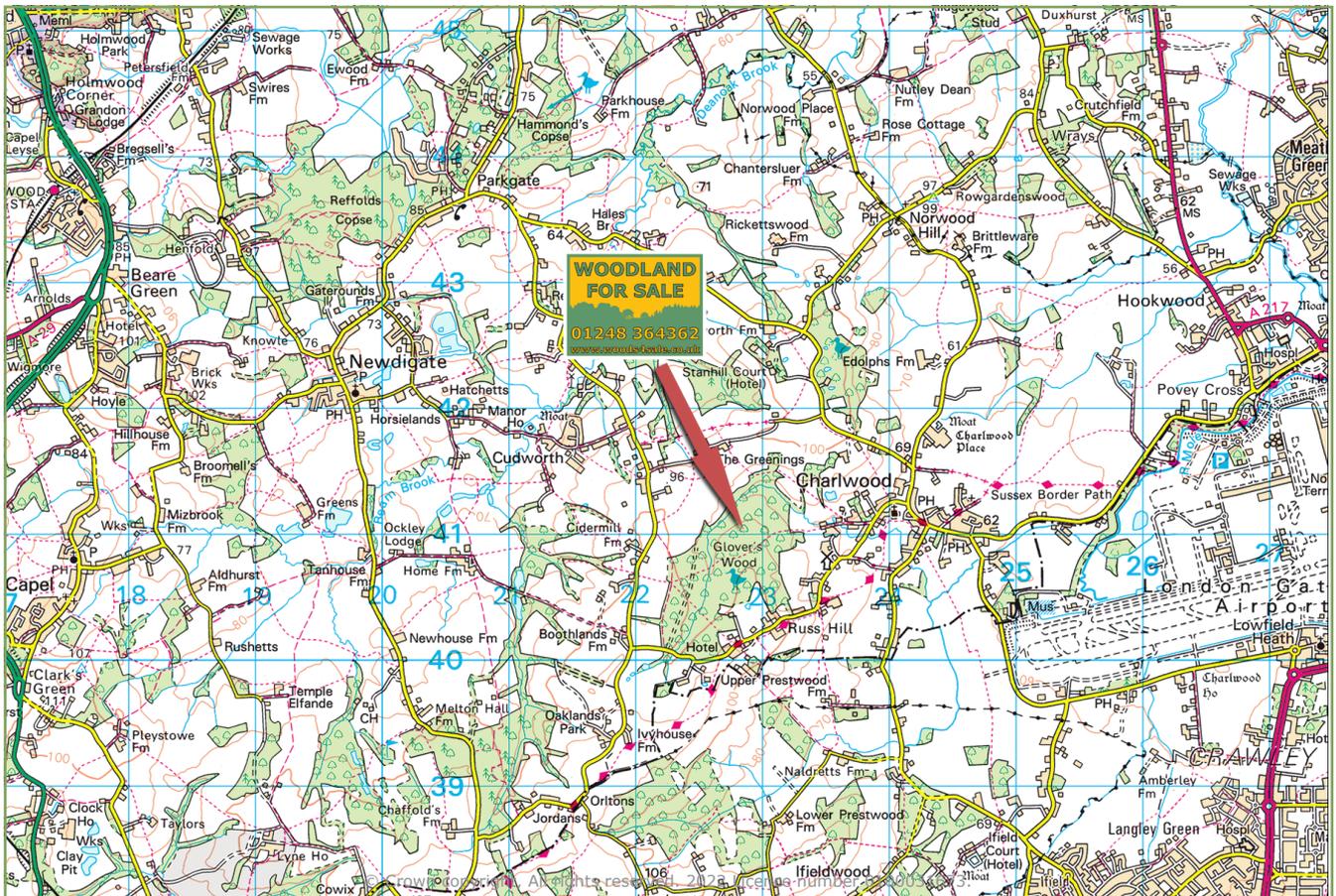
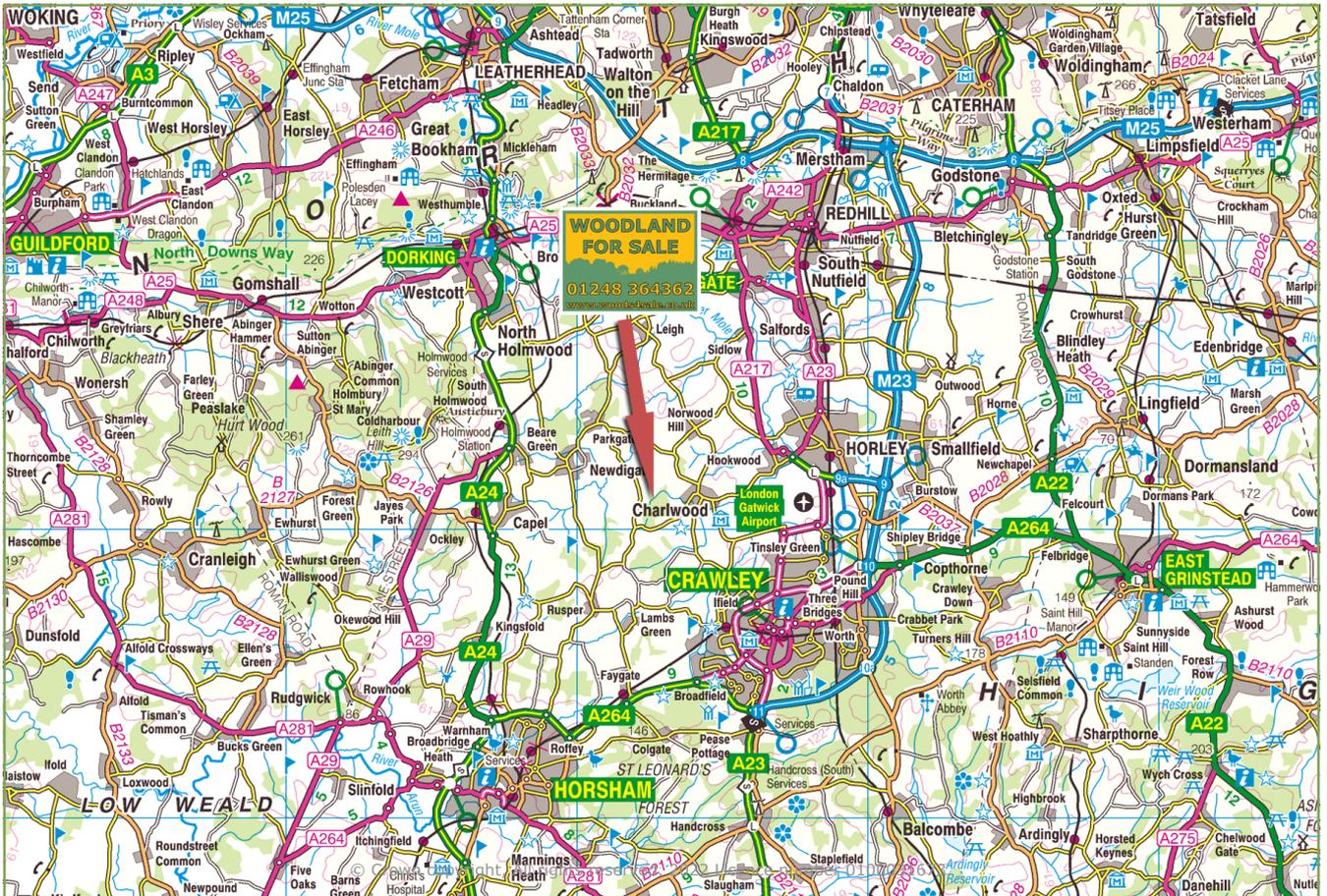
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not

