

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.



Dancers Wood

near New Alresford, Hampshire. 3.48 acres of mature broadleaf woodland with vehicular access, 11 miles from Winchester. £42,000 (freehold)

A strong canopy of beech, oak and ash with recreational possibilities, 11 miles from junction 9 of the M3.

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

Dancers Copse, Winchester, Hampshire



Description

Part of a wider Ancient Woodland area, Dancers Wood is found in peaceful rural Hampshire, three and a half miles from the market town of New Alresford.

Located mainly on gently sloping south facing chalky and loamy soils, the mostly mature canopy includes majestic oak, ash, beech, sycamore and birch. Below, within the shrub layer there is holly, hawthorn, a good amount of regeneration (ash, beech, sycamore) and hazel coppice; hazel coppice has multiple uses including being a material of choice for those who enjoy a bit of bushcraft. A new owner could certainly use the Forestry Commission thinning licence in place to yield some timber for a fuel stock. During warmer months the ground layer becomes a colourful delight with patches of bluebell, primrose, fox glove and wood anemone.

Far reaching farmland views are enjoyed from the western boundary, making a nice spot for occasional camping. Towards the north is an area of recently planted hazel, hornbeam and beech which could be a great focus for younger foresters to nurture and observe their development as they grow.

A range of feathered visitors such as treecreeper, owl, woodpecker, greenfinch and many warbling songsters enjoy the tranquillity found here. Woodland mammals include muntjac, roe and fallow deer, wood mouse, badger and fox.

Dancers Wood is navigable throughout the year with a light 4WD and a 2WD car in drier months and offers scope for a family keen on the natural world.

If It Were Mine

An oak could be selected to perhaps make a kitchen tabletop from a milled stem on site, with some useful logs from the excess. Camping and star gazing would

feature here along with an occasional BBQ from time to time.

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

Roadside gate: [///crust.kipper.grasp](https://www.what3words.com/#!/crust.kipper.grasp)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 185

- Roadside gate: SU 626 335
- Centre of wood: SU 624 330

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.

Dancers Copse, Winchester, Hampshire



- 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 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 110 metres where the track forks to the right (point **B**), continue straight ahead along the track and up the gentle slope.
- After 370 metres the track bears left and the woodland is ahead of you (point **C**), indicated by green paint on wooden posts.

Boundaries

- The northern boundary **EF** is the top of an earth bank indicated by yellow paint on occasional trees and wooden post.
- The northwest and northeast boundary **FCD** is indicated by green paint on occasional trees and wooden posts, some of which are along the inside edge of the track may be offset by a short distance.
- The southern boundary is indicated by red paint on occasional wooden post and trees.
- The southwestern boundary is a dilapidated rusty barbed wire fence with farmland beyond.

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 granted at all times and for all purposes over the route **ABCD**.
- There are no public rights of way within 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

Dancers Copse, Winchester, Hampshire



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):

- 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.

