

WOODS 4 SALE

Phone: 01248 364 362
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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.



Firs Gate Wood
Hill Brow, West Sussex. 5.68 acres of pine
and sweet chestnut coppice for
£55,000 (freehold)

A wonderfully located mature woodland in West Sussex, close to the Hampshire border and the market town of Petersfield with great vehicular access.

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Firs Gate Wood, Hill Brow, West Sussex



Description

Firs Gate Wood is in a delightful and tranquil location six miles northeast from the market town of Petersfield, West Sussex. There is a gated entrance off a quiet country lane to this predominantly Scots pine plantation, the west boundary fringed by veteran oak and beech trees has pleasing countryside views.

The northern part is designated as a plantation on an Ancient Woodland site, a stunning glade of veteran beech stands to the northwest and patches of bluebells (an Ancient Wood indicator species) can be seen in places. Amongst the good quality late-rotation Scots and Corsican pine are scattered birch, hornbeam, holly and hazel trees. To the east is a stand of sweet chestnut coppice in good condition.

This wood is highly accessible being a level site, with tracks and rides to all boundaries and a parking area near the gate. It has an open fern and sedge dominated ground flora, with a small clearing to the centre of the wood – perfect perhaps for a family picnic or wild camping spot. A small number of pines have fallen during high winds, creating additional natural openings in the canopy, these trees could be cleared if desired or left to decompose as deadwood to support the biodiversity.

Bird species known to the area include songbirds such as nuthatch, goldfinch, chaffinch as well as birds of prey including sparrow hawk, kestrel and owl. Several species of deer can be found, along with badgers and foxes. This fantastic small woodland is ideal for an aspiring woodland owner, with great amenity and silvicultural appeal.

If It Were Mine

The current owners have coppiced some of the sweet chestnut along the eastern track. I would continue this coppicing yielding a useful timber resource. In the longer-term I would consider gradually restoring the woodland to native species.

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.

Locators

OS Landranger Series Sheet No: 197 & 186.
Ordnance Survey Grid References:
- Roadside gate: SU 808 283.
- Centre of wood: SU 810 284.
Nearest postcode: GU33 7JN.

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

- From Petersfield take the B2070 (otherwise known as London road) northeast.
- At the roundabout take the second exit signposted Rake.
- After $\frac{3}{4}$ mile continue ahead passing the turning to your right for Midhurst (A272).
- Continue for five miles through the villages of Brow Hill and Rake.
- Pass the pub called 'The Flying Bull' on the left. In a few hundred metres, you will pass Liss Garden Machinery and Rake Car Sales on the left.
- Take the immediate next left passing Langley Boxwood nursery on the left.
- Follow the road for $\frac{1}{4}$ mile until you see our 'For Sale' sign on the right.
- Please park in the layby being careful not to obstruct the road.
- Climb the gate, sorry we do not provide keys for viewings – Firs Gate Wood is ahead and to the left.

Boundaries

- There is a parking area by the gate which is marked by a wooden fence and posts.
- The southern and eastern boundaries are three metres from the centre of the track and marked by wooden posts with pink paint.
- The northern boundary is the inside of the ride marked by old wooden fence posts.
- The western boundary is marked by an earth bund between the woodland and the road.

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Sporting Rights

The sporting rights are included and not let but there are some restrictions (please see restrictive covenants).

Mineral Rights

We believe that the full mineral rights are included except where reserved by statute.

Rights Of Way

- There is a right of way reserved in common with others shaded in grey for all times and all purposes marked **ABC** on the plan below.
- A shared maintenance clause covers this right of way with liability according to use.
- There are no public rights of way in this wood.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

a. The land shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferor and specifically the Transferee shall not: Use the site for clay pigeon shooting or target practice

- i. Do any rough shooting or pest control at times or in a manner constituting a nuisance or danger to any neighbour
- ii. Use the land for any sort of racing whether with motor bikes cars or other vehicles
- iii. Use the land for commercial campsite
- iv. Conduct any business from the land apart from forestry
- v. Use the land in a way which will damage the access tracks
- vi. Erect any signboards visible from the public highway

b. The transferee and his successors in title shall not sell the land except as a whole specifically not in such a way that could be registered in separate title or in separate ownerships

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 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.

