

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Diddlesfold Paddock

Northchapel near Petworth, West Sussex. 1 acre of good quality grassland with a small area of adjoining woodland, with excellent access for £25,000 (freehold)

A fenced and fertile paddock ideal for a variety of uses, benefiting from a small area of mature woodland, access via a hard track and a recent steel gate.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Diddlesfold Paddock, Northchapel, West Sussex



### Description

Diddlesfold Paddock is situated on the outskirts of the village of Northchapel, West Sussex. This small hamlet benefits from a village shop, café and pub. Being near to the Surrey border and both the towns of Haslemere and Petworth, this fertile compact paddock is well placed for much of the South East being less than half an hour from Guildford and an hour from Chichester by car.

The field is newly fenced and benefits from a diverse herbage. It is ideal for a new owner looking for grazing, perhaps for a pony or rare-breed livestock. There is also the potential for horticultural or recreational use, with services in the local vicinity. Sheltered on two sides by Ancient Woodland, a belt of which is within the sale area boundary, this triangular shaped field has excellent views to the southwest. The 0.11 acre belt of woodland to the east of the paddock contains a mature canopy of oak, ash and occasional Scots pine with holly in the shrub layer, and provides privacy and shelter from the adjacent road.

The paddock benefits from good access via a hard track with a double steel gate adjoining the A283 and is designated as an Area of Outstanding Natural Beauty falling within the South Downs National Park. Diddlesfold Paddock offers great potential for a new owner with a number of uses.

### If It Were Mine

I would investigate the possibility of grazing a few alpaca here and consider yielding a small amount of firewood from the wooded area.

Please remember some management operations require approval and/or a licence.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### 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.

### Locators

OS Landranger Series Sheet No: 186  
Ordnance Survey Grid References:  
- Roadside gate: SU 951 298  
- Centre of paddock: SU 950 299  
Nearest postcode: GU28 9HD

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- The paddock is situated next to the village of Northchapel in West Sussex.
- Head north along the A283 from Northchapel village and after approximately 100 metres there is a turning to some fields on the left with a Woods4Sale sign (point **A** on the plan below).
- Please park carefully so access through the gate is not blocked and climb the double steel gates. Sorry we do not provide keys for viewings.
- Once over the double steel gates you will find a second gate on your right, this is the entrance to the paddock (point **B**).

### Boundaries

- The east boundary is the tree line along the road edge.
- The north boundary is the fence with woodland beyond and wooden posts and trees with orange paint.
- The southwest boundary is the fence with the track and fields beyond.
- The small west boundary is the fence with the track and fields beyond.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

## Diddlesfold Paddock, Northchapel, West Sussex



### Mineral Rights

The mineral rights are included in the sale, except where reserved by statute.

### Rights of Way

- There is a right of way granted for all times and all purposes over the route **AB** on the plan below.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- There are no public rights of way in this paddock.

### Fencing Liabilities

There are no fencing obligations.

### Restrictive Covenants

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 this Woodland

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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised

price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not 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.

