

# 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.



## Chawton Copse

near New Alresford, Hampshire. 5.37 acres of lofty broadleaf woodland within a rural locale, 11 miles from Winchester.

£95,000 (freehold)

Mature Ancient Woodland comprising beech, oak and ash offering recreational possibilities, 11 miles from junction 9 of the M3.

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## Chawton Copse, New Alresford, Hampshire



### Description

Chawton Copse is three and a half miles from the town of New Alresford and forms part of a larger Ancient Woodland in rural Hampshire and is accessed through a locked gate and along a track.

Situated amongst gently sloping and undulating chalky soils, the mature canopy comprises majestic standards of oak, ash, beech, cherry, sycamore and birch. Many of the oak are of a superb quality; a new woodland custodian could consider selecting one or two for a range of applications, making use of the Forestry Commission thinning licence in place. Within the shrub layer below you will discover holly, hawthorn and lush hazel coppice; this could prove to be a useful bushcraft material. The ground layer come spring and summer is brimming with Ancient Woodland floral indicators including bluebell, wood anemone, primrose and dog's mercury.

There are a number of shallow hollows towards the southwest that would make good spots for a discreet campfire with hammocks nearby for overnight stays. Rural views can be enjoyed from the southeast boundary, offering a perfect place to relax with a good read.

Woodland mammals include muntjac, roe and fallow deer, wood mouse, badger and fox. Treecreeper, owl, woodpecker, greenfinch and many mellifluous songbirds make up the feathered population.

### If It Were Mine

Camping in a bell tent during the warmer months would be a lovely way to spend time with friends and family. I'd consider yielding one of the larger ash for logs for the hearth - this could provide a year or two's warmth. I'd have a go at some bushcraft projects, this is a lovely spot for such a hobby.

### 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 625 333

### 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

## Chawton Copse, 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 continue up the track.
- After 118 metres you will arrive at the woodland just before the fork in the track (point **B**), indicated by blue paint on wooden posts.

### Boundaries

- The northeast boundary is indicated by blue paint on occasional wooden posts and trees.
- The southeast boundary is the edge of the woodland indicated by partly dilapidated fencing with farmland and paddocks beyond.
- The northwest boundary follows an earth bund indicated by red paint on occasional wooden posts and trees with further woodland beyond.
- The southwest boundary is indicated by yellow paint on occasional wooden posts and trees occasionally following an earth bund.
- The track that runs the length of the wider *Sutton Wood* (**CD**) is included in the sale indicated by green and white posts on both sides of the track, that maybe offset by a short distance.

### 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

- There is a right of way at all times and for all purposes over the route **AB**.
- A right of way is reserved over **BCD** for the benefit of the land beyond.
- A short section of public footpath clips the northern corner at **B**.
- A maintenance clause covers the shared rights of way along the route **ABCD** for all users with a 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.