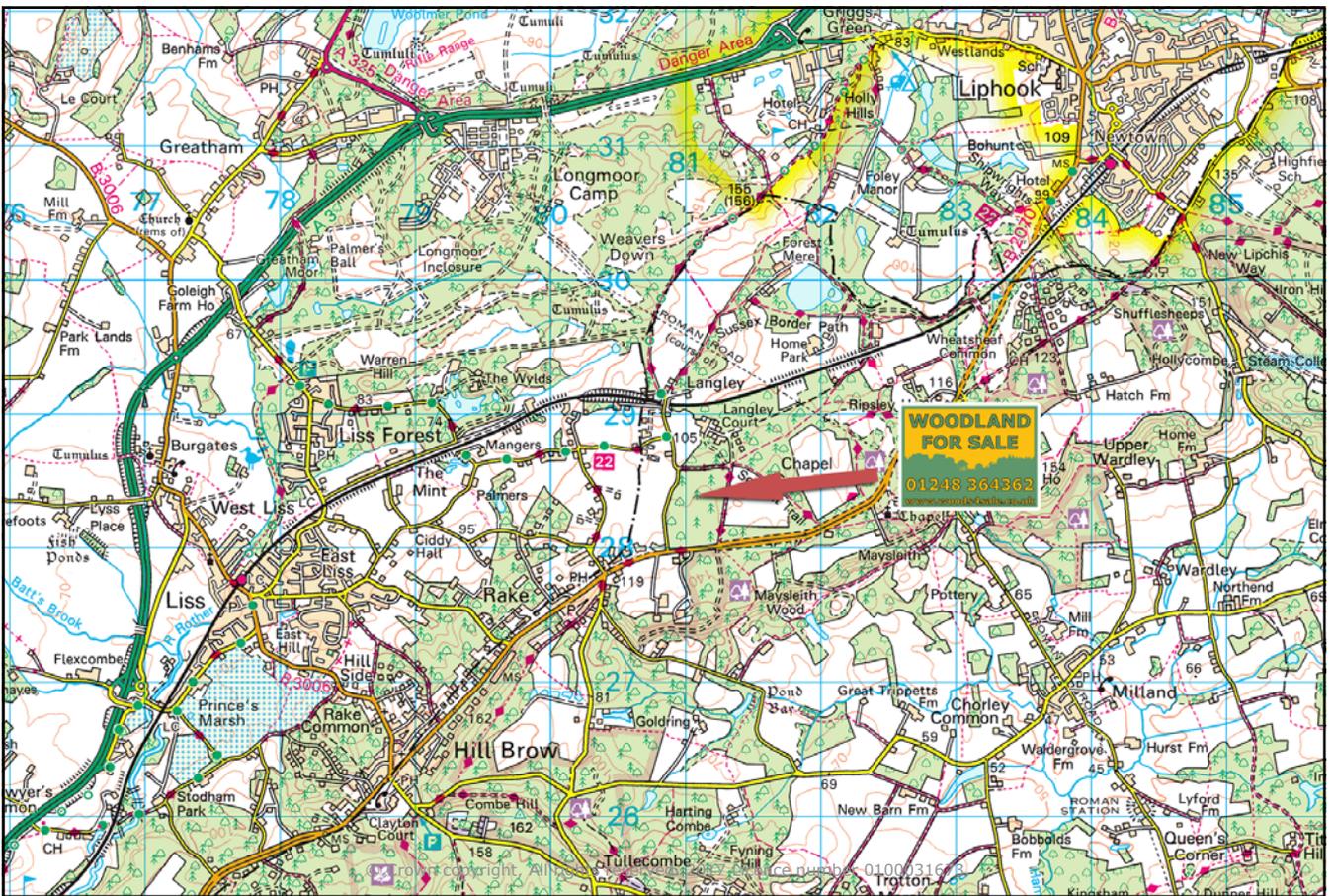
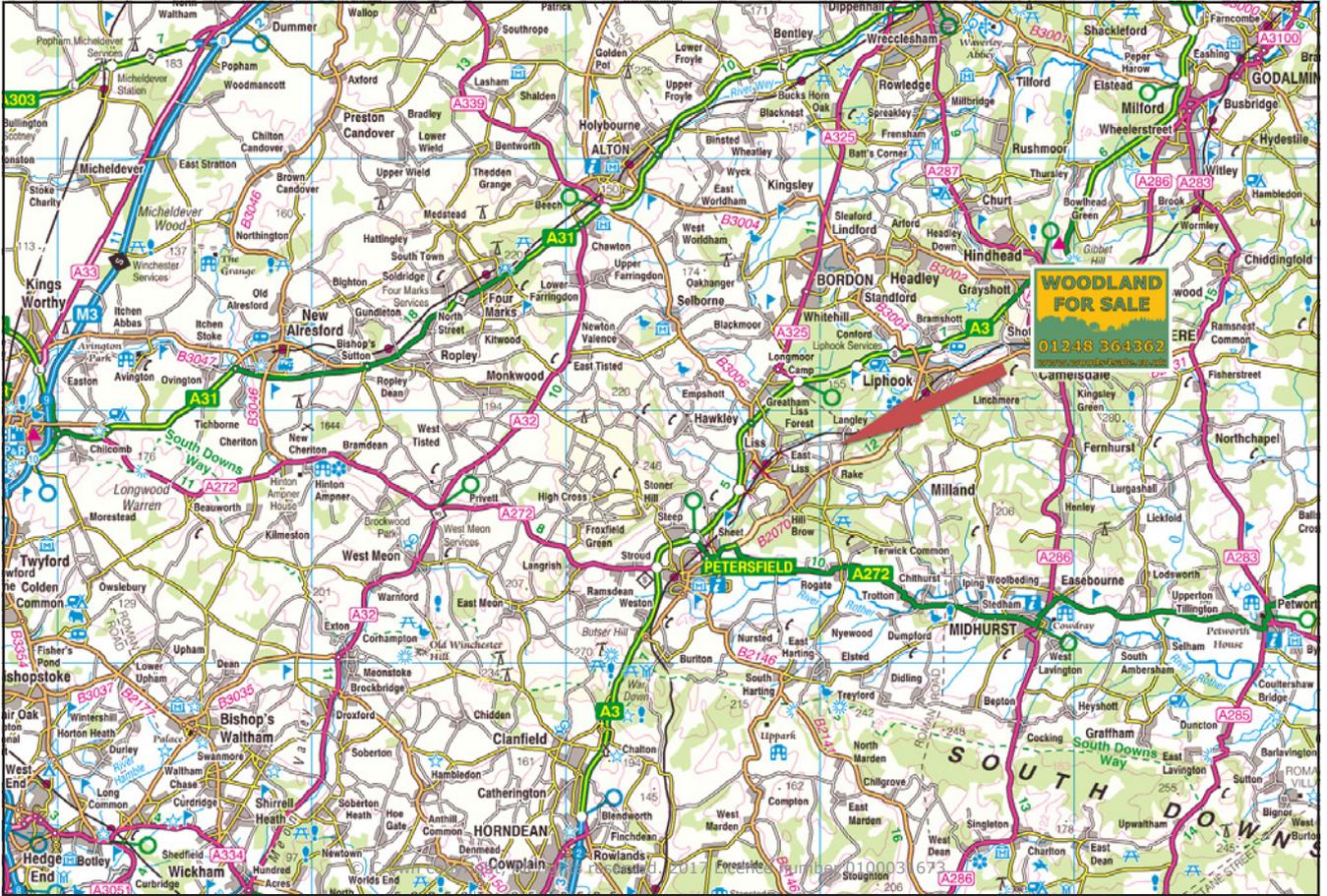
Woods4Sale Interest

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.

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