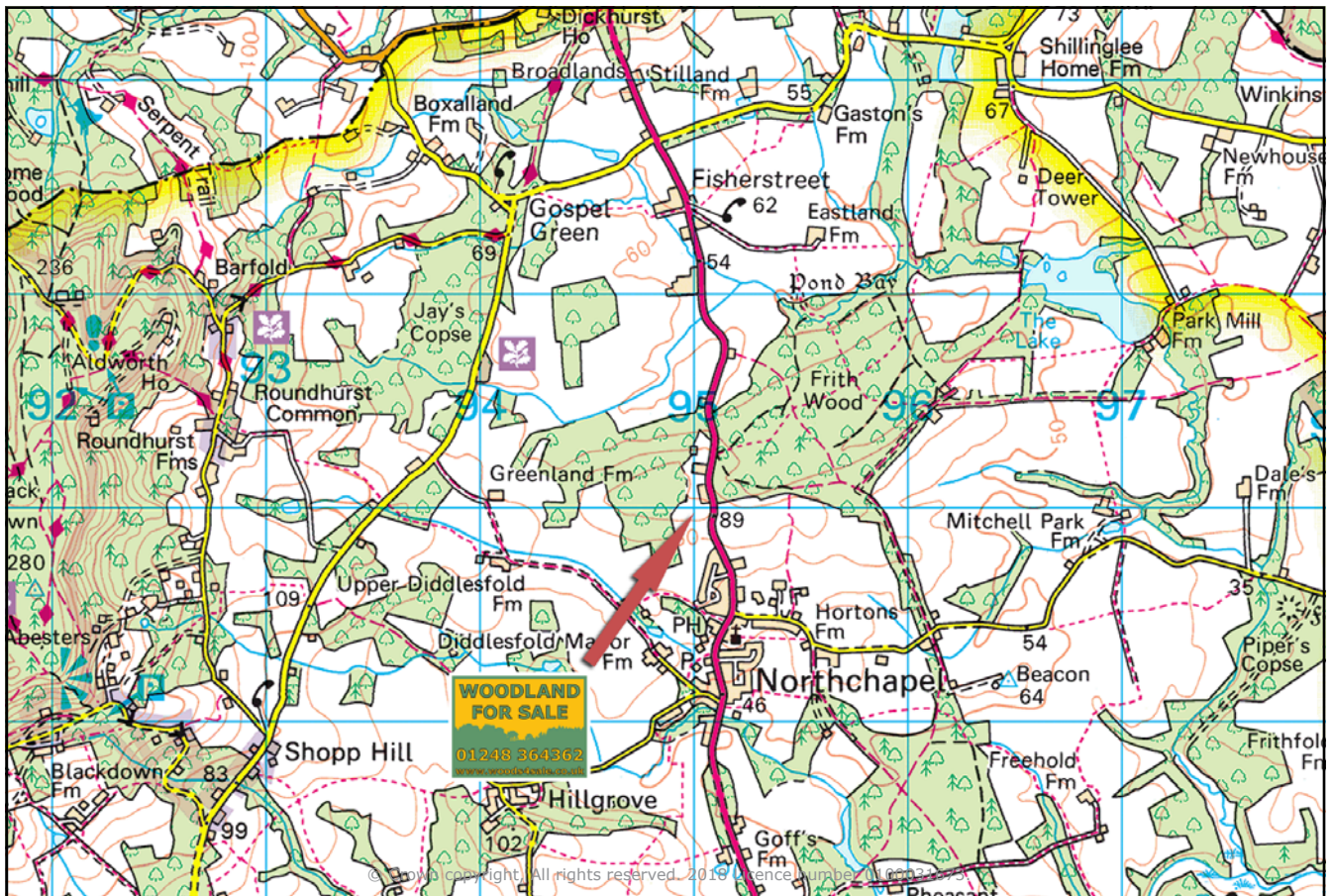
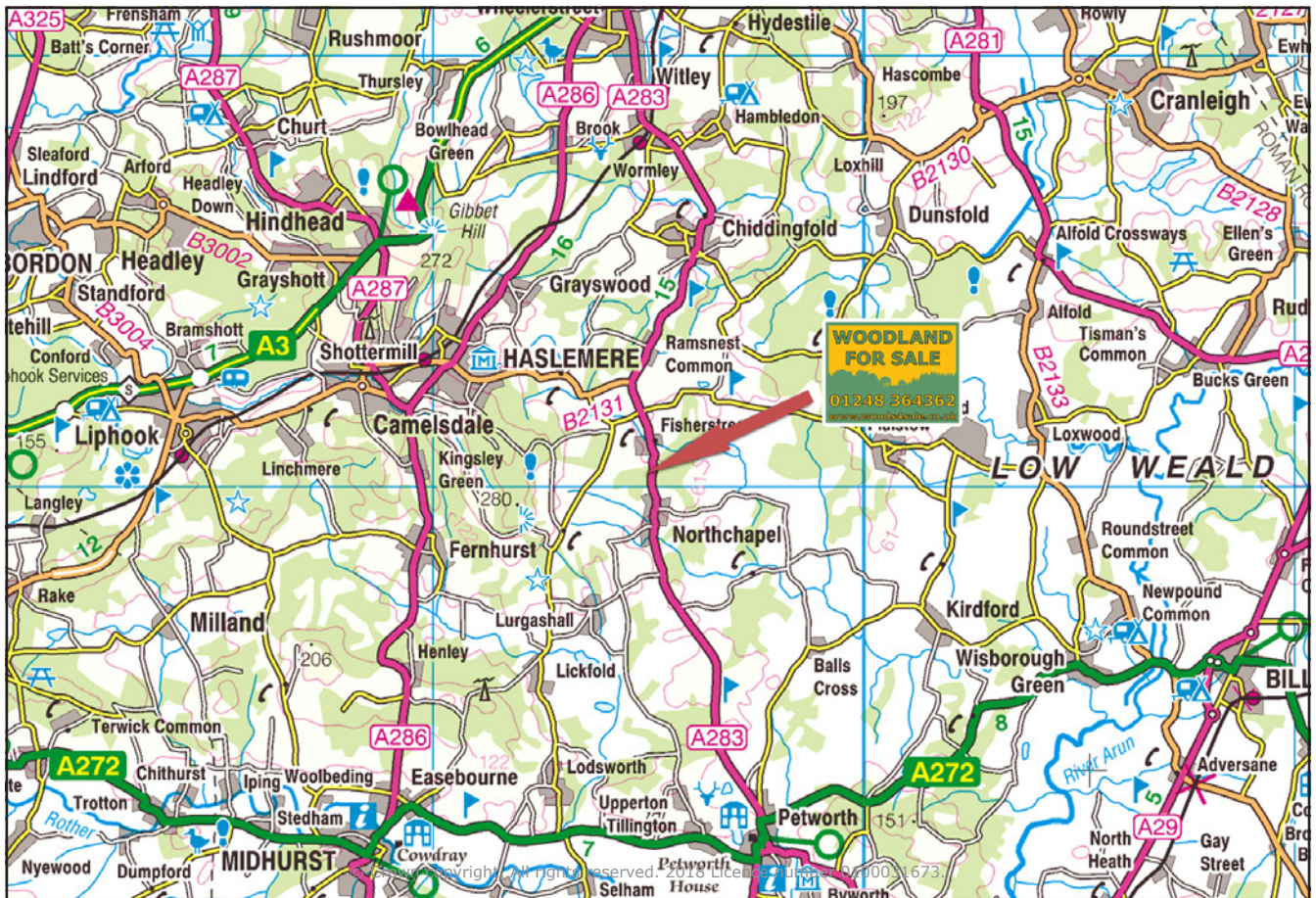
### Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