form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Chaffolds Wood, Charlwood, Surrey

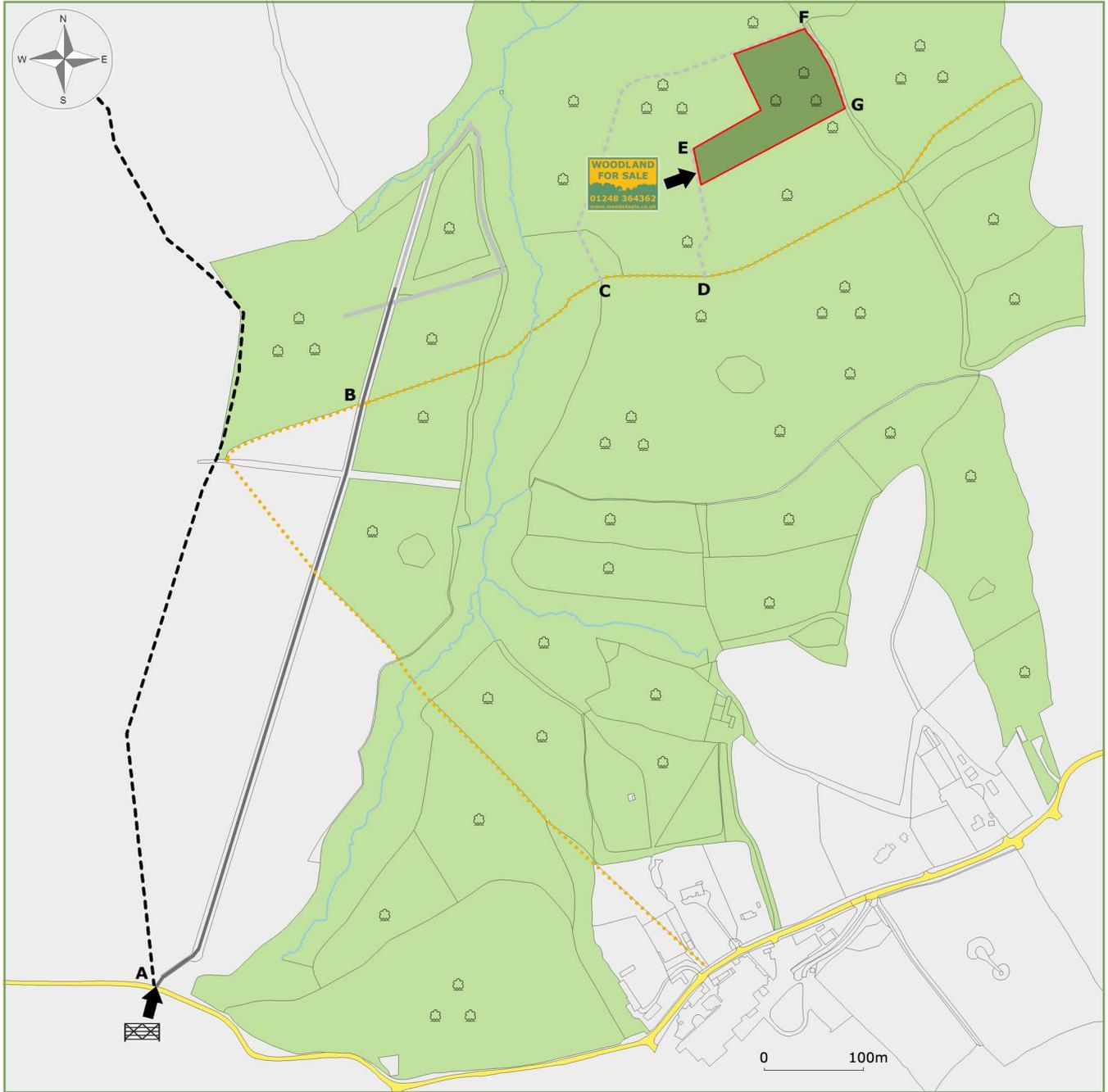


## Chaffolds Wood, Charlwood, Surrey



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