## Chawton Copse, New Alresford, Hampshire



### 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.

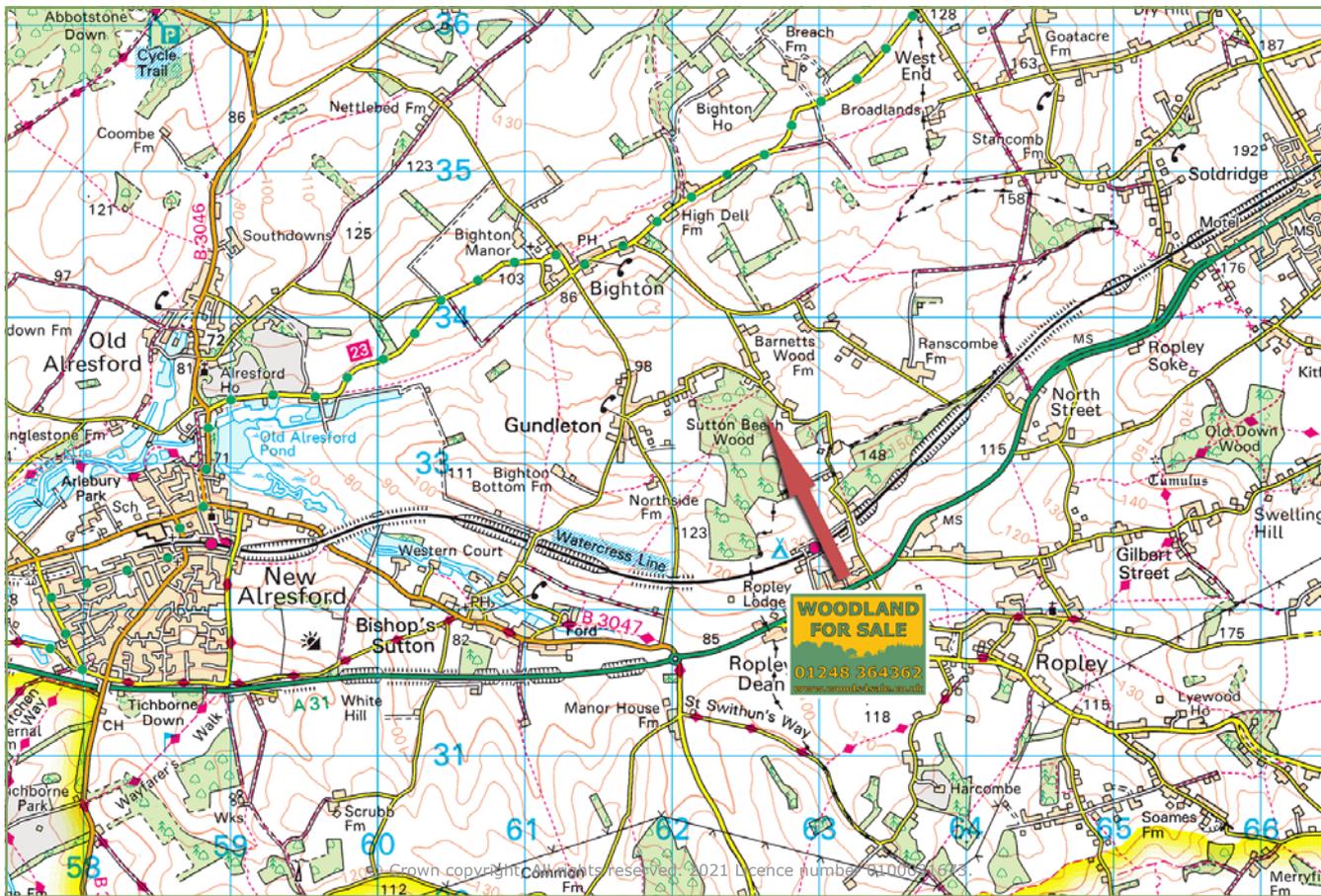
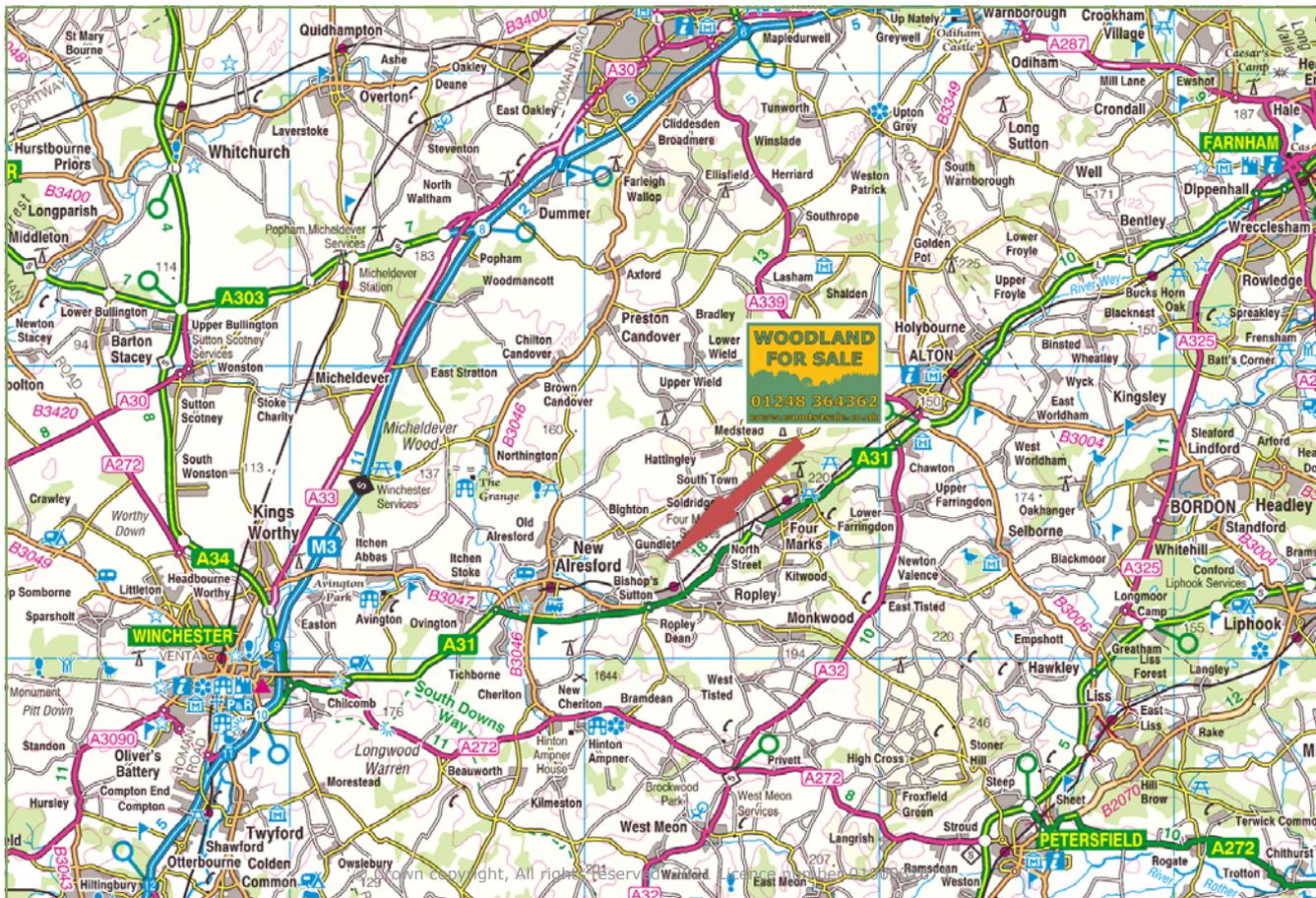
### Woods4Sale Interest