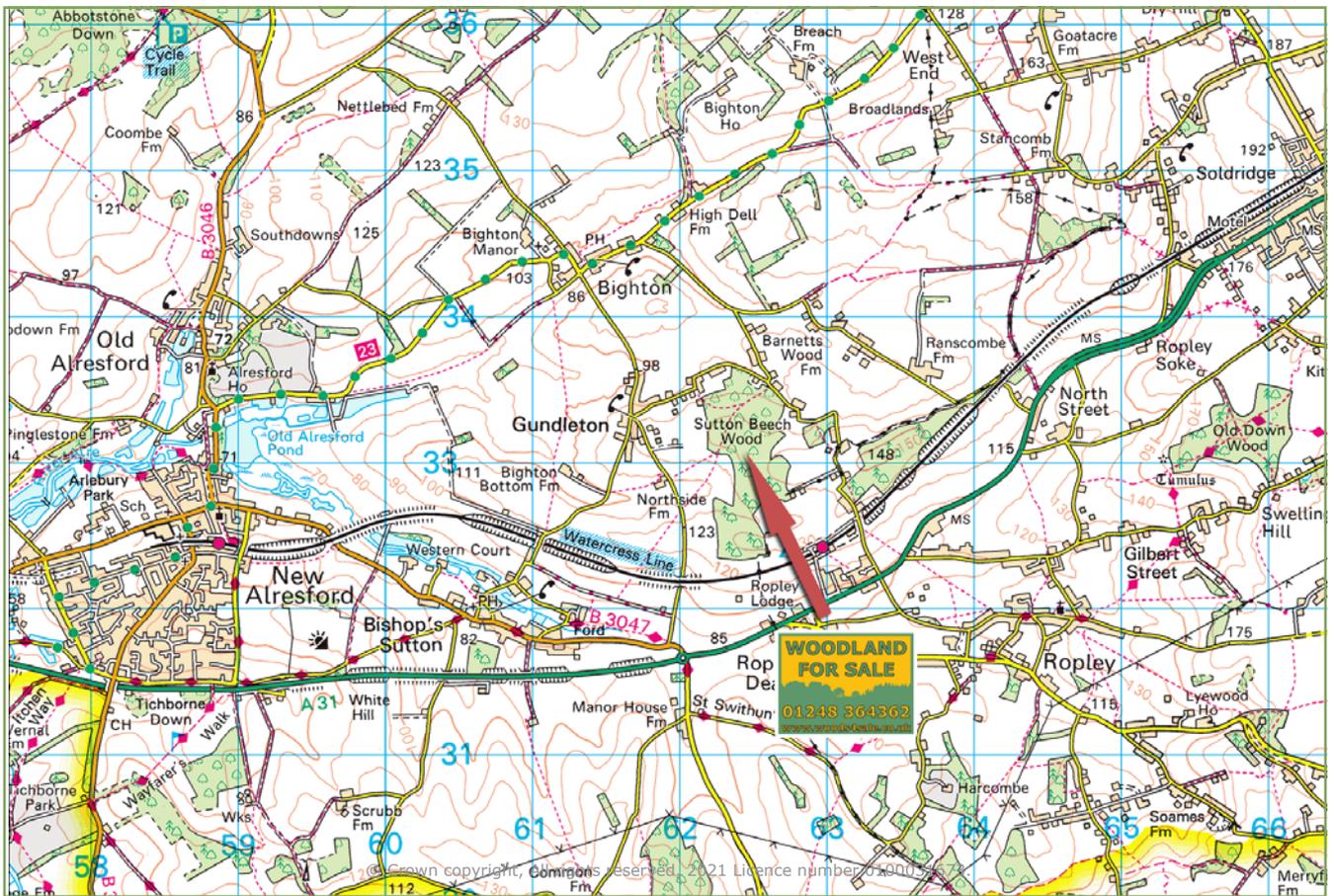
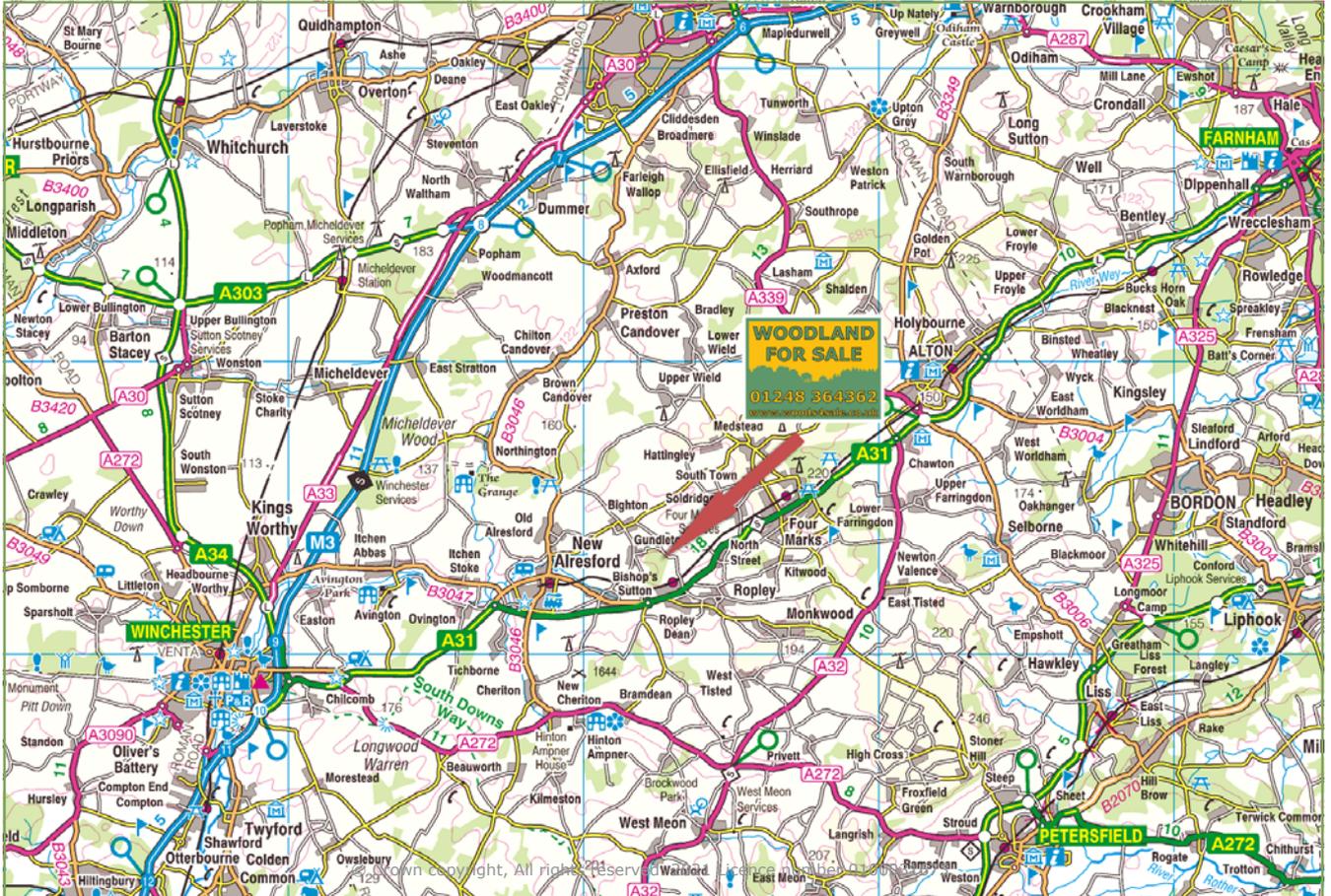
Woods4Sale Interest