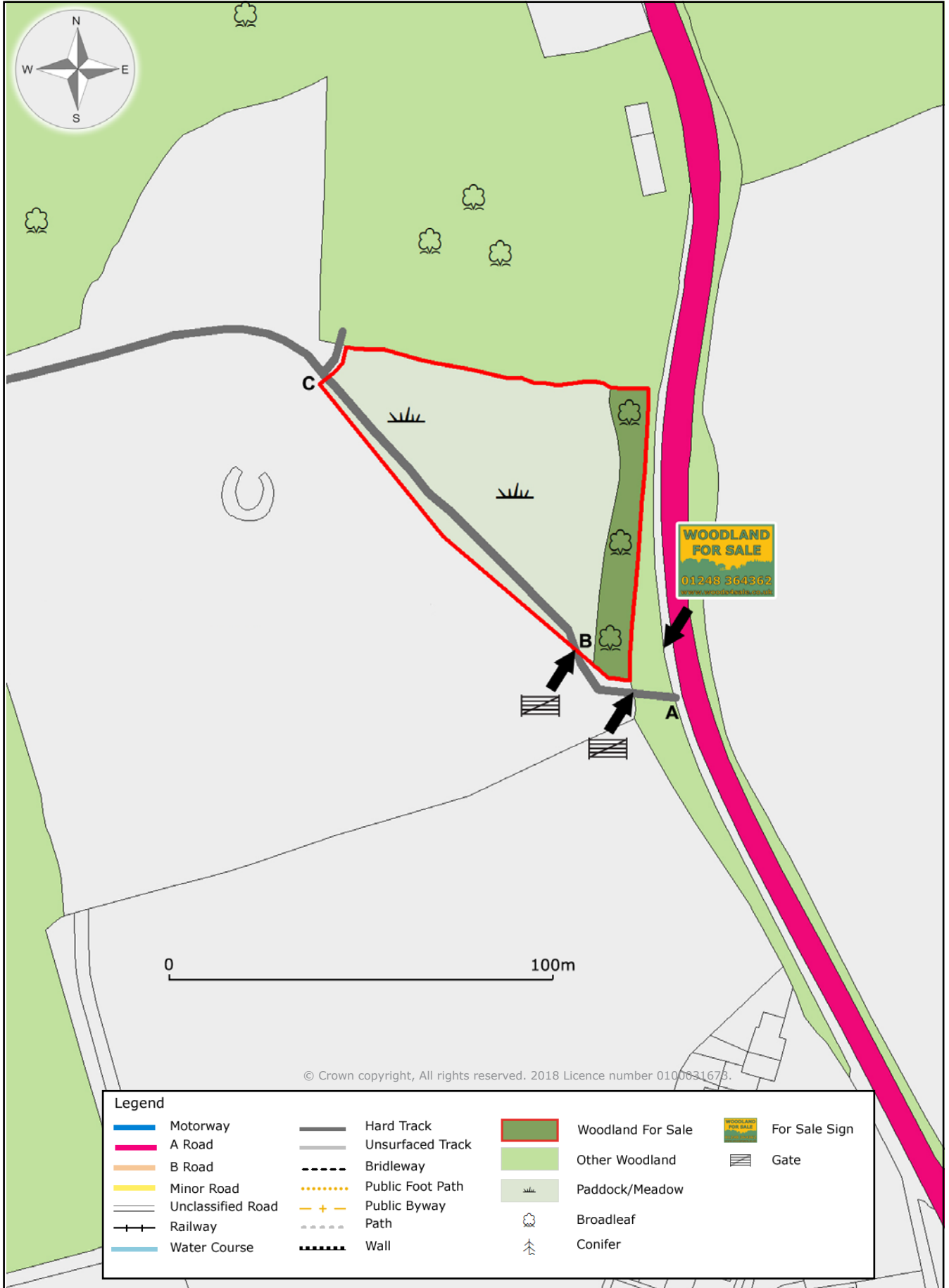
### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## Diddlesfold Paddock, Northchapel, West Sussex



# Diddlesfold Paddock, Northchapel, West Sussex



© Crown copyright, All rights reserved. 2018 Licence number 0100831678.

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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				