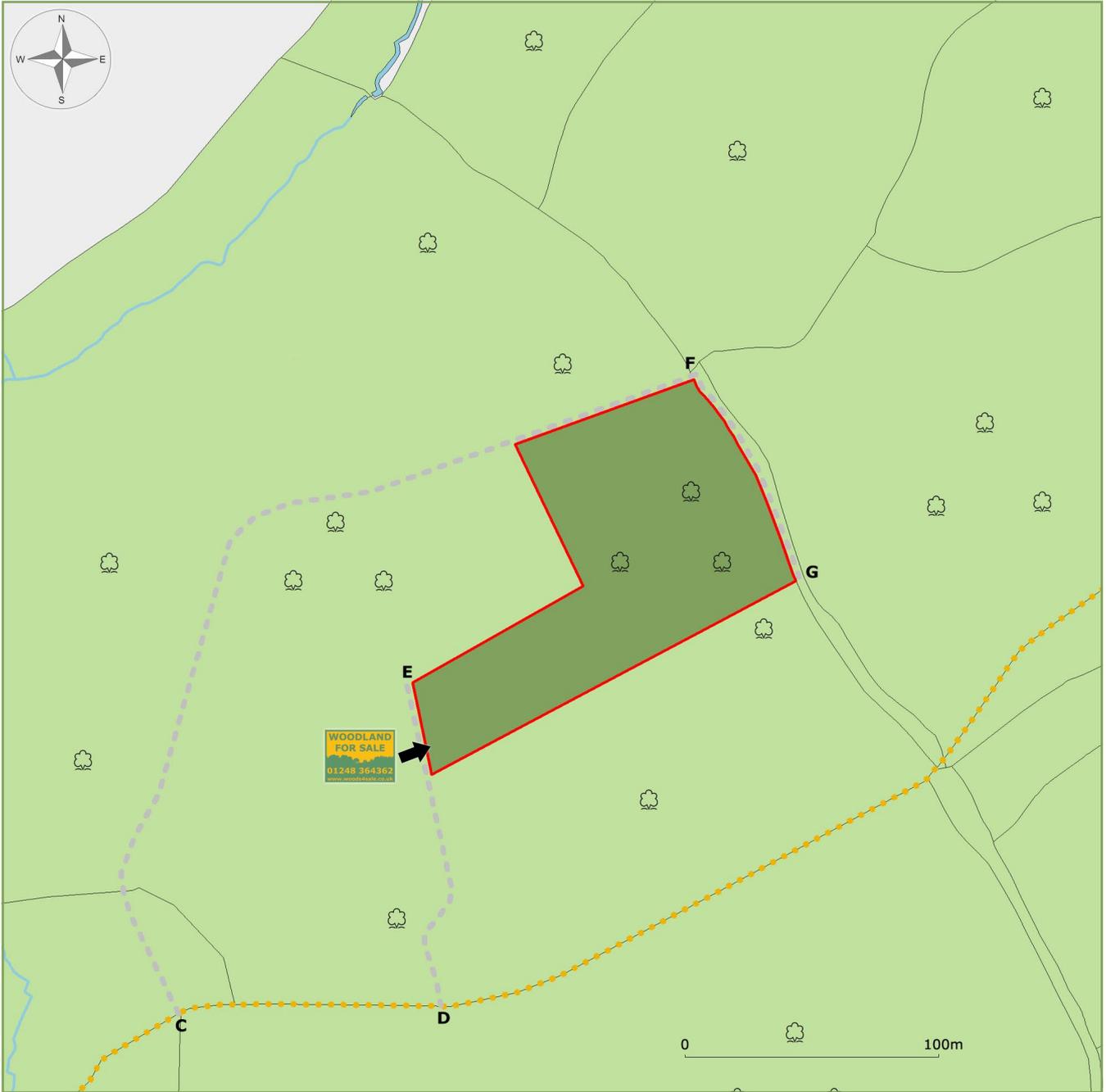


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## Legend

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		

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