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

Contact

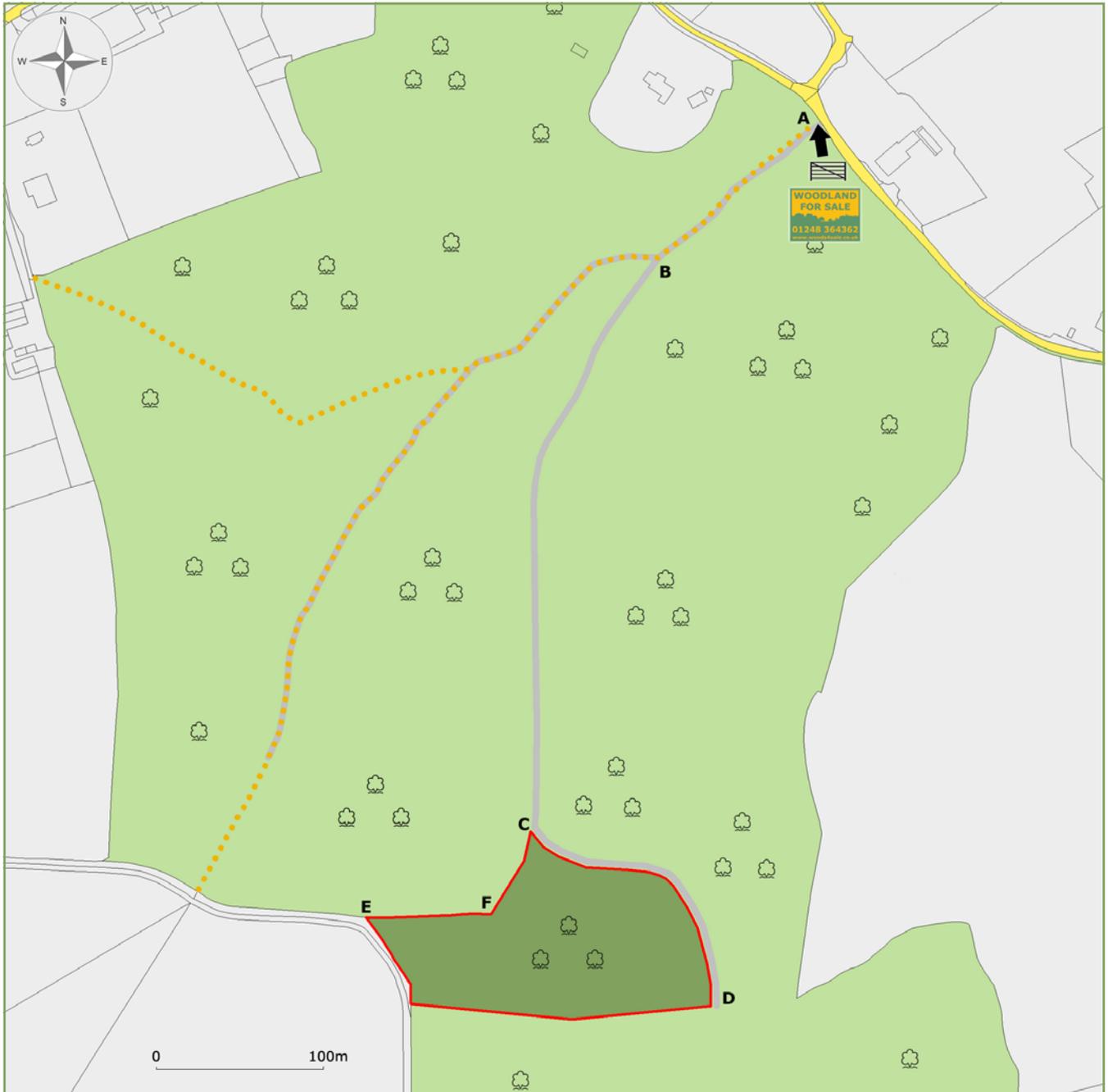
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Dancers Cope, 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

Dancers Copse, Winchester, Hampshire



© Crown copyright, All rights reserved. 2021 Licence number 0100031673.

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		