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).

# Chawton Copse, New Alresford, Hampshire



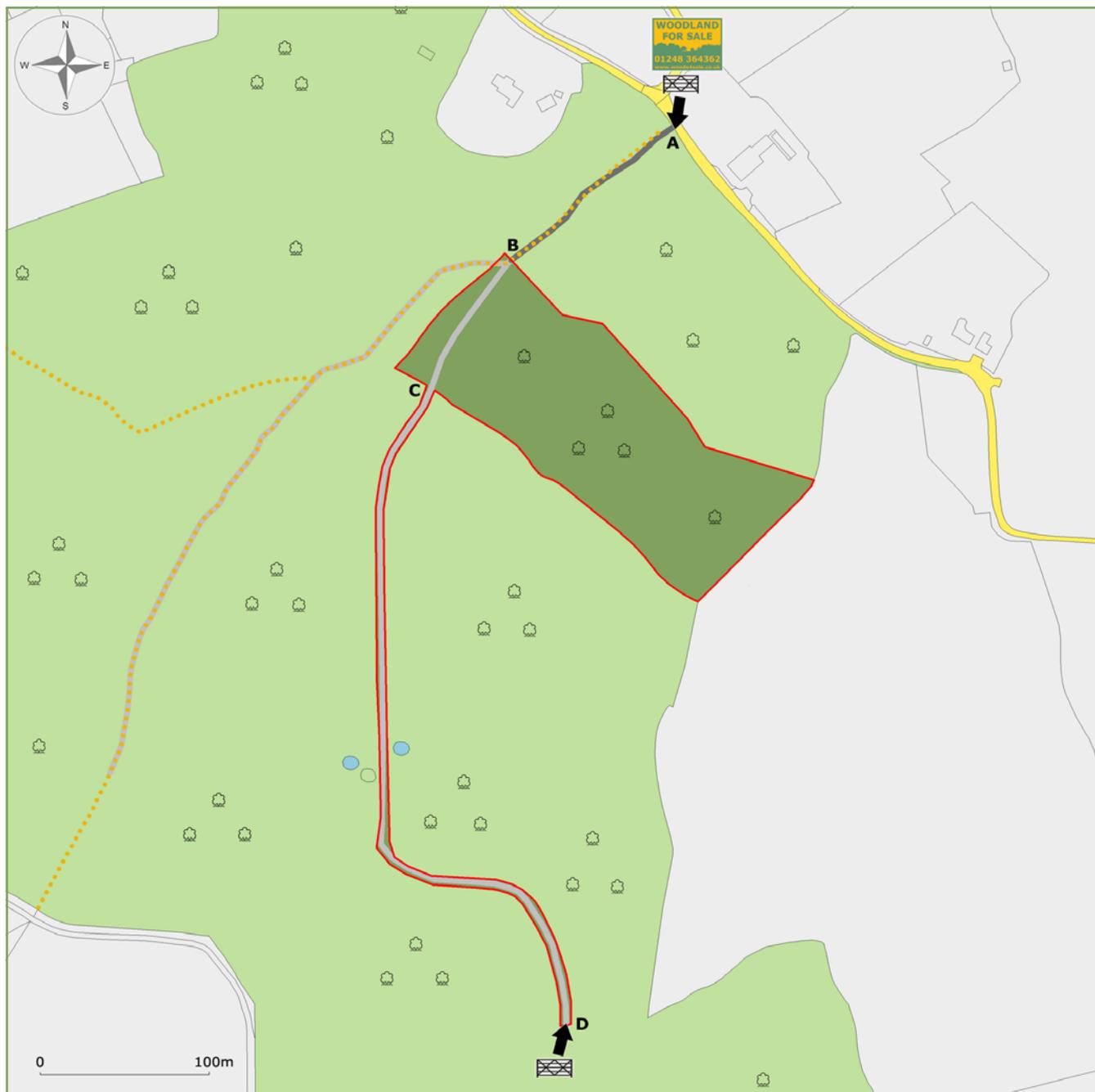
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### Legend

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		